

# BOUNDARY SURVEY

## LEGAL DESCRIPTION:

**PORTION OF 932 LAFAYETTE DRIVE PARCEL 1**  
O.R. BOOK 7555 PAGE 104

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 LAFAYETTE DRIVE A (30.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 88° 03' 00" WEST, 365.36 FEET, ALONG THE SOUTH LINE OF SAID COMMONWEALTH AVENUE; THENCE SOUTH 00° 15' 45" WEST, 199.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 15' 45" WEST, 20.23 FEET; THENCE SOUTH 14° 32' 01" WEST, 264.29 FEET; TO THE SOUTH LINE OF OF THE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 224, PAGE 468; THENCE NORTH 88° 07' 00" EAST, 222.84 FEET ALONG THE LAST MENTIONED LINE; THENCE NORTH 01° 11' 30" EAST 274.32 FEET; THENCE SOUTH 88° 03' 00" WEST 162.01 FEET TO THE POINT OF BEGINNING.

**0 ELLIS ROAD PARCEL 2**  
O.R. BOOK 8505 PAGE 581

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 LAFAYETTE DRIVE A (30.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 88° 03' 00" WEST, 365.36 FEET, ALONG THE SOUTH LINE OF SAID COMMONWEALTH AVENUE; THENCE SOUTH 00° 15' 45" WEST, 220.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14° 32' 01" WEST, 264.29 FEET; TO THE SOUTH LINE OF THE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 224, PAGE 468; THENCE NORTH 01° 53' 49" WEST, 253.82 FEET; THENCE NORTH 88° 07' 22" EAST, 82.55 FEET; TO THE POINT OF BEGINNING.

COMMUNITY NUMBER: 12077

PANEL: 0353

SUFFIX: H

FLOOD ZONE: X

FIELD WORK: 04/28/2019

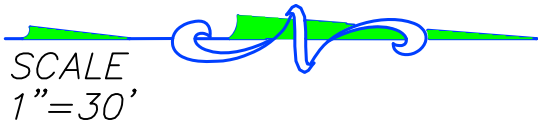
CERTIFIED TO:  
GEORGE E. MOTES, JR. ESTATES; ; ;

PROPERTY ADDRESS:  
932 LAFAYETTE DRIVE & 0 ELLIS AVENUE  
JACKSONVILLE, FL 32254

SURVEY NUMBER: 366373

### SYMBOL DESCRIPTIONS:

- = CATCH BASIN
  - = CENTERLINE ROAD
  - = MISC. FENCE
  - = PROPERTY CORNER
  - = COVERED AREA
  - = UTILITY BOX
  - = EXISTING ELEVATION
  - = UTILITY POLE
  - = HYDRANT
  - = WATER METER
  - = MANHOLE
  - = WELL
  - = METAL FENCE
  - = WOOD FENCE
- ABBREVIATION DESCRIPTION:**
- AC = AIR CONDITIONER
  - AD = AIR DUCT
  - CE = CENTRAL ELECTRIC
  - DI = IDENTIFICATION
  - LB = LENGTH
  - LA = LICENSED BUSINESS
  - NA.V.D. = NORTH AMERICAN VERTICAL DATUM
  - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
  - OH = OVERHEAD UTILITIES
  - P.C. = POINT OF CURVATURE
  - P.O.B. = POINT OF BEGINNING
  - P.K. = PARKING
  - P.S. = PROFESSIONAL SURVEYOR
  - P.T. = POINT OF TANGENCY
  - R. = RADIAL / RADIUS
  - R.W. = RIGHT OF WAY



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



LB #7893  
SERVING FLORIDA  
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>

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