

LEGAL DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 2, SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF COMMONWEALTH AVENUE (A 60.0 FOOT RIGHT-OF-WAY); WITH THE WEST LINE OF LAYALETTE DRIVE (A 30.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 88°-03'-00" WEST, 200.01 FEET, ALONG THE SOUTH LINE OF SAID COMMONWEALTH AVENUE, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°-03'-00" WEST, 165.35 FEET, ALONG THE SOUTH LINE OF SAID COMMONWEALTH AVENUE; THENCE SOUTH 00°-15'-45" WEST, 199.85 FEET; THENCE NORTH 88°-03'-00" EAST 162.01 FEET THENCE NORTH 01°-11'-30" EAST 200' TO THE POINT OF BEGINNING.

COMMUNITY NUMBER: 120077
 PANEL: 0353
 SUFFIX: H
 FLOOD ZONE: X
 FIELD WORK: 04/28/2019

CERTIFIED TO:
 GEORGE E. MOTES, JR. ESTATES,:::

PROPERTY ADDRESS:
 XXX COMMONWEALTH DRIVE
 JACKSONVILLE, FL 32254

SURVEY NUMBER: 366370
 CLIENT FILE NUMBER:

ABBREVIATION DESCRIPTION:

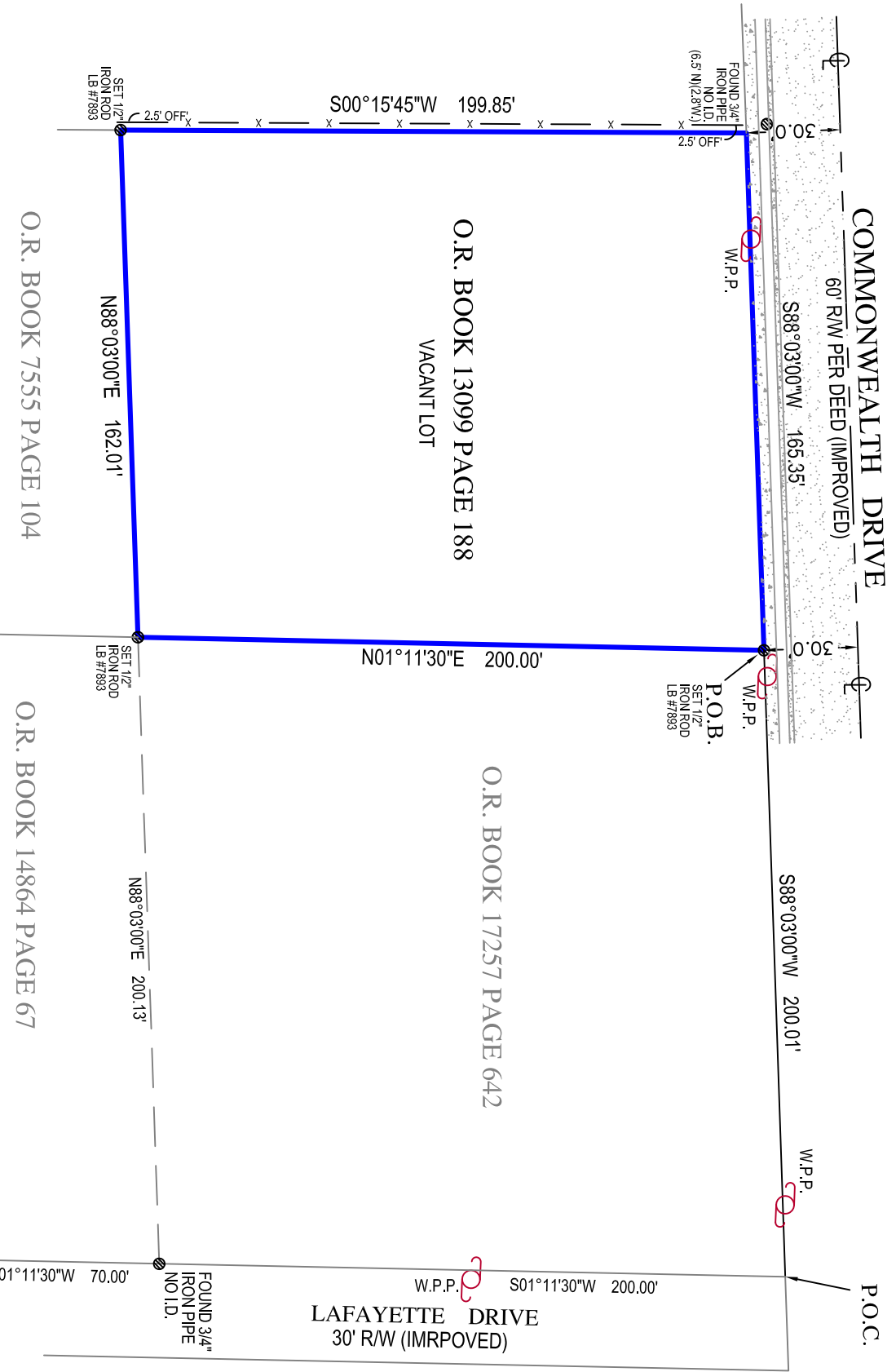
- A/C AIR CONDITIONER
- C CENTERLINE
- Δ CENTRAL / DELTA ANGLE IDENTIFICATION
- L.D. LENGTH
- L LICENSED BUSINESS
- NA.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.H. OVERHEAD UTILITIES
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P.K. PARKER KYLON NAIL
- P.R.C. POINT OF REVERSE CURVE
- PSM PROFESSIONAL SURVEYOR MAPPER
- P.T. POINT OF TANGENCY
- R RADIAL / RADIUS
- R/W RIGHT OF WAY

SURVEY NOTES
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

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SYMBOL DESCRIPTIONS:

- = CATCH BASIN
- = CENTERLINE ROAD
- = COVERED AREA
- = EXISTING ELEVATION
- = HYDRANT
- = MANHOLE
- = METAL FENCE
- = MISC. FENCE
- = PROPERTY CORNER
- = UTILITY BOX
- = UTILITY POLE
- = WATER METER
- = WELL
- = WOOD FENCE

SCALE
 1"=50'

REVISIONS:

- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D., 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) _____
 KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415



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