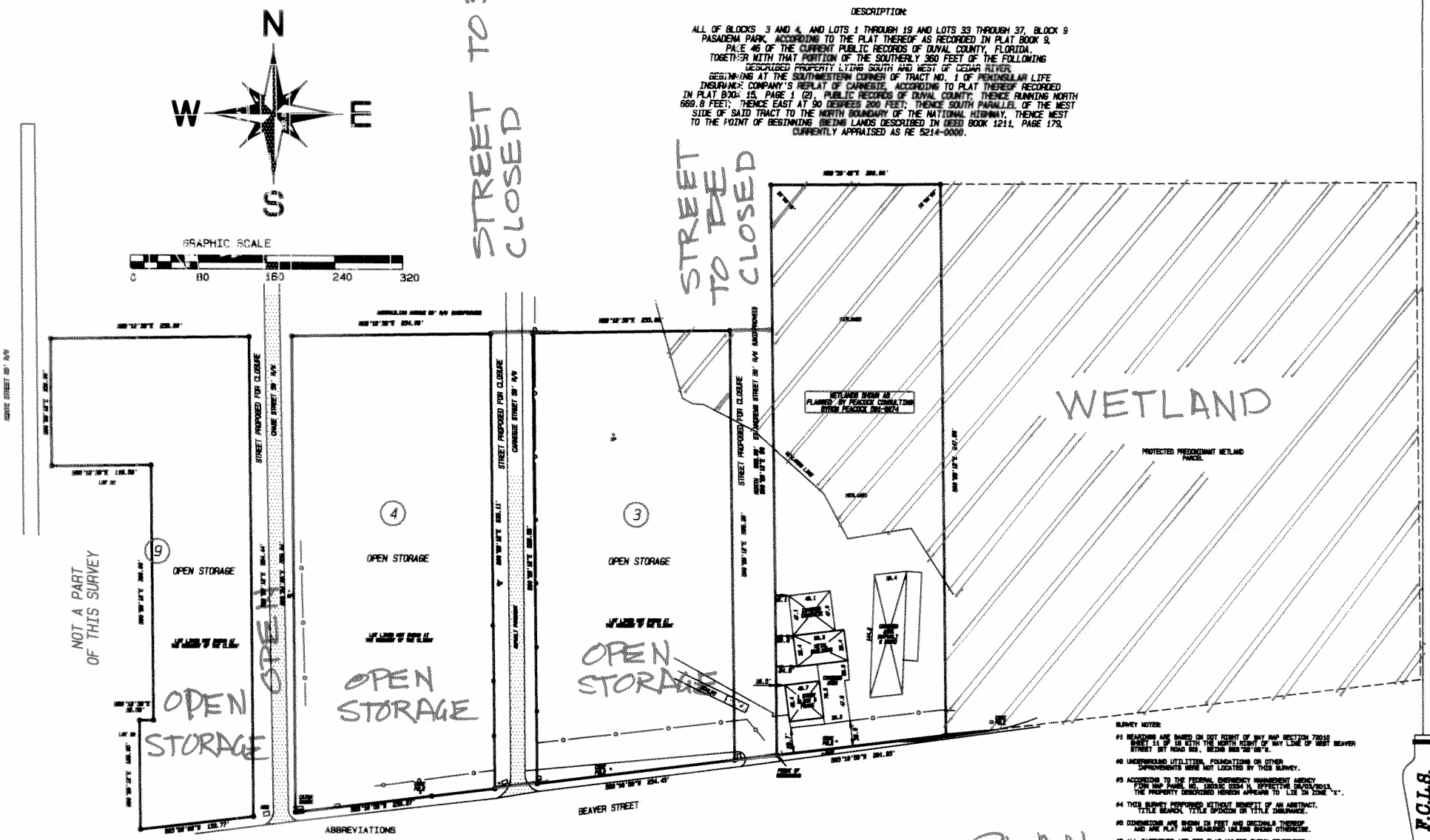
NOT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

DESCRIPTION:

ALL OF BLOCKS 3 AND 4, AND LOTS 1 THROUGH 19 AND LOTS 33 THROUGH 37, BLOCK 9 PASADENA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 46 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE SOUTHERLY 350 FEET OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH AND WEST OF CEDAR RIVER. BEGINNING AT THE SOUTHWESTERN CORNER OF TRACT NO. 1 OF PENINSULAR LIFE INSURANCE COMPANY'S REPLAT OF CARNESIE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 1 (2), PUBLIC RECORDS OF DUVAL COUNTY; THENCE RUNNING NORTH 669.8 FEET; THENCE EAST AT 90 DEGREES 200 FEET; THENCE SOUTH PARALLEL OF THE WEST SIDE OF SAID TRACT TO THE NORTH BOUNDARY OF THE NATIONAL HIGHWAY, THENCE WEST TO THE POINT OF BEGINNING (BEING LANDS DESCRIBED IN DEED BOOK 1211, PAGE 179, CURRENTLY APPRAISED AS RE 5214-0000.



ABBREVIATIONS

FCM	FOUND CONCRETE MONUMENT	P.B.	PLAT BOOK	EB	ELECTRIC BOX
SCM	SET CONCRETE MONUMENT	D.B.	DEED BOOK	CB	CABLE BOX
FIRC	FOUND IRON ROD AND CAP	O.R.	OFFICIAL RECORDS	PB	PHONE BOX
FIR	FOUND IRON ROD	BK	BOOK	F/H	FIRE HYDRANT
SIRC	SET IRON ROD AND CAP	PG	PAGE	LB	LICENSED BUSINESS
POC	POINT OF COMMENCEMENT	SEC	SECTION	EL	ELEVATION
POB	POINT OF BEGINNING	TWP	TOWNSHIP	MH	MANHOLE
FP	FOUND PIPE	RGE	RANGE	CMP	CORRUGATED METAL PIPE
FN&D	FOUND NAIL AND DISK	COR	CORNER	RCP	REINFORCED CONCRETE PIPE
FND	FOUND	N	NORTH	WE	WITERED END SECTION
FM	FIELD MEASUREMENT	S	SOUTH	WV	WATER VALVE
CM	CALCULATED MEASUREMENT	E	EAST	PP	POWER POLE
PM	PLAT MEASUREMENT	W	WEST	PRM	PERMANENT REFERENCE MONUMENT
C	CURVE	R/W	RIGHT OF WAY	LP	LIGHT POLE
D	DEED	P/L	CENTERLINE		
		R	RADIUS		

W.F. ——×——×——
C.L.F. ——×——×——

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

AAA AUTO PARTS, INC

STREET ADDRESS:

6541 WEST BEAVER STREET
JACKSONVILLE, FLORIDA 32254

SITE PLAN

AUGUST 18, 2015

SURVEY NOTES:

#1 BEARINGS ARE BASED ON DOT RIGHT OF WAY MAP SECTION 72010 SHEET 11 OF 15 WITH THE NORTH RIGHT OF WAY LINE OF WEST BEAVER STREET (ST ROAD 80), BEING S89°39'08"E.

#2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.

#3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12031C 0334 H, EFFECTIVE DATE 6/3/2013, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".

#4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.

#5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.

#6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.

#7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF DUVAL COUNTY.

#8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

#9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR ENCROACHMENTS SUCH AS, BUT NOT LIMITED TO, FENCES, BUSHES, TREES, ROCKS OR ANY OTHER OBJECTS, THAT ARE PLANTED OR PLACED IN NATURAL, ORGANIC OR ARTIFICIAL MATERIALS, ARE NOT LOCATED. UNDERGROUND UTILITIES, FOUNDATIONS NOT IN FOUNDATIONAL VEGETATION OR BLOCKS MAY BE IN THIS PROPERTY BUT NOT LOCATED OR SHOWN.

#10 LEGAL DESCRIPTION PROVIDED BY CLIENT.

NOTICE OF LIABILITY: THIS SURVEY IS EXPRESSLY TO THOSE INDIVIDUALS SHOWN OF THE CERTIFICATE AND IS NOT TRANSFERABLE TO ANY OTHER INDIVIDUAL OR ENTITY. ANY UNAUTHORIZED USE OF THIS SURVEY SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. THE SURVEYOR AND MAPPER DISCLAIMS ALL OTHER LIABILITY AND DENIES RESPONSIBILITY TO ANY PARTY FOR THE UNAUTHORIZED USE OF, OR FAILURE TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF FIRST COAST LAND SURVEYING, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS.

DRAWING

SHEET 1 OF 1

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DAVID N. VAN RIPER
FLORIDA REGISTERED SURVEYOR & MAPPER NO. 6548

SKETCH & DESCRIPTION

BEAVER STREET

Order No. 25910	FIELD DATE: 8/31/2015	REVISION	DATE
GRAPHIC SCALE		1	
Section		2	
Township South	REVIEWED BY: VAN	3	
Range East	DRAWN BY: TNP	4	
	CHECKED BY: TNP	5	