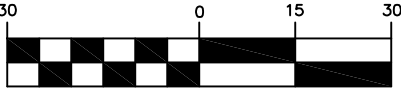


# BOUNDARY SURVEY

LOT 105 AS SHOWN ON MAP OF  
TWIN CREEKS NORTH PARCEL 13 PHASE 1

AS RECORDED IN MAP BOOK 87, PAGES 35-44 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

GRAPHIC SCALE

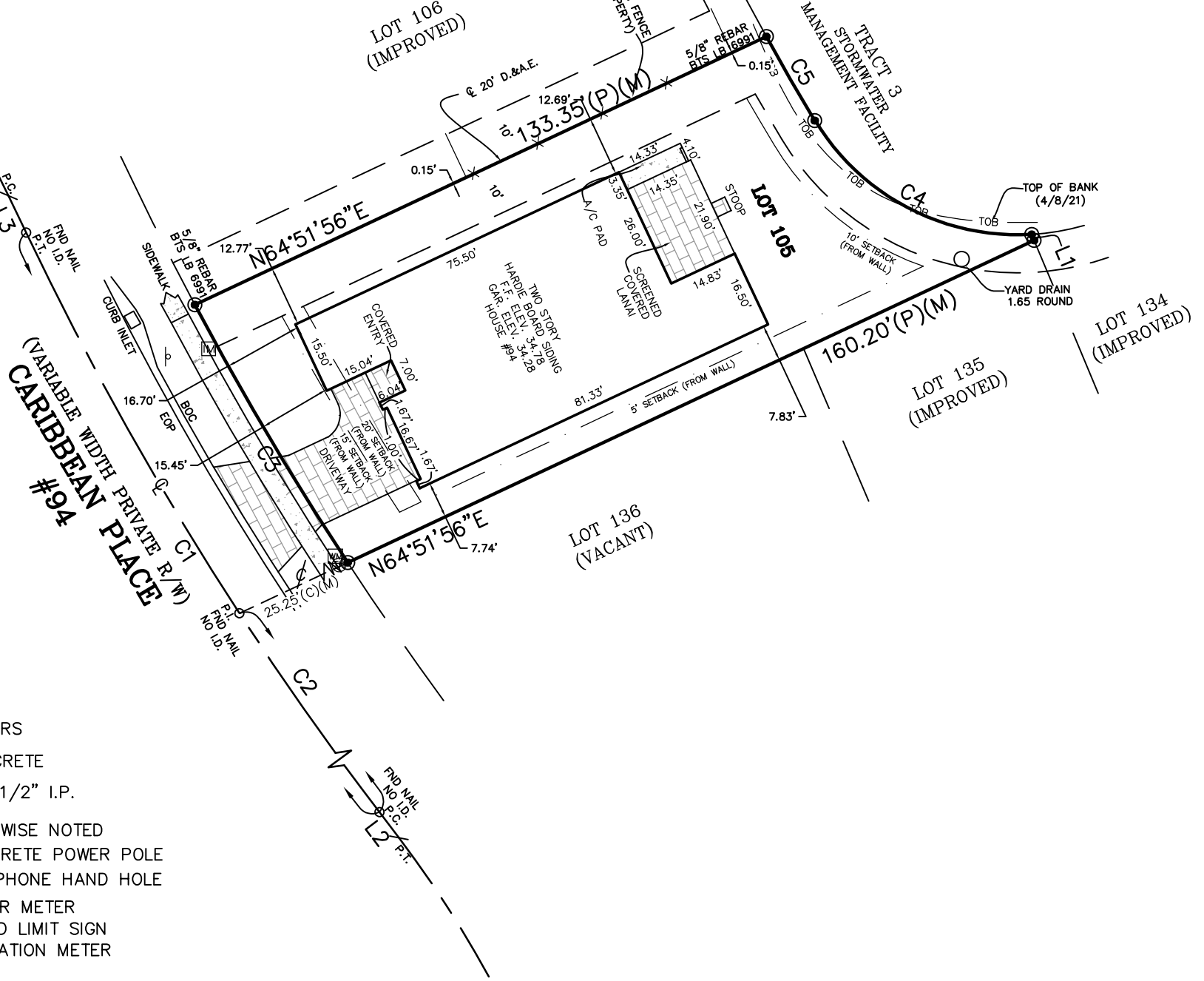


( IN FEET )  
1 inch = 30 ft.

**\*\*SETBACKS\*\***  
PER ORDINANCE NUMBER: 2017-56.  
SETBACKS FOR RESIDENTIAL STRUCTURES SHALL  
BE MEASURED FROM THE OUTER FOUNDATION  
WALL OF EACH STRUCTURE, 30 INCHES ABOVE  
GRADE. EAVES SHALL BE PERMITTED TO  
PROJECT INTO SIDE YARD SETBACKS.

**\*\*BUILDING SETBACKS\*\***  
15' FRONT STRUCTURE  
20' FRONT FACING GARAGE  
5' SIDE  
10' REAR STRUCTURE  
12' SIDE (CORNER LOT)

MAXIMUM IMPERVIOUS COVERAGE IS 70%  
MAXIMUM BUILDING COVERAGE IS 55%



- DENOTES PAVERS
- DENOTES CONCRETE
- DENOTES FND 1/2" I.P. CLARY UNLESS OTHERWISE NOTED
- DENOTES CONCRETE POWER POLE
- DENOTES TELEPHONE HAND HOLE
- DENOTES WATER METER
- DENOTES SPEED LIMIT SIGN
- DENOTES IRRIGATION METER

**GENERAL NOTES:**

1. BEARINGS ARE BASED ON THE CHORD BEARING LINE OF CARIBBEAN PLACE AS BEING S32°29'54"E(C1)
2. DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 125147, PANEL NUMBER 0178J, DATED, DECEMBER 7, 2020. 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 COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS.
4. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
7. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
8. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
9. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
10. 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.
11. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
12. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
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 RECERTIFY THE FINAL SITE IMPROVEMENTS.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1(P)(M)	N22°46'08"W	1.34
L2(P)	N39°29'46"W	6.78
L3(P)	N25°30'02"W	8.63

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1(P)(M)	700.00	170.99	S32°29'54"E	170.56	13°59'44"
C2(C)(M)	700.00	78.73	S36°16'26"E	78.69	6°26'40"
C3(P)(M)	675.00	63.32	S30°39'35"E	63.29	5°22'28"
C4(P)(M)	50.00	54.42	S62°16'46"E	51.77	62°21'21"
C5(P)(M)	542.00	20.48	S30°01'09"E	20.48	2°09'53"

REVISION B: RECERTIFY FINAL SITE IMPROVEMENTS (4/19/22) (ETH/DBG)  
REVISION A: ADDED FINAL SITE IMPROVEMENTS (9/3/21) (ETH/DBG)

PREPARED FOR: LENNAR HOMES, LLC

LENNAR TITLE, INC.  
NORTH AMERICAN TITLE INSURANCE COMPANY  
LENNAR MORTGAGE, LLC

CERTIFIED TO: LYALL JONATHAN DI TRAPANI AND SOFIA ESTHER DI TRAPANI

## 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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- LEGEND:**
- B.R.L. - DENOTES BUILDING RESTRICTION LIMITS
  - E.O.W. - DENOTES EDGE OF WATER
  - FND - DENOTES FOUND
  - B.O.C. - DENOTES BACK OF CURB
  - ELEV. - DENOTES ELEVATION
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  - F.E.M.A. - DENOTES FEDERAL EMERGENCY MANAGEMENT AGENCY
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  - C - DENOTES CURVE
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  - (O) - DENOTES OBEY
  - (W) - DENOTES W/
  - (M) - DENOTES MEASURED
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  - (R) - DENOTES RADIAL
  - (I) - DENOTES IRON ROD
  - (P) - DENOTES PLAIN
  - (S) - DENOTES SET
  - (B) - DENOTES BENCH MARK
  - (F) - DENOTES FIELD BOOK
  - (P) - DENOTES PAGE(S)
  - (M) - DENOTES METER
  - (S) - DENOTES SP
  - (B) - DENOTES BANK
  - (M) - DENOTES MANHOLE
  - (S) - DENOTES SIGN
  - (C) - DENOTES CONCRETE
  - (M) - DENOTES MONUMENT IDENTIFICATION AS NOTED
  - (B) - DENOTES BENCH MARK FOUND IDENTIFICATION AS NOTED
  - (S) - DENOTES SET
  - (L) - DENOTES LICENSE
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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 statutes, subject to all notes and notations shown hereon.

APRIL 28, 2021      APRIL 30, 2021  
FIELD WORK COMPLETED      MAP ORIGINALLY SIGNED

*Thomas P. Hughes*  
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: JB/JR      CHECKED BY: DBG

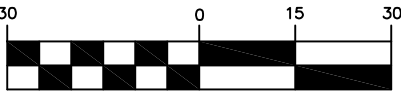
F.I.R.M. FLOOD ZONE W/ ELEVATION:	X (N/A)
PANEL NO.:	125147 0178J 12/7/18
FB/PG:	1712/13 1703/16
DATE:	4/28/21
SCALE:	1"=30'
PROJECT NO.:	904-20-627
REVISION:	B
SHEET	1 OF 1

# BOUNDARY SURVEY

LOT 105 AS SHOWN ON MAP OF  
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AS RECORDED IN MAP BOOK 87, PAGES 35-44 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

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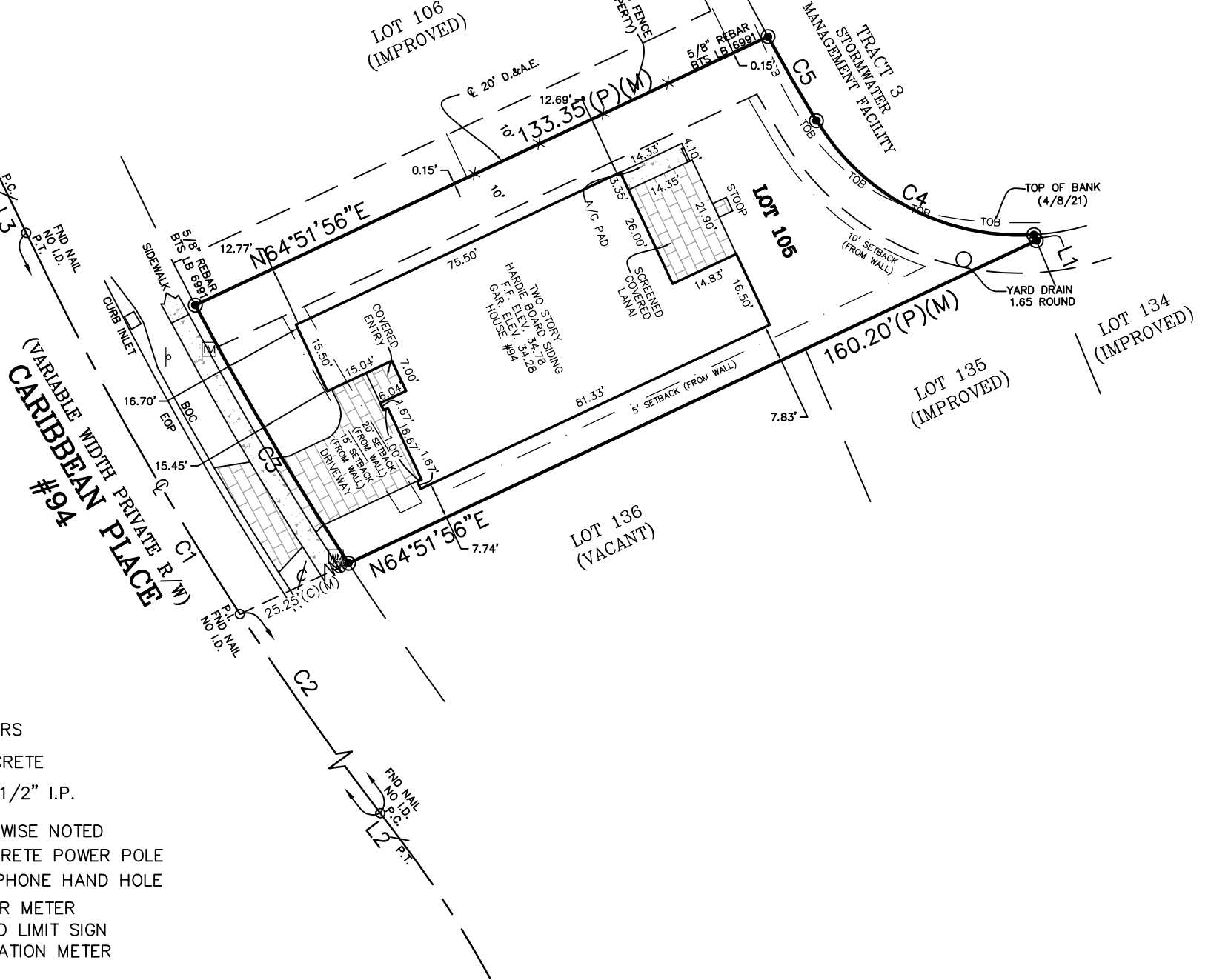


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PREPARED FOR: LENNAR HOMES, LLC

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NORTH AMERICAN TITLE INSURANCE COMPANY  
LENNAR MORTGAGE, LLC

CERTIFIED TO: LYALL JONATHAN DI TRAPANI AND SOFIA ESTHER DI TRAPANI

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  - (C) - DENOTES CALCULATED
  - REBAR - DENOTES REBAR
  - IR - DENOTES IRON ROD
  - LD - DENOTES IDENTIFICATION
  - FB - DENOTES FIELD BOOK
  - PG - DENOTES PAGE(S)
  - N.S. - DENOTES NUMBER
  - O.S. - DENOTES OFF OF BANK
  - MH - DENOTES MANHOLE
  - DENOTES BREAK LINE
  - DENOTES "X" CONCRETE MONUMENT IDENTIFICATION AS NOTED
  - DENOTES "X" CONCRETE MONUMENT IDENTIFICATION AS NOTED
  - DENOTES 5/8" REBAR SET LB #9991
  - DENOTES 5/8" REBAR SET LB #9991
  - DENOTES 5/8" REBAR SET LB #9991
  - DENOTES LICENSE BUSINESS NUMBER
  - NSP - DENOTES NEIGHBORHOOD SITE PLAN
  - DENOTES LOT GRADING PLAN
  - DENOTES FROM FURTHEST PROJECTION
  - MEG - DENOTES MATCH EXISTING GRADE
  - OSD - DENOTES GARAGE SERVICE DOOR SLAB

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DATE:	4/28/21
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PROJECT NO.:	904-20-627
REVISION:	B
SHEET	1 OF 1