

BOUNDARY SURVEY

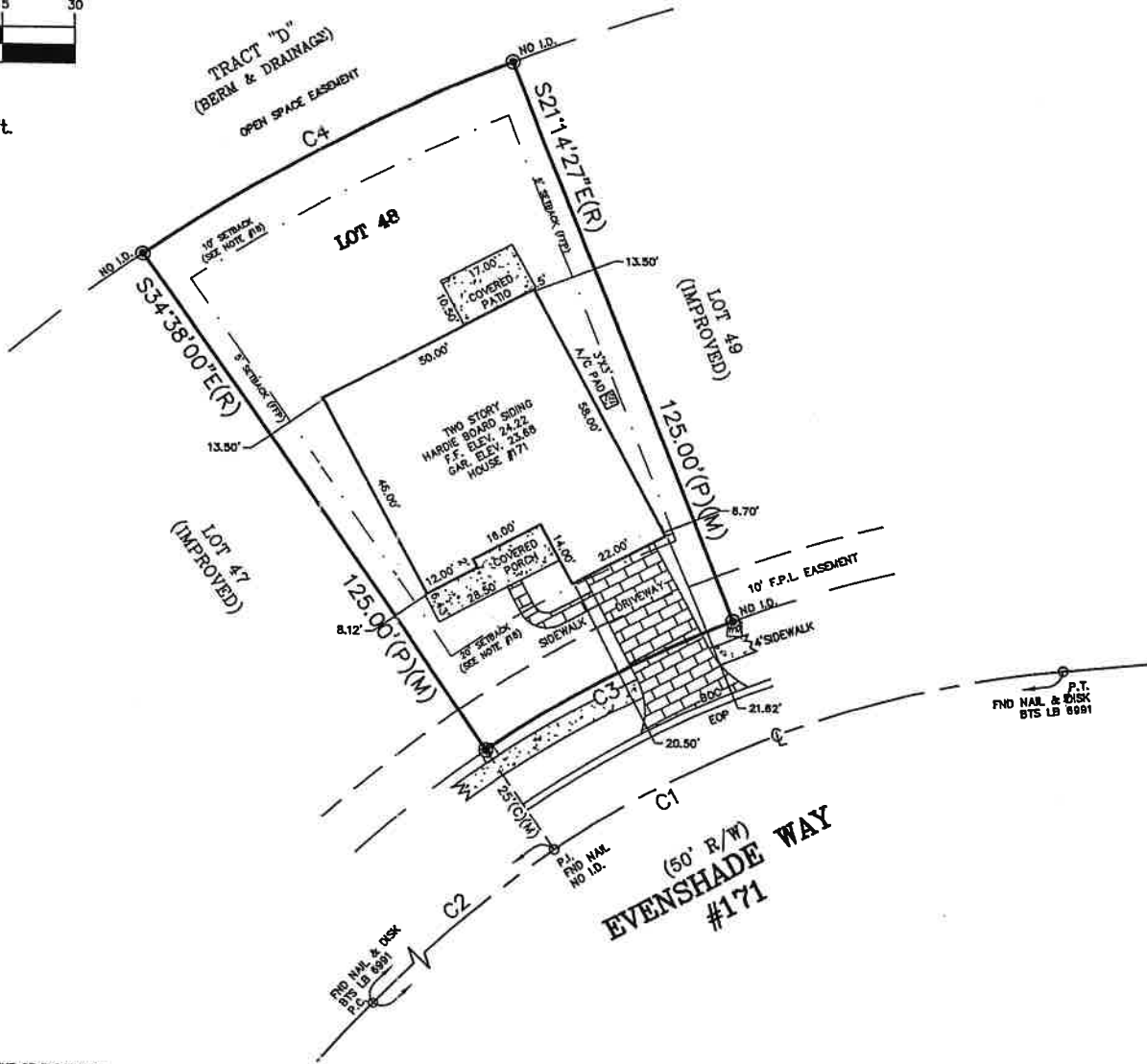
LOT 48 AS SHOWN ON MAP OF
GRAN LAKE PHASE 1A

AS RECORDED IN MAP BOOK 80, PAGES 5-15 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



GENERAL NOTES:

- BEARINGS ARE BASED ON THE CHORD BEARING LINE OF EVENSHADE WAY AS BEING S48°24'18"W (CI).
- DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929.
- 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 02864, DATED, DECEMBER 7, 2018. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.I.R.M. 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.
- FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
- NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
- ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
- THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
- ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- 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 SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS 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.
- DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
- 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.
- UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
- THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
- 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.
- PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
- SETBACK ARE MEASURED PER THE LAND DEVELOPMENT CODE: SECTION 8.01.00, TABLE 6.01 AND ARTICLE XI; SETBACKS SHALL BE MEASURED IN ACCORDANCE WITH THE DEFINITION OF "YARD" PER ARTICLE XI; LDC.
- PROJECTING FIREPLACES, WHICH MAY OCCUPY A PORTION OF A BUILDING FOOTPRINT, MAY PROJECT NOT MORE THAN THREE (3) FEET INTO REQUIRED FRONT AND REAR YARDS, THREE (3) FEET INTO SIDE YARDS WHICH MEASURE A MINIMUM OF EIGHT (8) FEET IN WIDTH, AND TWO AND ONE-HALF (2.5) FEET INTO SIDE YARDS MEASURING SEVEN AND ONE-HALF (7.5) IN WIDTH. NO SUCH INTRUSION IS PERMITTED INTO SIDE YARDS LESS THAN SEVEN AND ONE-HALF (7.5) FEET IN WIDTH.
- THE PURPOSE FOR THIS BOUNDARY SURVEY IS TO RECERTIFY THE FINAL SITE IMPROVEMENTS.

PER ORDINANCE NUMBER 2013-05, THERE SHALL BE A MINIMUM OF 10 FEET BETWEEN ANY STRUCTURE.

- Ⓜ - DENOTES TELEPHONE RISER
- Ⓜ - DENOTES WATER METER
- Ⓞ - DENOTES FND 5/8" REBAR BTS LB 6991 UNLESS OTHERWISE NOTED
- ▒ - DENOTES CONCRETE
- ▒ - DENOTES PAVERS

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1(P)(M)	225.00	283.03	S48°24'18"W	284.74	72°04'28"
C2(C)(M)	225.00	168.85	S33°52'02"W	164.82	42°59'54"
C3(P)(M)	250.00	58.44	S82°03'46"W	58.30	13°23'33"
C4(P)(M)	375.00	87.85	S82°03'46"W	87.45	13°23'33"

KATHY FLEMING
CARY FLEMING
CHICAGO TITLE

AMERICAN HOME TITLE & ESCROW

CERTIFIED TO: RICHMOND AMERICAN HOMES OF FLORIDA, LP

REVISION B: RECERTIFIED FINAL SITE IMPROVEMENTS (7/31/19) (JR/TPH)
REVISION A: ADDED FINAL SITE IMPROVEMENTS (2/21/18) (MEB/DBG)

PREPARED FOR: RICHMOND AMERICAN HOMES OF FLORIDA, LP

NO. 100
S.A.L. - BENCHMARK REFERENCE POINT, E.P. - EXISTING EDGE OF IMPROVEMENT, F.F. - FINISHED FLOOR ELEVATION, G.A.R. - GARAGE FLOOR ELEVATION, I.P. - EXISTING INTERIOR FINISH FLOOR ELEVATION, M. - METER, P.T. - POINT, R/W - RIGHT OF WAY, S. - SOUTH, T. - TYPICAL, U. - UNKNOWN, V. - VERTICAL CURVE, W. - WATER, X. - EXISTING, Y. - YIELD, Z. - ZONING