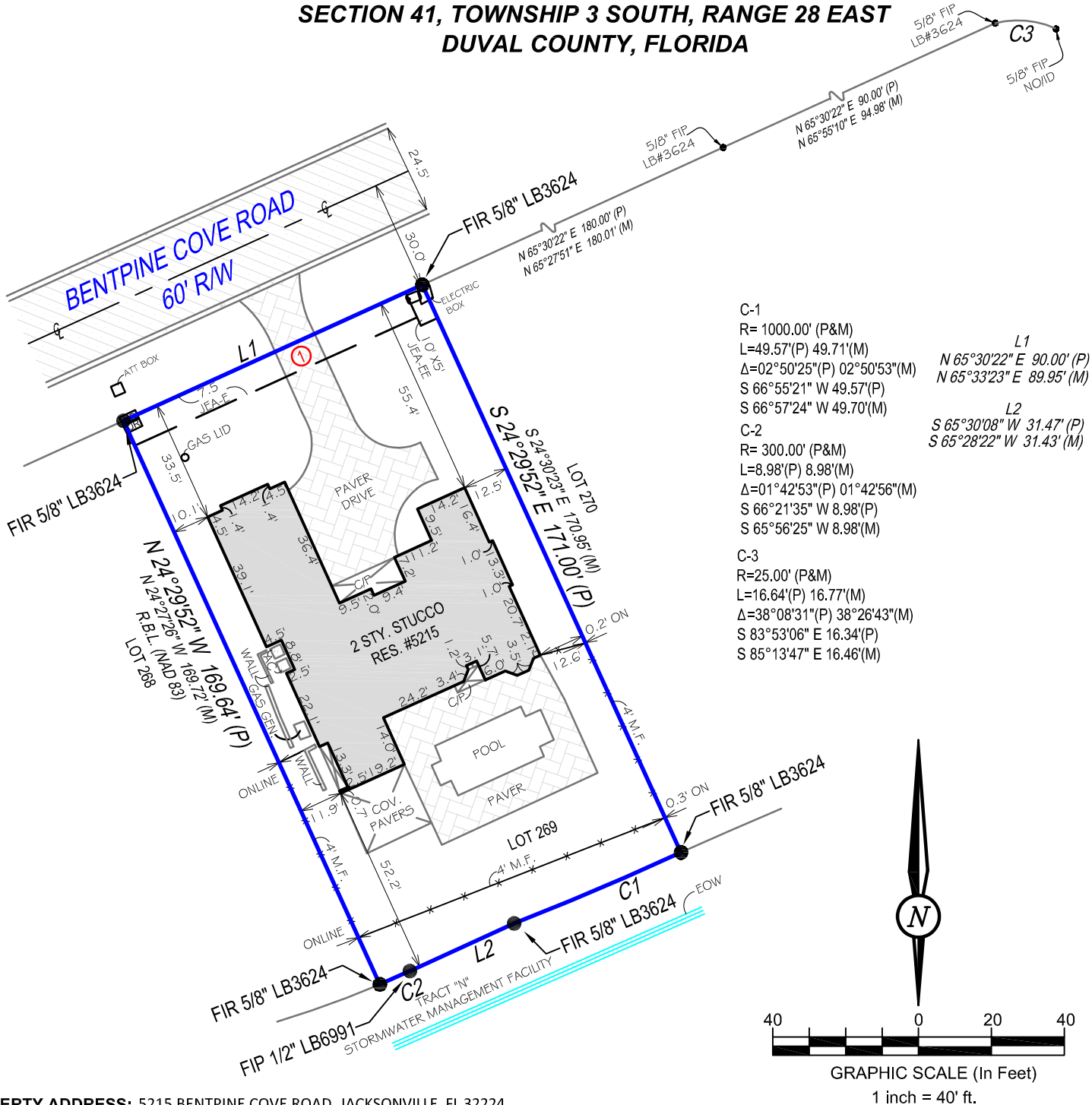


BOUNDARY SURVEY OF LANDS IN: SECTION 41, TOWNSHIP 3 SOUTH, RANGE 28 EAST DUVAL COUNTY, FLORIDA



- C-1
R= 1000.00' (P&M)
L=49.57'(P) 49.71'(M)
Δ=02°50'25"(P) 02°50'53"(M)
S 66°55'21" W 49.57'(P)
S 66°57'24" W 49.70'(M)
- L1
N 65°30'22" E 90.00' (P)
N 65°33'23" E 89.95' (M)
- L2
S 65°30'08" W 31.47' (P)
S 65°28'22" W 31.43' (M)
- C-2
R= 300.00' (P&M)
L=8.98'(P) 8.98'(M)
Δ=01°42'53"(P) 01°42'56"(M)
S 66°21'35" W 8.98'(P)
S 65°56'25" W 8.98'(M)
- C-3
R=25.00' (P&M)
L=16.64'(P) 16.77'(M)
Δ=38°08'31"(P) 38°26'43"(M)
S 83°53'06" E 16.34'(P)
S 85°13'47" E 16.46'(M)

PROPERTY ADDRESS: 5215 BENTPINE COVE ROAD, JACKSONVILLE, FL 32224

LEGAL DESCRIPTION:
LOT 269, PABLO CREEK RESERVE PHASE FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 62, PAGE(S) 110 THROUGH 121, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

POINTS OF INTEREST:
1. CONCRETE DRIVE OVER 7.5 JEA EASEMENT.

FIELD WORK DATE:
11/18/2024

CAD DRAFTER:
GS

SURVEY NUMBER:
111424.02

REVISION DATE:
XXXX

SURVEYOR'S CERTIFICATION

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.

DATE SIGNED: 11/19/2024



**RIVER CITY
SURVEYING & MAPPING
LB#8484
904.675.9300
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256**

SURVEYOR'S LEGEND:

AC = Air Conditioner
 AP = Aluminum Pole
 APL = Aluminum Pole with Lights
 BLDG = Building
 CI = Cap Illegible
 CO = Clean Out
 CONC = Concrete
 C/P = Covered Porch
 CPL = Concrete Pole with Lights
 CPP = Concrete Power Pole
 DWAY = Driveway
 D/WAY = Driveway
 EUB = Electronic Utility Box
 FT = Feet
 GUY = Guy Wire/Anchor
 ICV = Irrigation Control Valve
 ID = Identification
 LP = Light Pole
 nof = now or formerly (owned by)
 OHL = Overhead Wire/Line
 PP = Power Pole
 PPL = Power Pole with Lights
 RES. = Residence
 SCO = Sewer Clean Out
 SQ = Square
 STY = Story
 UR = Utility Riser
 WPL = Wood Pole with Lights
 WPP = Wood Power Pole
 CLF = Chain Link Fence
 F = Face Side of Wood Fence
 MF = Metal Fence
 P = Past Side of Wood Fence
 VF = Vinyl/PVC Fence
 WF = Wood Fence
 WIF = Wire Fence
 CM = Concrete Monument
 FIP = Found Iron Pipe (Size Delineated)
 FIR = Found Iron Rod (Size Delineated)
 FIPC = Found Iron Pipe/Cap
 FIRC = Found Iron Rod/Cap
 PCPT = Permanent Control Point
 PK = Parker- Kalon Nail or Mag Nail
 PRM = Permanent Reference Monument
 IP = Iron Pipe
 IR = Iron Rod
 SIP = Set Iron Pipe
 SIR = Set Iron Rod
 SIRC = Set Iron Rod & Cap
 D.B. = Deed Book
 MB = Map Book
 O.R.B. = Official Records Book
 ORV = Official Record Volume
 Pg = Page
 PC = Point of Curvature
 PCC = Point of Compound Curvature
 PI = Point of Intersection
 POB = Point of Beginning
 POC = Point of Commencement
 POI = Point of Interest
 PRC = Point of Reverse Curvature
 PT = Point of Tangency
 LB = Licensed Survey Business
 LS = Licensed Surveyor
 RLS = Registered Licensed Surveyor
 PLS = Professional Licensed Surveyor
 PSM = Professional Surveyor & Mapper
 PS = Professional Surveyor
 S = Section
 T = Township
 R = Range
 CMP = Corrugated Metal Pipe
 BRL = Building Restriction Line
 CL = Centerline
 CLD = Centerline Ditch
 D.E. = Drainage Easement
 GEN = Generator

EC = Edge of Concrete
 EP = Edge of Asphalt/Pavement
 EOP = Edge of Pavement
 EOW = Edge of Water
 ESMT = Easement
 R.B.L. = Reference Bearing Line
 R/W = Right -Of -Way
 TOB = Top of Bank
 TOW = Top of Water
 (P) = Plat Call
 (M) = Field Measured Value
 (C) = Calculated Value
 (D) = Deed Call
 Δ = Delta or Central Angle
 RAD = Radius
 CH = Chord Bearing & Distance
 L = Arc Length
 C.B. = Catch Basin
 CCEC = Clay County Electric Cooperative
 CUA = Clay County Utility Association
 CEC = Clay Electric Cooperative
 COJ = City of Jacksonville
 F.A.C. = Florida Administrative Code
 FP = Florida Power
 FPL = Florida Power & Light
 FP&L = Florida Power & Light
 FPLE = Florida Power & Light Easement
 JEA = Jacksonville Electric Authority
 JEA-E = Jacksonville Electric Authority Easement
 JEA-EE = Jacksonville Electric Authority Equipment Easement
 OREMC = Okfehenoke Rural Electric Cooperative
 D.&A.E. = Drainage & Access Easement
 P.U.D.E. = Public Utility & Drainage Easement
 ● CO = Cleanout
 ● WPP = Wood Power Pole
 ⚡ = Irrigation Control Valve (ICV)
 Ⓢ = Sanitary Sewer Manhole
 Ⓜ = JEA Manhole
 Ⓜ = Stormwater Drainage Manhole
 ♿ = Handicap Sign
 ○ = Sign (Single Post)
 [AC] = Air Conditioner/ Heat Pump on Pad
 [UR] = Utility Riser
 [EUB] = Electric Utility Box
 [PE] = Pool Equipment on Pad
 [PF] = Pool Filter/Machinery on Pad
 (W) = Well
 ⚡ = Fire Hydrant (FH)
 ☀ = Light Pole (LP)
 (S) = Septic Tank
 Ⓢ = Centerline (CL)
 ⚓ = Guy Anchor
 Ⓜ = Water Meter

GENERAL SURVEYOR NOTES:

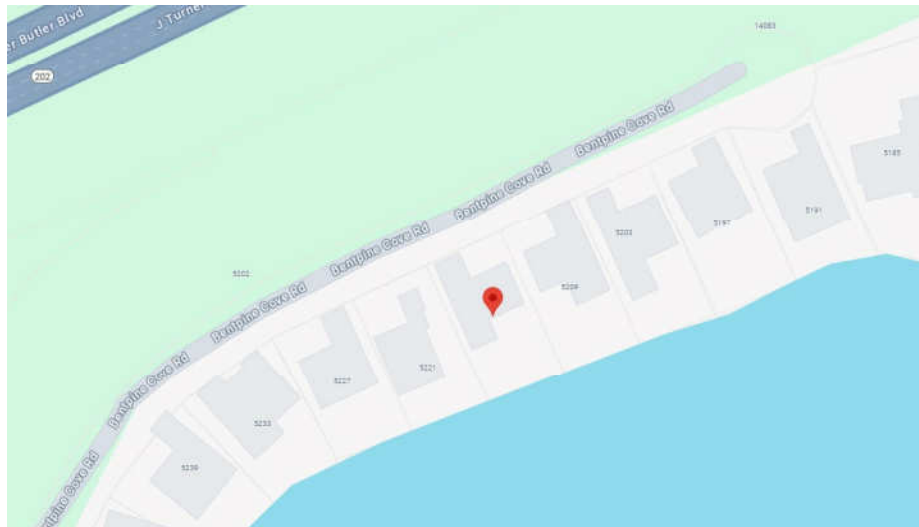
1. Legal Description has been furnished or confirmed by the Client or his/her Agents.
2. The Surveyor hereon is not responsible for easements of record other than those shown on a Plat if applicable, or in a Title Commitment provided at the time of order. Any condition that might represent an unrecorded easement is shown hereon and marked as a Point of Interest (POI). Above-Ground evidences of Utilities may or may not represent an unrecorded easement.
3. Measurements shown hereon are in US Standard feet and decimals thereof.
4. STATED PURPOSE OF THIS SURVEY: Mortgage, Purchase, Sale, Permits, Planning.
5. Main Building and Ancillary Structure measurements are to the exterior of those buildings. Design Professionals should make their own measurements for attachments to Buildings shown hereon.
6. This survey does not show any underground improvements, foundations, or utilities, etc. No underground investigation of any feature including Septic Tank has been performed.
7. Underground septic or well feature shown, if any, has been uncovered by the seller or his Agents.
8. All ABOVE-GROUND evidences of Utility Easements lie within their Respective Easements unless noted.
9. This Survey is not intended to Reflect or Determine Ownership.
10. Construct Improvements to Iron Markers as described only. Wood Laths and Wire Flags ARE NOT Property Corners.
11. This survey is COPYRIGHTED and is not intended for, nor Insured for multiple uses by multiple parties. Other than a Lender who assumes a Mortgage Note for the client or his/her agents, use is restricted to said client or his/her agents hereon for the Purposes listed in Note #5 above. It is illegal to copy or alter this survey drawing without permission.
12. Streets shown hereon are Centered in R/W provided unless otherwise noted and dimensioned.
13. Water shorelines, if any, shown on this drawing are current for date shown only. This is NOT a "Mean High Water Survey" as per Chapter 177.39 F.A.C. or any other relevant Local, State, or Federal rule.
14. State Plane Coordinates shown, if any, are based on the North American Datum (NAD) of 1983, Florida East Zone (941)-(2011)-(epoch 2010.0000).
15. Elevations, if shown, are based on the North American Vertical Datum (NAVD) 1988.
16. All dimensions hereon reflect the Deed/Plat call AND the corresponding field measured value. Calculated values are shown if reference irons are set.
17. Electronic (PDF) files are valid with Chapter 5J-17.032 (3) F.A.C and FS 0425.025 conforming Electronic (PDF) Seal attached. As per rules listed, the electronic signature file name/number is present on the invoice presented to the client or his/her agents. Hard sealed copies of the drawing are stored at the Surveyor's office and will be furnished on request (gratis) to client or his/her agents hereon for 60 days from date of signature. Hard copies will be furnished to said client or his/her agents for an Archival Fee after 60 days.
18. Symbols hereon may differ in scale from the Legend and Abbreviations/Symbols list hereon for clarity.
19. Pursuant to F.S. 558.0035, no individual employee or Agent may be held personally liable for Negligence.
20. This drawing reflects information gathered, analyzed, presented and preserved solely by River City Surveying & Mapping, LLC. Third Party references, Business Cards etc. attached do not infer or create liability in any form.
21. Fence Ownership is Not Determined.

JOB SPECIFIC SURVEYOR NOTES:



**RIVER CITY
 SURVEYING & MAPPING
 LB#8484
 904.675.9300
 7220 FINANCIAL WAY
 JACKSONVILLE, FL 32256**

**BOUNDARY SURVEY OF LANDS IN:
SECTION 41, TOWNSHIP 3 SOUTH, RANGE 28 EAST
DUVAL COUNTY, FLORIDA**



PROPERTY ADDRESS: 5215 BENTPINE COVE ROAD, JACKSONVILLE, FL 32224

CERTIFIED TO:
VICTORIA GOMEZ
RENASANT BANK
LANDMARK TITLE LLC
FIDELITY NATIONAL TITLE INSURANCE
COMPANY



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