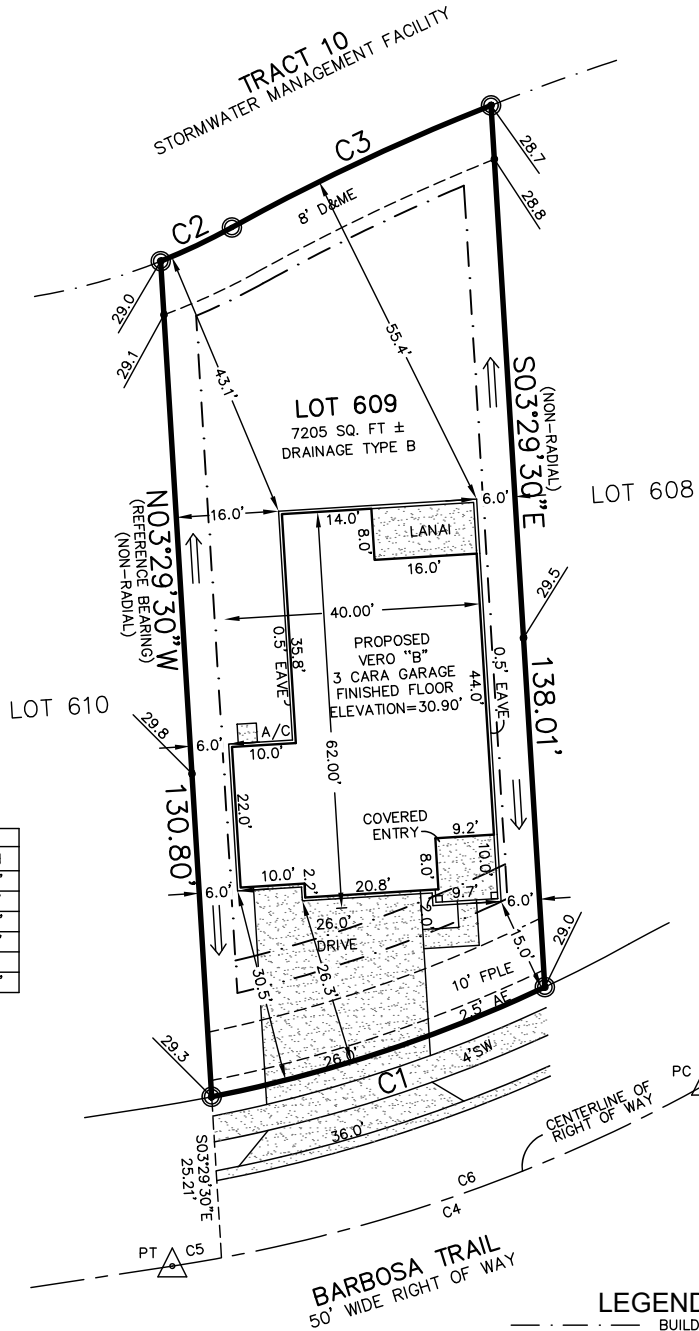
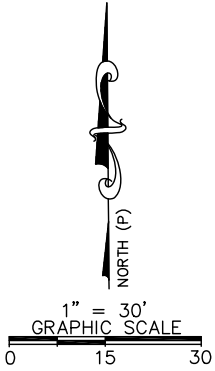


PLOT PLAN

DESCRIPTION:(AS FURNISHED)

LOT 609, CORDOVA PALMS PHASE 4

AS RECORDED IN MAP BOOK 129, PAGE(S) 68-78, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA.



Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	54.94'	225.00'	13°59'23"	S71°46'41"W	54.80'
C2	12.32'	97.00'	7°16'33"	N64°40'40"E	12.31'
C3	44.78'	343.00'	7°28'52"	N64°46'50"E	44.75'
C4	88.56'	250.00'	20°17'50"	S71°11'19"W	88.10'
C5	7.80'	250.00'	1°47'11"	S80°26'38"W	7.79'
C6	80.77'	250.00'	18°30'38"	S70°17'43"W	80.42'

LOT NO.	MIN. LOT WIDTH (FT)	BUILDABLE AREA (S.F.)	TOTAL TREE INCHES REQUIRED	TOTAL INCHES PROVIDED
609	53'	6198	6	6

PREPARED FOR:

OFFICIAL HOME BUILDER OF THE JACKSONVILLE JAGUARS



BUILDING SETBACKS

FRONT: 15'
GARAGE: 20'
REAR: 10'
SIDE: 5'
SIDE STREET: 10'

NOTES:

- PROPOSED ELEVATIONS SHOWN HEREON ARE BASED ON THE APPROVED ENGINEERING PLANS PREPARED BY ENGLAND-THIMS & MILLER, INC.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

THIS PLOT PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY. THIS IS NOT INTENDED FOR THE CONSTRUCTION OF THE PROPOSED STRUCTURE. THE CONTRACTOR AND/OR OWNER ARE REQUIRED TO VERIFY ALL SETBACKS, BUILDING DIMENSIONS, AND LAYOUT SHOWN HEREON PRIOR TO ANY CONSTRUCTION.

**THIS IS NOT A SURVEY
THIS IS A PLOT PLAN ONLY**

FLOOD NOTE:

I HAVE EXAMINED THE F.I.R.M. MAP NO. 12109C0285J, DATED 12/07/18, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 609 BEING S03°29'30"E, PER PLAT.

(FIELD DATE:) _____
SCALE: 1" = 30 FEET
APPROVED BY: EGT
JOB NO. 251024 LOT 609
DRAWN BY: BMW

REVISED:

REVISE CALCS/HOUSE 02/09/26 DI
MOVE A/C 12/12/25 PR
PLOT PLAN 11/11/25 PR

ON LOT CALCULATIONS	
LOT	= 7,205 SQ. FT.
LIVING AREA	= 1,173 SQ. FT.
GARAGE	= 638 SQ. FT.
ENTRY	= 93 SQ. FT.
LANAI	= 128 SQ. FT.
PATIO	= 0 SQ. FT.
DRIVEWAY	= 695 SQ. FT.
A/C PAD	= 9 SQ. FT.
WALKWAY	= 38 SQ. FT.
IMPERVIOUS	= 39% SQ. FT.
SOD	= 2774 SQ. FT.
SOD	= 4,431 SQ. FT.
OFF LOT CALCULATIONS	
RIGHT OF WAY	= 631 SQ. FT.
DRIVE APRON	= 223 SQ. FT.
PUBLIC S/W	= 197 SQ. FT.
SOD	= 211 SQ. FT.
TOTALS	
AREA	= 7,836 SQ. FT.
DRIVEWAY	= 918 SQ. FT.
SIDEWALK	= 235 SQ. FT.
SOD	= 4,642 SQ. FT.

LEGEND:

- BUILDING SETBACK LINE
- CENTERLINE
- RIGHT OF WAY LINE
- xx.xx PROPOSED ELEVATION
- ⇒ PROPOSED DRAINAGE FLOW
- CONCRETE
- A/C AIR CONDITIONER
- S/W SIDEWALK
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- RP RADIUS POINT
- PRC POINT OF REVERSE CURVATURE
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- TYP TYPICAL
- CS CONCRETE SLAB
- (P) PER PLAT
- (C) CALCULATED
- PB PLAT BOOK
- PGS PAGES
- SQ. FT. SQUARE FEET
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. FLOOD INSURANCE RATE MAP
- NAVD NORTH AMERICAN VERTICAL DATUM
- D&UE DRAINAGE & UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- FPL FLORIDA POWER AND LIGHT EASEMENT

SURVEYOR NOTES:

- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

E. GLENN TURNER PSM # 5643

FOR THE FIRM

DATE