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BOUNDARY SURVEY

LEGAL DESCRIPTION:

5/63 EAST COAST CANAL ESTATES UNIT 2 LOT 17 & RIP RGTS OR4830/1528 & 5550/1412 STRIP OF LAND IMMEDIATELY ADJACENT TO W LINE LOT 17 & E OF HIGH WATER MARK OF INTRACOASTAL W/W

CERTIFIED TO:

MAGDY EL-SAYED AHMAD; ROCK SOLID LAW; FIRST AMERICAN TITLE INSURANCE COMPANY; SYNOVUS

COMMUNITY NUMBER: 125147

PANEL: 12109C0084

SUFFIX: J

F.I.R.M. DATE: 12/7/2018

FLOOD ZONE: X/AE

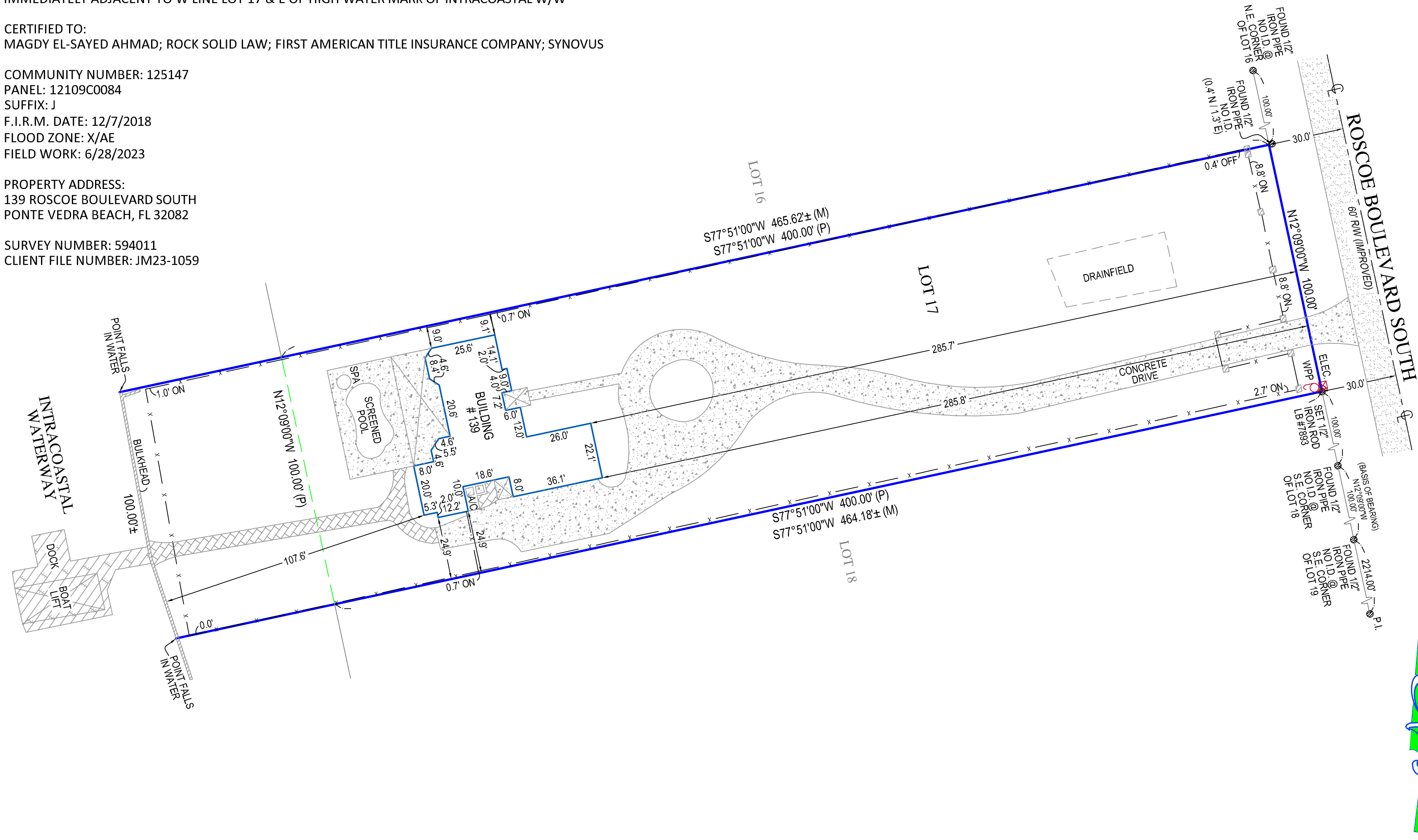
FIELD WORK: 6/28/2023

PROPERTY ADDRESS:

139 ROSCOE BOULEVARD SOUTH
PONTE VEDRA BEACH, FL 32082

SURVEY NUMBER: 594011

CLIENT FILE NUMBER: JM23-1059



ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT
A/C AIR CONDITIONER
B.M. BENCH MARK
B.R. BEARING REFERENCE
(C) CALCULATED
Δ CENTRAL / DELTA ANGLE
CH CHORD
(D) DEED / DESCRIPTION
D.E. DRAINAGE EASEMENT
D.H. DRILL HOLE
D/W DRIVEWAY
E.O.W. EDGE OF WATER
F.C.M. FOUND CONCRETE MONUMENT
F.F. EL. FINISH FLOOR ELEVATION
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
F.P.K. FOUND PARKER-KALON NAIL
(L) LENGTH
L.A.E. LIMITED ACCESS EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT
(M) MEASURED / FIELD VERIFIED
M.H. MANHOLE
N&D NAIL & DISK
N.R. NOT RADIAL
N.T.S. NOT TO SCALE
O.H.L. OVERHEAD UTILITY LINES

O.R.B. OFFICIAL RECORDS BOOK
(P) PLAT
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.R.C. POINT OF REVERSE CURVE
P.T. POINT OF TANGENCY
R.W. RIGHT-OF-WAY
(R) RADIAL / RADIUS
S.I.R. SET IRON ROD
T.O.B. TOP OF BANK
U.E. UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

□ = CATCH BASIN
□ = COVERED AREA
+ x x x = EXISTING ELEVATION
⊕ = HYDRANT
⊙ = MANHOLE
— x — = METAL FENCE
— w — = MISC. FENCE
● = PROPERTY CORNER
□ = UTILITY BOX
⊕ = UTILITY POLE
⊕ = WATER METER
⊕ = WELL
— w — = WOOD FENCE

SURVEY NOTES

CONCRETE DRIVE CROSSING INTO RW
ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

PAVAER WALK CROSSES OVER PROPERTY LINE
AT REAR OF PROPERTY.

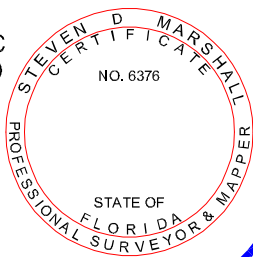
WPP - WOOD POWER POLE

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 AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) _____

STEVEN D MARSHALL
PROFESSIONAL SURVEYOR AND MAPPER #63376



GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT, OR OTHER RECORDS, FOUNDATIONS OR OTHER ENCUMBRANCES WERE NOT LOCATED.
- IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO THE MEAN SEA LEVEL.
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO EMPHASIZE DIMENSIONS. DIMENSIONS SHALL CONTROL.

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