

BOUNDARY SURVEY

LOT 109 AS SHOWN ON PLAT OF MONTEVILLA PHASE 2

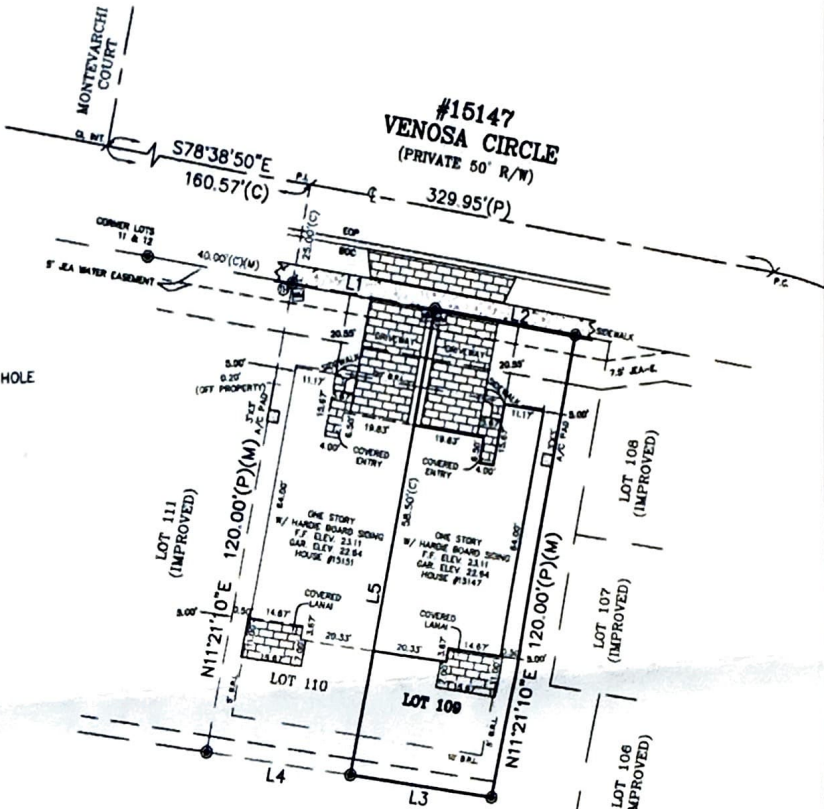
AS RECORDED IN PLAT BOOK 71, PAGES 146-151 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

REMARKS FOR THIS SURVEY:
BEFORE THE BEGINNING OF WORK, THE SURVEYOR SHALL BEWARE OF THE LOCATION OF ANY UNRECORDED ENCLAVEMENTS OR ADJACENT PARCELS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UNRECORDED ENCLAVEMENTS OR ADJACENT PARCELS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UNRECORDED ENCLAVEMENTS OR ADJACENT PARCELS.



- DENOTES PAVERS
- DENOTES CONCRETE
- DENOTES FND 5/8" REBAR LB 3624
- DENOTES TELEPHONE HAND HOLE
- DENOTES WATER METER

LINE TABLE		
LINE	DIRECTION	LENGTH
L1(P/W)	S78°38'50"E	40.00
L2(P/W)	S78°38'50"E	42.00
L3(P/W)	S78°38'50"E	40.00
L4(P/W)	S78°38'50"E	42.00
L5(P/W)	N11°21'10"E	120.00

GENERAL NOTES

1. BEARINGS ARE BASED ON THE CENTERLINE OF VENOSA CIRCLE AS BEING S78°38'50"E.
2. SHADING INDICATIONS SHOWN HEREON ARE BASED ON NAVD 1989.
3. THE LANDS SHOWN HEREON ARE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) CONFORMITY NUMBER 125257, PANEL NUMBER 0835A, DATED JUNE 3, 2013.
4. FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE FIRM'S FIRM MAPS AND ARE FOR INFORMATION ONLY. THE FIRM INFORMATION ON THIS SURVEY SHOULD BE MADE TO DATE UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY BE SUBSEQUENT CHANGES TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION.
5. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1989.
6. NO UNDERGROUND FOUNDATIONS OR UTILITIES, OR IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON, ARE INDICATED ON THIS SURVEY.
7. ADDITIONAL, TELEPHONE HAND HOLES AND/OR SMALLER LOCATED UNDER THE SCOPE OF THIS SURVEY.
8. ADVERTISEMENTS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS UNAUTHORIZED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
9. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OF SMALLER DIMENSIONS AND IS NOT TO BE ENLARGED TO BE USED AS A BASIS FOR CONSTRUCTION.
10. ENTRIES & PARTS DEPICTED AS EXTENDING INTO THE BOUNDING RESTRICTION LIMITS MUST REMAIN UNCHANGED & NOT ENCLOSED.
11. UPLAND BUFFERING ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED AND IS NOT TO BE CHANGED OR REMOVED.
12. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. 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 LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 90 DAYS AFTER THE LAST REVISION DATE.
13. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
14. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES.
15. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WETLANDS, HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, FEDERAL OR LOCAL AGENCY, BOARD, OR COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
16. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
17. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
18. BUILDING AND IMPROVEMENT TIES ARE DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
19. PLEASE REFER TO THE PLAT FOR ADDITIONAL NOTES THAT MAY AFFECT THIS LOT.
20. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE TRUE, SITE IMPROVEMENTS FOR LOT 109.
21. NO GENERAL CONTROL AT TIME OF SURVEY.

REVISION B: ADDED FINAL SITE IMPROVEMENTS FOR LOT 109 (8/14/19) (RM/ANB)
REVISION A: ADDED FINAL SITE IMPROVEMENTS (8/14/19) (RM/ANB)
PREPARED FOR: LENNAR HOMES, LLC

CALATLANTIC TITLE, INC.
NORTH AMERICAN TITLE INSURANCE COMPANY
CERTIFIED TO: RICCARDO COIRO & JOYCE COIRO

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1601 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
GREEN CERTIFICATE OF AUTHORIZATION LB #6661
COPYRIGHT © 2019

I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the highest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 53-17, F.A.C. Pursuant to section 472.007, Florida Statutes, subject to all notes and notations shown hereon.

MARCH 19, 2019
FIELD WORK COMPLETED
MARCH 19, 2019
MAP OFFICIALLY SIGNED
Thomas P. Hughes
THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

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, 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: GM/AH CHECKED BY: THH

F.I.E.M. FLOOD ZONE W/ ELEVATOR	X (N/A)
PANEL NO:	120077 0835H 4/2/13
FB/PG:	1305/9 1408/77
DATE:	3/18/19
PROJECT NO:	004-18-1211-109
REVISION:	B
SHEET	1 OF 1

[Small text block containing detailed survey notes and signatures]