BOUNDARY/TOPOGRAPHIC SURVEY

LOT 53 AS SHOWN ON MAP OF SEAGROVE ST. AUGUSTINE BEACH UNIT TWO

AS RECORDED IN MAP BOOK 49, PAGES 71-74 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

DENOTES PAVERS

DENOTES CONCRETE

WOK – DENOTES WATER OAK
LOK – DENOTES LAUREL OAK
MAG – DENOTES MAGNOLIA

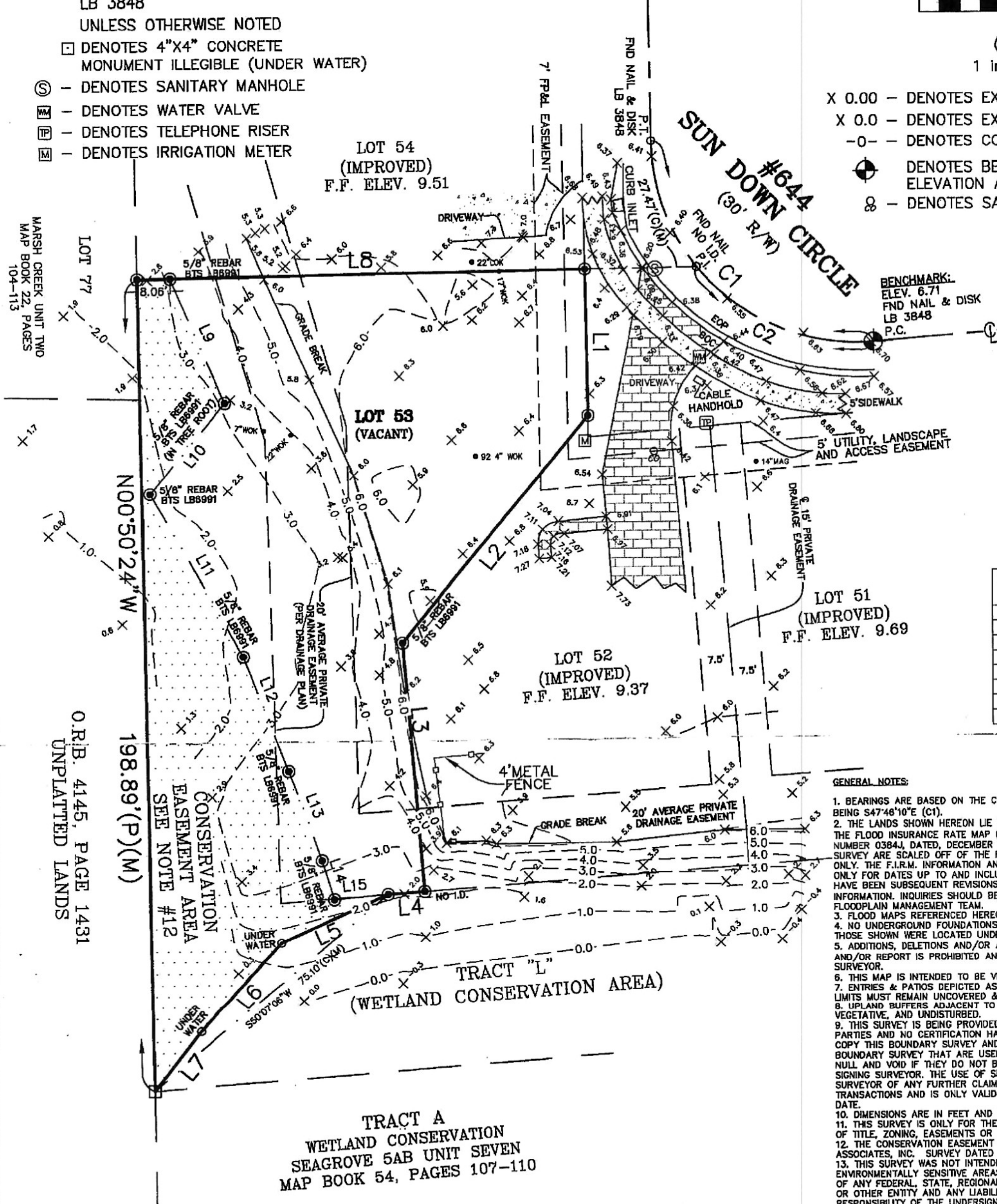
◉ DENOTES FND 1/2" I.P. LB 3848
UNLESS OTHERWISE NOTED

⊡ DENOTES 4"X4" CONCRETE MONUMENT ILLEGIBLE (UNDER WATER)

Ⓢ – DENOTES SANITARY MANHOLE
WM – DENOTES WATER VALVE
TP – DENOTES TELEPHONE RISER
M – DENOTES IRRIGATION METER

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

X 0.00 – DENOTES EXISTING HARD ELEVATION
X 0.0 – DENOTES EXISTING SOFT ELEVATION
-0- – DENOTES CONTOUR ELEVATION
DENOTES BENCH MARK ELEVATION AS NOTED
CO – DENOTES SANITARY CLEAN OUT



LINE TABLE		
LINE	BEARING	LENGTH
(P)(M)L1	S00°50'24"E	35.85
(P)(M)L2	S39°44'28"W	71.91
(P)(M)L3	N04°41'56"W	60.74
(P)(M)L4	N85°53'59"E	8.99
(P)L5	N65°53'34"E	28.77
(P)L6	N42°01'41"E	29.65
(P)L7	N38°42'00"E	18.43
(P)L8	S89°09'36"W	110.00

CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L9(M)	S23°18'41"E	33.34
L10(M)	S39°52'35"W	28.74
L11(M)	S29°23'13"E	45.94
L12(M)	S21°19'35"E	30.00
L13(M)	S20°16'34"E	23.23
L14(M)	S17°27'35"E	9.98
L15(M)	N84°52'26"E	13.27

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE CHORD BEARING LINE OF SUN DOWN CIRCLE AS BEING S47°46'10"E (C1).
2. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "AE (7')" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 125146, PANEL NUMBER 0384J, DATED, DECEMBER 7, 2018, THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE CITY/COUNTY/COMMUNITY FLOODPLAIN MANAGEMENT TEAM.
3. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
4. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
5. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
6. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
7. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
8. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
9. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE LAST REVISION DATE.
10. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
11. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
12. THE CONSERVATION EASEMENT AREA IS RECEIVED FROM RICHARD A. MILLER & ASSOCIATES, INC. SURVEY DATED 08-18-04, JOB NUMBER 2004-1228-5.
13. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
14. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
15. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
16. BUILDING AND IMPROVEMENT TIES AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
17. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
18. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE TREE AND TOPOGRAPHIC DATA.
19. TREE IDENTIFICATIONS ARE BASED ON FIELD ASSESSMENTS, CONTRACTOR SHOULD CONSULT A CERTIFIED ARBORIST FOR EXACT SPECIES.
20. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS BASED ON GPS OBSERVATIONS ON NGS CONTROL POINT (PID AQ0347) C322, HAVING AN ELEVATION OF 7.51 (NAVD 88).

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIR	CHORD LENGTH	DELTA
(P)(M)C1	50.00	81.91	S47°46'10"E	73.05	93°51'32"
(C)(M)C2	50.00	48.96	S66°38'59"E	47.02	56°05'54"

REVISION A: ADDED TREE AND TOPOGRAPHIC DATA (1/23/24) (DDM/DBG)

PREPARED FOR: CYNTHIA COMBS

CERTIFIED TO: CYNTHIA COMBS

LEGEND
[illegible]

BARTRAM TRAIL SURVEYING, INC.
LAND SURVEYORS – PLANNERS – LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB #6991

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I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17 F.A.C.; Pursuant to section 472.027, Florida statues, subject to all notes and notations shown hereon.

DECEMBER 29, 2023 — FIELD WORK COMPLETED
JANUARY 2, 2024 — MAP ORIGINALLY SIGNED

THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: JR
CHECKED BY: MEB

F.I.R.M. FLOOD ZONE W/ ELEVATION: AE(7')
PANEL NO.: 125146 0384J 12/7/18
FB/PG: 561/9 557/53 578/39 1995/37 2019/5
DATE: 12/29/23
SCALE: 1"=30'
PROJECT NO.: 2447-23-001
REVISION: A
SHEET 1 OF 1