

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"E 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"W 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"W 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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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 SJ-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.

P.O.C.—POINT OF COMMENCEMENT	R.L.S.—REGISTERED LAND SURVEYOR	N—NORTH S—SOUTH E—EAST W—WEST	P.S.M.—PROFESSIONAL SURVEYOR/MAPPER
P.O.B.—POINT OF BEGINNING	PROP.—PROPOSED C/L—CENTER LINE	EX.—EXCEPTION TYP.—TYPICAL	I.E.A.—JACKSONVILLE ELECTRIC AUTHORITY
P.C.—POINT OF CURVATURE	L.B.—LICENSE BUSINESS	F.F.—FINISH FLOOR EL.—ELEVATION	P.R.M.—PERMANENT REFERENCE MONUMENT
P.T.—POINT OF TANGENT	O.R.V.—OFFICIAL RECORDS VOLUME	BLK.—BLOCK FND.—FOUND	BLVD.—BOULEVARD LA.—LANE
P.R.C.—POINT OF REVERSE CURVATURE	O.R.B.—OFFICIAL RECORDS BOOK	I.P.—IRON PIPE RB.—REBAR	RD.—ROAD NO.—NUMBER SEC.—SECTION
P.C.C.—POINT OF COMPOUND CURVATURE	D.B.—DEED BOOK PG.—PAGE	CONC.—CONCRETE A/C—AIR CONDITIONER	TWP.—TOWNSHIP RNG.—RANGE
P.I.—POINT IF INTERSECTION	P.B.—PLAT BOOK M.B.—MAP BOOK	ESMT.—EASEMENT ELEC.—ELECTRIC	P.L.S.—PROFESSIONAL LAND SURVEYOR
P.C.P.—PERMANENT CONTROL POINT	CO.—COUNTY FL.—FLORIDA	B.R.L.—BUILDING RESTRICTION LINE	NO UNDERGROUND LOCATIONS
P.R.P.—PERMANENT REFERENCE POINT	AVE.—AVENUE ST.—STREET	F.Z.B.L.—FLOOD ZONE BOUNDARY LINE	LOCATED THIS SURVEY
R/W—RIGHT-OF-WAY CT.—COURT	C.B.D.—CHORD BEARING AND DISTANCE	APPROX.—APPROXIMATE EXIST.—EXISTING	
L—ARC LENGTH R—RADIUS	COMP.—COMPUTED (R)—RADIAL	A.K.A.—ALSO KNOWN AS N/F—NOW OR FORMERLY	
Δ—DELTA ANGLE T—TANGENT	P—PLAT C—COMP. D—DEED	N.G.V.D.—NATIONAL GEODETIC VERTICAL DATUM	

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

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

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



( IN FEET )  
1 inch = 200 ft.