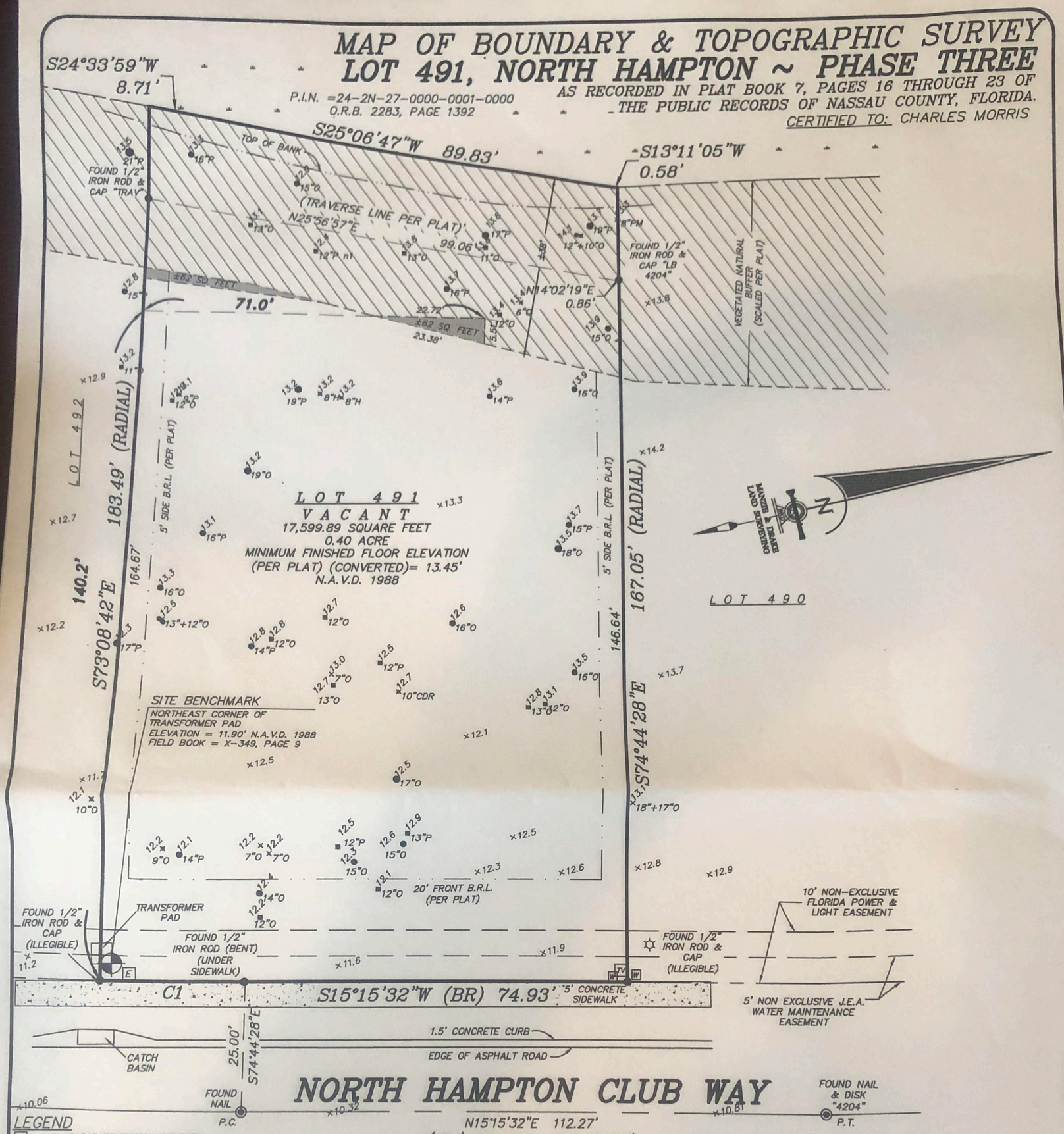
# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
# LOT 491, NORTH HAMPTON ~ PHASE THREE

P.I.N. =24-2N-27-0000-0001-0000
O.R.B. 2283, PAGE 1392

AS RECORDED IN PLAT BOOK 7, PAGES 16 THROUGH 23 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO: CHARLES MORRIS




## LEGEND

- TV = CABLE TELEVISION PEDESTAL
- E = ELECTRICITY METER
- = LIGHT POLE
- W = WATER METER
- ℄ = CENTERLINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- NAVD = NORTH AMERICAN VERTICAL DATUM

## TREE LEGEND

- CDR = CEDAR TREE
- H = HICKORY TREE
- O = OAK TREE
- P = PINE TREE
- PM = PALM TREE

**TREE DISCLAIMER:**

NUMBER OF TREES SHOWN ON SURVEY: 57

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

## SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on S15°15'32"W for the westerly right-of-way line of North Hampton Club Way. The bearing reference line is indicated as thus (BR).
5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0358 G", Dated "08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
6) Site Benchmark is as shown hereon.
7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
8) The Reference Benchmark is the north flange bolt of a fire hydrant in the lot line of Lots 493 & 494. (Elevation = 11.76' N.A.V.D. 1988)

## REVISIONS:

1) REVISED ON 04/15/2021 TO SHOW PROPOSED WETLAND BUFFER MITIGATION. (LP)

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
|---|---|---|---|---|---|
| C1 | 27.86' | 1,000.00' | 1°35'46" | N16°03'25"E | 27.86' |

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069 4/15/21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Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."


SCALE: 1"=20' JOB NO: 21062 DATE: 10/13/2020 CADD: LP
F.B. NO: X-349 PAGE NO: 9 FIELD CREW: SS FILE NO: A-5219