

LEGAL DESCRIPTION:

ALL THAT PART OF LOT 1, OF ARNOWIN, LYING AND BEING NORTH OF A PROPOSED COUNTY ROAD AND EAST OF OLD COUNTY ROAD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 1, OF ARNOWIN, A SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 30, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, FOR A POINT OF BEGINNING, AND RUN SOUTH 02 DEGREES 31 MINUTES WEST A DISTANCE OF 150 FEET ALONG THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17, TO THE NORTH SIDE OF PROPOSED ROAD OF CLAY COUNTY; THENCE TURN AND RUN NORTH 78 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 154.63 FEET TO A POINT IN THE CENTER OF THE OLD COUNTY ROAD; THENCE TURN AND RUN NORTH 34 DEGREES 19 MINUTES WEST 139.41 FEET TO A POINT; THENCE TURN AND RUN NORTH 88 DEGREES 53 MINUTES EAST A DISTANCE OF 237.04 FEET ALONG THE NORTH SIDE OF SAID LOT 1 TO THE POINT AND PLACE OF BEGINNING, THE SAME BEING A POINT IN THE WEST RW LINE OF U.S. HIGHWAY NO. 17.

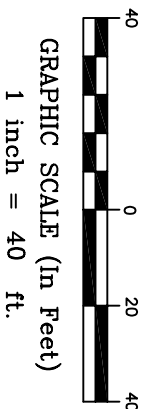
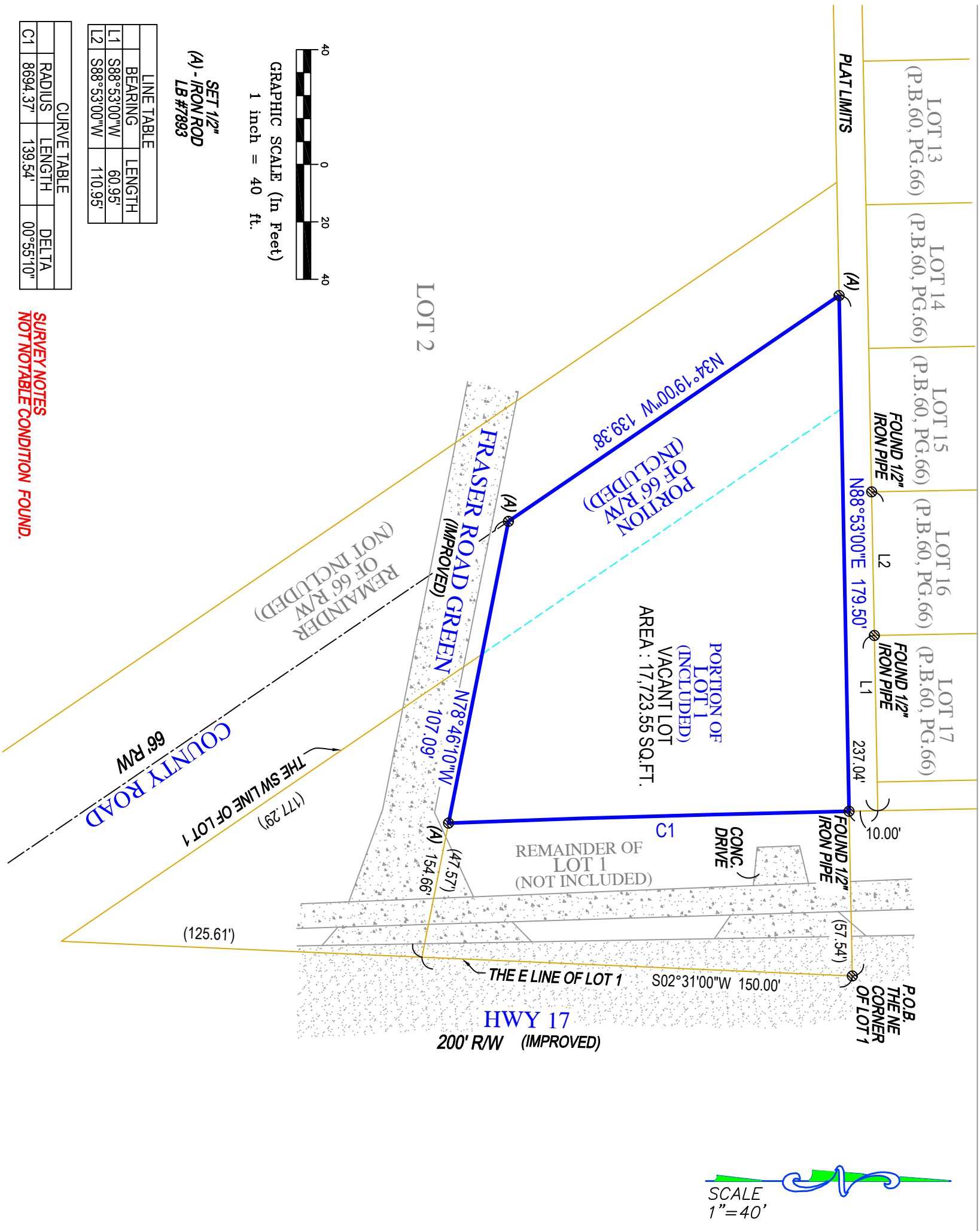
CERTIFIED TO:
GURU DAYAL LLC; SUNBELT TITLE AGENCY - WINTER HAVEN; TITLE RESOURCES GUARANTY COMPANY;

FLOOD ZONE: X
COMMUNITY NUMBER: 120064
PANEL: 0190
SUFFIX: E
FIELD DATE: 3/16/2023

SURVEY NUMBER: 579288
CLIENT FILE NUMBER: 1781323-01129

BOUNDARY SURVEY

PROPERTY ADDRESS:
XXX FRASER ROAD GREEN, COVE SPRINGS, FL. 32043



SET 1/2"
(A) - IRON ROD
LB #7893

LINE TABLE	
BEARING	LENGTH
L1	S88°53'00"W 60.95'
L2	S88°53'00"W 110.95'

CURVE TABLE		
RADIUS	LENGTH	DELTA
C1	8694.37'	00°55'10"

SURVEY NOTES
NOT NOTABLE CONDITION FOUND.

- ABBREVIATION DESCRIPTION:**
- AC/AIR CONDITIONER
 - Δ/CENTRAL / DELTA ANGLE IDENTIFICATION LENGTH
 - LB LICENSED BUSINESS
 - NA.V.D. NATIONAL AMERICAN VERTICAL DATUM
 - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - O.H.L. OVERHEAD UTILITIES
 - P.C. POINT OF CURVATURE
 - P.C.C. POINT OF COMPOUND CURVE
 - P.K. PARKER KYLON MAIL
 - P.R.C. POINT OF REVERSE CURVE
 - PSM PROFESSIONAL SURVEYOR MAPPER
 - P.T. POINT OF TANGENCY
 - R/RADIAL / RADIUS
 - R/RW RIGHT OF WAY

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.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER 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 ARE LOCATED.

REVISIONS:

- DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- 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.

Kenneth Osborne
by Kenneth Osborne
Date: 2023.03.17 11:16:37-05'00'

(SIGNED) **Kenneth Osborne**
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>