

# BOUNDARY SURVEY

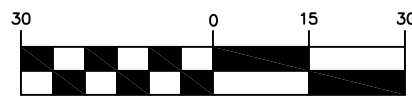
LOT 179 AS SHOWN ON PLAT OF  
PABLO CREEK RESERVE PHASE TWO AND TWO-A  
AS RECORDED IN PLAT BOOK 58, PAGES 135-142 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.

BOC - DENOTES BACK OF CURB  
EOP - DENOTES EDGE OF PAVEMENT

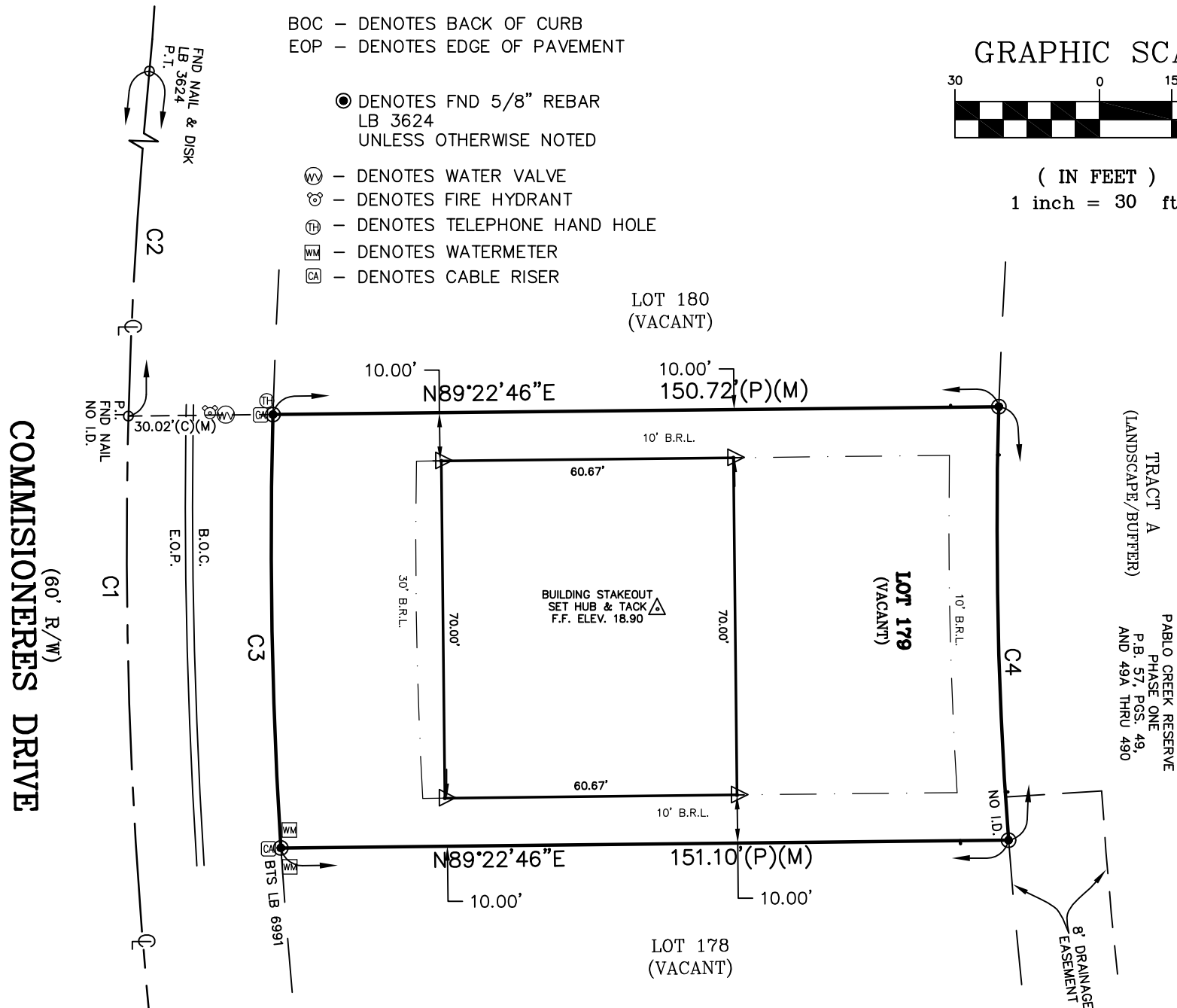
● DENOTES FND 5/8" REBAR  
LB 3624  
UNLESS OTHERWISE NOTED

⊕ - DENOTES WATER VALVE  
⊙ - DENOTES FIRE HYDRANT  
⊕ - DENOTES TELEPHONE HAND HOLE  
⊕ - DENOTES WATERMETER  
⊕ - DENOTES CABLE RISER

## GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



### GENERAL NOTES:

1. BEARINGS ARE BASED ON THE CHORD BEARING LINE OF COMMISSIONERS DRIVE AS BEING S6°42'33"E (C1).
2. ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120077, PANEL NUMBER 0414H, DATED, AUGUST 15, 1989, THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATION'S ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, DUVAL COUNTY.
4. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
5. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
6. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
7. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
8. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
9. THIS BOUNDARY SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE LAST REVISION DATE.
10. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
11. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
12. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
13. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
14. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
15. BUILDING AND IMPROVEMENT TIES AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
16. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE LOCATION OF THE BUILDING STAKEOUT.
17. SET BACKS PROVIDED BY CLIENT.

### CURVE TABLE

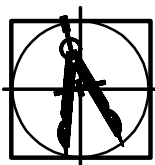
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1(P)	1025.00	535.68	S6°42'33"E	529.60	29°56'37"
C2(C)(M)	1025.00	121.24	S4°52'27"W	121.17	6°46'38"
C3(P)(M)	995.00	90.03	S1°02'36"E	90.00	5°11'04"
C4(P)(M)	870.00	90.05	S1°17'07"E	90.01	5°55'49"

REVISION B: ADDED NEW BUILDING STAKEOUT (9/21/13) (ELS/RPS)  
REVISION A: ADDED BUILDING STAKEOUT (9/4/13) (LAH/TPH)

**PREPARED FOR: DREAMBUILDER CUSTOM HOMES, LLC**

**CERTIFIED TO: DREAMBUILDER CUSTOM HOMES, LLC**

- LEGEND**
- B.R.L. - DENOTES BUILDING RESTRICTION LIMITS
  - FND - DENOTES FINISH FLOOR
  - ELEV. - DENOTES ELEVATION
  - F.F. - DENOTES FINISH FLOOR
  - R/W - DENOTES RIGHT OF WAY
  - R.P. - DENOTES RADIUS POINT
  - P.C.C. - DENOTES POINT OF COMPOUND CURVATURE
  - C.S. INT. - DENOTES CENTERLINE INTERSECTION
  - P.I. - DENOTES POINT OF INTERSECTION
  - P.C. - DENOTES POINT OF CURVATURE
  - P.R.C. - DENOTES POINT OF REVERSE CURVATURE
  - P.K. NAIL - DENOTES PARABOLIC NAIL
  - P.T. - DENOTES POINT OF TANGENCY
  - P.S. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
  - P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
  - CERT. - DENOTES CERTIFICATION
  - N.T.S. - DENOTES NOT TO SCALE
  - N/A - DENOTES NOT APPLICABLE/AVAILABLE
  - GAR. - DENOTES GARAGE
  - A/C - DENOTES AIR CONDITION
  - E.E. - DENOTES ELECTRIC EASEMENT
  - U.E. - DENOTES UTILITY EASEMENT
  - C.C.U.A. - DENOTES CLAY COUNTY UTILITY AUTHORITY
  - EASE.(E) - DENOTES EASEMENT
  - D.E. - DENOTES DRAINAGE EASEMENT
  - U.D.E. - DENOTES UNRESTRICTED DRAINAGE EASEMENT
  - C.E.C. - DENOTES CLAY COUNTY COOPERATIVE
  - F.P.M. - DENOTES FLORIDA POWER AND LIGHT
  - SURV.M.D. - DENOTES ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - COLOUR(F) - DENOTES (CONDITIONAL) LETTER OF MAP REVISION (FILL)
  - N.G.V.D. - DENOTES NATIONAL GEODESIC VERTICAL DATUM
  - N.A.V.D. - DENOTES NORTH AMERICAN VERTICAL DATUM
  - F.E.M.A. - DENOTES FEDERAL EMERGENCY MANAGEMENT AGENCY
  - F.I.R.M. - DENOTES FLOOD INSURANCE RATE MAP
  - C - DENOTES CURVE
  - (P) - DENOTES PLAT
  - (M) - DENOTES MEASURED
  - (D) - DENOTES CALCULATED
  - (I.P.) - DENOTES IRON PIPE
  - (R) - DENOTES REBAR
  - (F.B.) - DENOTES FIELD BOOK
  - (M.H.) - DENOTES MANHOLE
  - (C.M.) - DENOTES 4"x4" CONCRETE MONUMENT IDENTIFICATION AS NOTED
  - (M.H.) - DENOTES 4"x4" CONCRETE MONUMENT LB #6991
  - (R) - DENOTES 5/8" REBAR SET LB #6991
  - (T.O.B.) - DENOTES TOP OF BANK
  - (P.G.) - DENOTES PAGE(S)
  - (B.L.) - DENOTES BREAK LINE
  - (C) - DENOTES CENTERLINE
  - (L.S.) - DENOTES LICENSE BUSINESS NUMBER
  - (N.S.P.) - DENOTES NEIGHBORHOOD SITE PLAN
  - (G.P.) - DENOTES LOT GRADING PLAN



## BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224  
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258

CERTIFICATE OF AUTHORIZATION LB #6991

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"I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17 F.A.C.; Pursuant to section 472.027, Florida statutes, subject to all notes and notations shown hereon.

APRIL 29, 2013                      MAY 6, 2013  
FIELD WORK COMPLETED      MAP ORIGINALLY SIGNED

RAYMOND PAUL SUTHERLAND, P.S.M.  
STATE OF FLORIDA LICENSE NUMBER LS 6477

### NOTATION:

The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: DBG

CHECKED BY: TPH

F.I.R.M. FLOOD ZONE      X      ELEVATION: N/A

PANEL NO.:      120077 0414H 8/15/89

FB/PG:      751/25 776/79

DATE:      4/29/13      SCALE:      1"=30'

PROJECT NO.:      1113-13-001      REVISION:      B

SHEET      1      OF      1