

Page 1 of 3 in order 375
File number: APR-2024-369

Completed: 2/19/2024
Surveyed: 2/16/2024

Client: PREMIER TITLE PARTNERS ST. AUGUSTINE
Lender: PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.
Buyer: CHRISTOPHER ENGLAND AND RACHAEL ENGLAND
Seller: BLAKE WILLIAM SPENCER AND LETTI BOZARD
SPENCER

COMMUNITY NUMBER: 125147
PANEL: 0286 SUFFIX: J
INDEX DATE: 06/06/18
F.I.R.M DATE: 12/07/2018
ZONE: X

Premises: 5129 GRACEWOOD LANE, ST. AUGUSTINE, FLORIDA 32092 ST. JOHNS

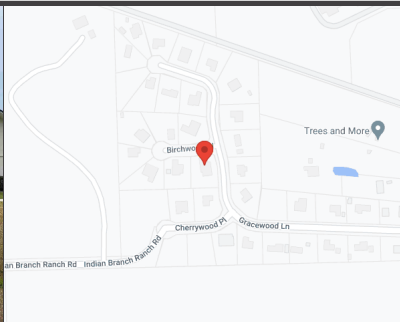


CERTIFIED TO: PREMIER TITLE PARTNERS OF FL, LLC, PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., CHRISTOPHER ENGLAND AND RACHAEL ENGLAND, FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION: LOT 27, BLOCK 1, REPLAT OF GRACEWOOD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



24022679
BOUNDARY SURVEY
ST. JOHNS COUNTY



PROPERTY ADDRESS:
5129 GRACEWOOD LANE, ST. AUGUSTINE, FLORIDA 32092

SURVEY NUMBER: 2402.2679

DATE SIGNED: 02/19/24 **FIELD WORK DATE:** 2/16/2024

REVISION DATE(S):
(REV.0 2/19/2024)

POINTS OF INTEREST
1. PAVER DRIVEWAY OVER 10' FLORIDA POWER AND LIGHT UTILITY EASEMENT

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License Number 6473
Exacta Land Surveyors, LLC | LB# 8291



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



AFFILIATE MEMBERS

C-1
R= 409.16'(P&M)
L= 95.55'(P) 95.60'(M)
Δ= 13°22'48"(P) 13°23'11"(M)
N 82°34'00" E 95.33' (P)
N 82°27'52" E 95.38'(M)

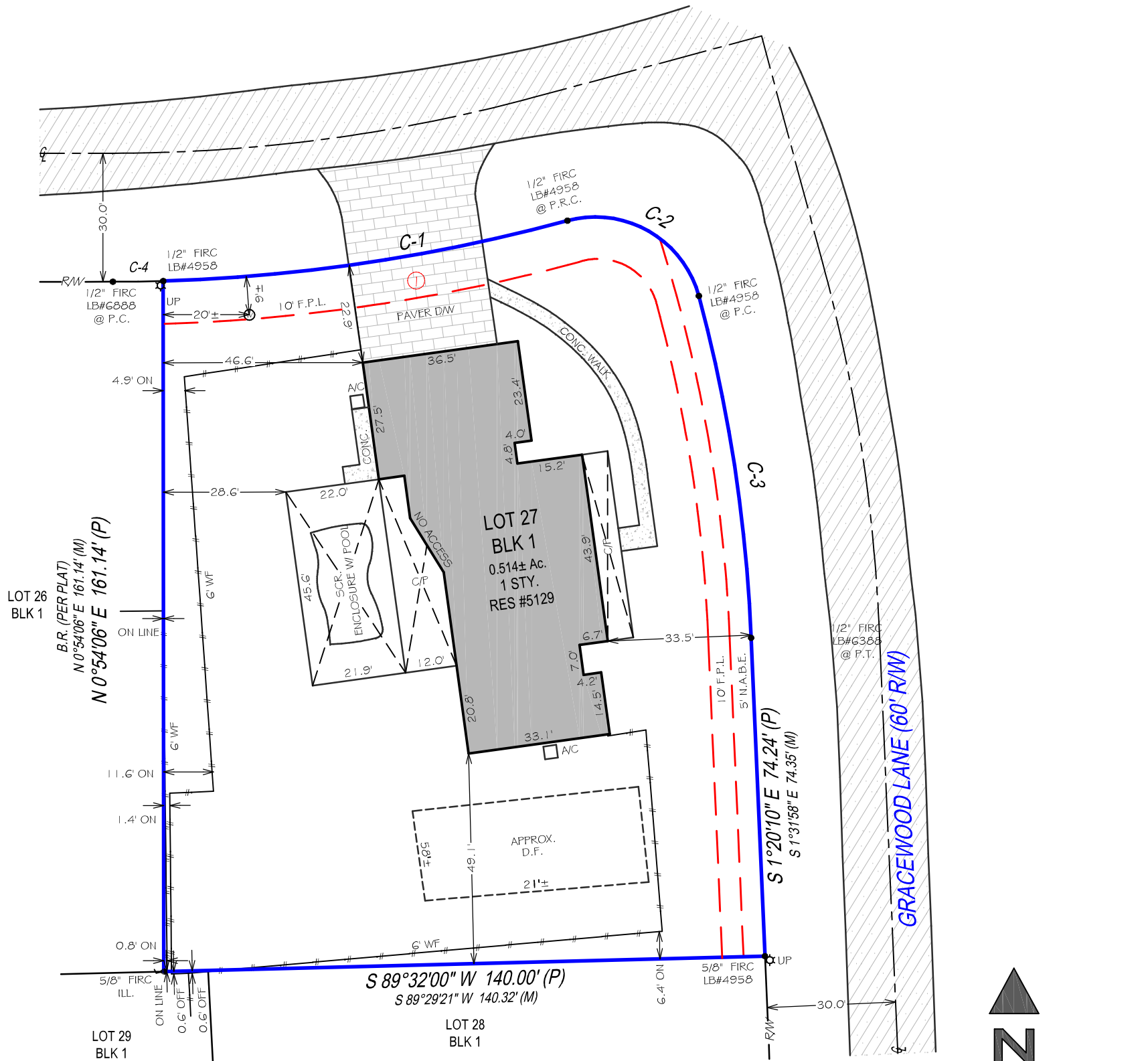
C-2
R= 25.00'(P&M)
L= 39.27'(P) 39.23'(M)
Δ= 90°00'00"(P) 89°54'39"(M)
S 59°07'23" E 35.36' (P)
S 59°14'18" E 35.33'(M)

C-3
R= 362.29'(P&M)
L= 80.85'(P) 80.89'(M)
Δ= 12°47'13"(P) 12°47'35"(M)
S 7°43'47" E 80.69' (P)
S 7°44'43" E 80.72'(M)

C-4
R= 409.16'(P&M)
L= 11.74'(P) 11.75'(M)
Δ= 1°38'38"(P) 1°38'44"(M)
S 89°55'17" E 11.74' (P)
S 89°50'26" E 11.75'(M)

WELL TO D.F. = 122±
WELL TO RES. = 29±
D.F. TO RES. = 19±

SURVEYOR'S NOTE:
FENCE OWNERSHIP NOT DETERMINED.
N.A.B.E. - NON-ACCESS BUFFER EASEMENT
F.P.L.U.E. - FLORIDA POWER & LIGHT UTILITY EASEMENT



PROPERTY ADDRESS:
5129 GRACEWOOD LANE, ST. AUGUSTINE, FLORIDA 32092

SURVEY NUMBER: 2402.2679

CERTIFIED TO:
CHRISTOPHER ENGLAND AND RACHAEL ENGLAND; PREMIER TITLE PARTNERS OF FL, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.

DATE SIGNED: 02/19/24

BUYER: Christopher England and Rachael England

LENDER: PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.

TITLE COMPANY: PREMIER TITLE PARTNERS OF FL, LLC

COMMITMENT DATE: NOT REVIEWED | **CLIENT FILE NO:** 375

LEGAL DESCRIPTION:
LOT 27, BLOCK 1, REPLAT OF GRACEWOOD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ST. JOHNS COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 125147, PANEL NUMBER 0286 DATED 12/07/2018.

- GENERAL SURVEYORS NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Dimensions are in feet and decimals thereof.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
 - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
 - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
 - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES		ABBREVIATIONS	
	Boundary Line	(C) - Calculated	FIP - Found Iron Pipe
	Center Line	(D) - Deed	FIPC - Found Iron Pipe & Cap
	Chain Link or Wire Fence	(F) - Field	FIR - Found Iron Rod
	Easement	(M) - Measured	FIRC - Found Iron Rod & Cap
	Edge of Water	(P) - Plat	FN - Found Nail
	Iron Fence	(R) - Record	FN&D - Found Nail & Disc
	Overhead Lines	(S) - Survey	FRRSPK - Found Rail Road Spike
	Structure	A/C - Air Conditioning	GAR - Garage
	Survey Tie Line	AE - Access Easement	GM - Gas Meter
	Vinyl Fence	ANE - Anchor Easement	ID - Identification
	Wall or Party Wall	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress Easement
	Wood Fence	B/W - Bay/Box Window	ILL - Illegible
SURFACE TYPES		BC - Block Corner	INST - Instrument
	Asphalt	BFP - Backflow Preventer	INT - Intersection
	Brick or Tile	BLDG - Building	IRRE - Irrigation Easement
	Concrete	BLK - Block	L - Length
	Covered Area	BM - Benchmark	LAE - Limited Access Easement
	Water	BR - Bearing Reference	LB# - License No. (Business)
	Wood	BRL - Building Restriction Line	LBE - Limited Buffer Easement
SYMBOLS		BSMT - Basement	LE - Landscape Easement
	Benchmark	C - Curve	LME - Lake/Landscape Maintenance Easement
	Center Line	C/L - Center Line	LS# - License No. (Surveyor)
	Central Angle or Delta	C/P - Covered Porch	MB - Map Book
	Common Ownership	C/S - Concrete Slab	ME - Maintenance Easement
	Control Point	CATV - Cable TV Riser	MES - Mitered End Section
	Catch Basin	CB - Concrete Block	MF - Metal Fence
	Elevation	CH - Chord Bearing	MH - Manhole
	Fire Hydrant	CHIM - Chimney	MHWL - Mean High Water Line
	Find or Set Monument	CLF - Chain Link Fence	NR - Non-Radial
	Guywire or Anchor	CME - Canal Maintenance Easement	NTS - Not to Scale
	Manhole	CO - Clean Out	NAVD88 - North American Vertical Datum 1988
	Tree	CONC - Concrete	NGVD29 - National Geodetic Vertical Datum 1929
	Utility or Light Pole	COR - Corner	OG - On Ground
	Well	CS/W - Concrete Sidewalk	ORB - Official Records Book
		CUE - Control Utility Easement	ORV - Official Record Volume
		D/W - Driveway	O/A - Overall
		DE - Drainage Easement	O/S - Offset
		DF - Drain Field	OFF - Outside Subject Property
		DH - Drill Hole	OH - Overhang
		DUE - Drainage & Utility Easement	OHL - Overhead Utility Lines
		ELEV - Elevation	OHWL - Ordinary High Water Line
		EM - Electric Meter	ON - Inside Subject Property
		ENCL - Enclosure	P/E - Pool Equipment
		ENT - Entrance	PB - Plat Book
		EOP - Edge of Pavement	PC - Point of Curvature
		EOW - Edge of Water	PCC - Point of Compound Curvature
		ESMT - Easement	PCP - Permanent Control Point
		EUB - Electric Utility Box	PI - Point of Intersection
		F/DH - Found Drill Hole	PLS - Professional Land
		FCM - Found Concrete Monument	
		FF - Finished Floor	

JOB SPECIFIC SURVEYOR NOTES:
THE BEARING REFERENCE OF NORTH 0 DEGREES 54 MINUTES 06 SECONDS EAST IS BASED ON THE WESTERLY PROPERTY LINE OF LOT 27, BLOCK 1, LOCATED WITHIN REPLAT OF GRACEWOOD ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 4 AND 5 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
 PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES