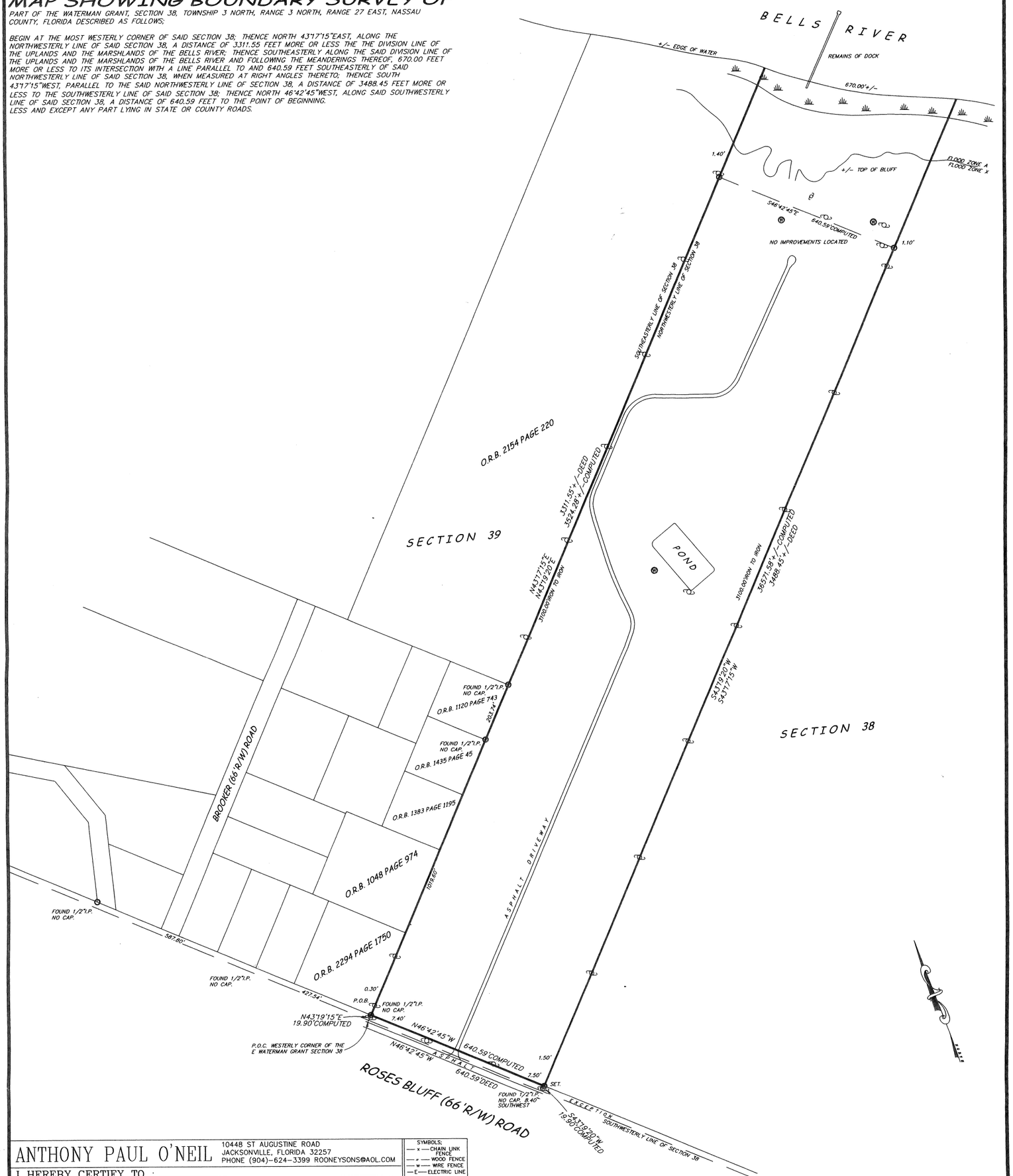
MAP SHOWING BOUNDARY SURVEY OF

PART OF THE WATERMAN GRANT, SECTION 38, TOWNSHIP 3 NORTH, RANGE 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA DESCRIBED AS FOLLOWS;

BEGIN AT THE MOST WESTERLY CORNER OF SAID SECTION 38; THENCE NORTH 43°17'15"EAST, ALONG THE NORTHWESTERLY LINE OF SAID SECTION 38, A DISTANCE OF 3311.55 FEET MORE OR LESS THE THE DIVISION LINE OF THE UPLANDS AND THE MARSHLANDS OF THE BELLS RIVER; THENCE SOUTHEASTERLY ALONG THE SAID DIVISION LINE OF THE UPLANDS AND THE MARSHLANDS OF THE BELLS RIVER AND FOLLOWING THE MEANDERINGS THEREOF, 670.00 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 640.59 FEET SOUTHEASTERLY OF SAID NORTHWESTERLY LINE OF SAID SECTION 38; WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 43°17'15"WEST, PARALLEL TO THE SAID NORTHWESTERLY LINE OF SECTION 38, A DISTANCE OF 3488.45 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID SECTION 38; THENCE NORTH 46°42'45"WEST, ALONG SAID SOUTHWESTERLY LINE OF SAID SECTION 38, A DISTANCE OF 640.59 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT ANY PART LYING IN STATE OR COUNTY ROADS.



ANTHONY PAUL O'NEIL
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JACKSONVILLE, FLORIDA 32257
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I HEREBY CERTIFY TO : _____

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;
ZONE X/A PANEL 12089C0216G DATE 08-02-17 / NASSAU COUNTY, FLORIDA.

SYMBOLS:
- x — CHAIN LINK FENCE
- — WOOD FENCE
- w — WIRE FENCE
- E — ELECTRIC LINE
- UTILITY POLE
- WELL
- ASPHALT
- OVERHEAD
- CONCRETE

P.O.C.–POINT OF COMMENCEMENT
P.O.B.–POINT OF BEGINNING
P.C.–POINT OF CURVATURE
P.T.–POINT OF TANGENT
P.R.C.–POINT OF REVERSE CURVATURE
P.C.C.–POINT OF COMPOUND CURVATURE
P.I.–POINT IF INTERSECTION
P.C.P.–PERMANENT CONTROL POINT
P.R.P.–PERMANENT REFERENCE POINT
R/W–RIGHT-OF-WAY CT.–COURT
L–ARC LENGTH R–RADIUS
Δ –DELTA ANGLE T–TANGENT

R.L.S.–REGISTERED LAND SURVEYOR
PROP.–PROPOSED C/L–CENTER LINE
L.B.–LICENSE BUSINESS
O.R.V.–OFFICIAL RECORDS VOLUME
O.R.B.–OFFICIAL RECORDS BOOK
D.B.–DEED BOOK PG.–PAGE
P.B.–PLAT BOOK M.B.–MAP BOOK
CO.–COUNTY FL.–FLORIDA
AVE.–AVENUE ST.–STREET
C.B.D.–CHORD BEARING AND DISTANCE
COMP.–COMPUTED (R)–RADIAL
P–PLAT C–COMP. D–DEED

N–NORTH S–SOUTH E–EAST W–WEST
EX.–EXCEPTION TYP.–TYPICAL
F.F.–FINISH FLOOR EL.–ELEVATION
BLK.–BLOCK FND.–FOUND
I.P.–IRON PIPE RB.–REBAR
CONC.–CONCRETE A/C–AIR CONDITIONER
ESMT.–EASEMENT ELEC.–ELECTRIC
B.R.L.–BUILDING RESTRICTION LINE
F.Z.B.L.–FLOOD ZONE BOUNDARY LINE
APPROX.– APPROXIMATE EXIST.–EXISTING
A.K.A.–ALSO KNOWN AS N/F–NOW OR FORMERLY
N.G.V.D.–NATIONAL GEODETIC VERTICAL DATUM

P.S.M.–PROFESSIONAL SURVEYOR/MAPPER
J.E.A.–JACKSONVILLE ELECTRIC AUTHORITY
P.R.M.–PERMANENT REFERENCE MONUMENT
BLVD.–BOULEVARD LA.–LANE
RD.–ROAD No.–NUMBER SEC.–SECTION
TWP.–TOWNSHIP RNG.–RANGE
P.L.S.–PROFESSIONAL LAND SURVEYOR
NO UNDERGROUND LOCATIONS LOCATED THIS SURVEY

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY.
EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY.
THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL

DENOTES CONCRETE MONUMENT
DENOTES IRON PIPE
SET–DENOTES SET 5/8"x 18" REBAR L.B.5684

DATE SIGNED 05-25-2020
ANTHONY PAUL O'NEIL PSM 5684

NOTES:
1. BEARINGS SHOWN HEREON ARE ASSUMED.
2. BEARING OF N 46 42'45"W OF ROSES' BLUFF ROAD HELD FIXED.
3. FIELD WORK 05-23-2020

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.