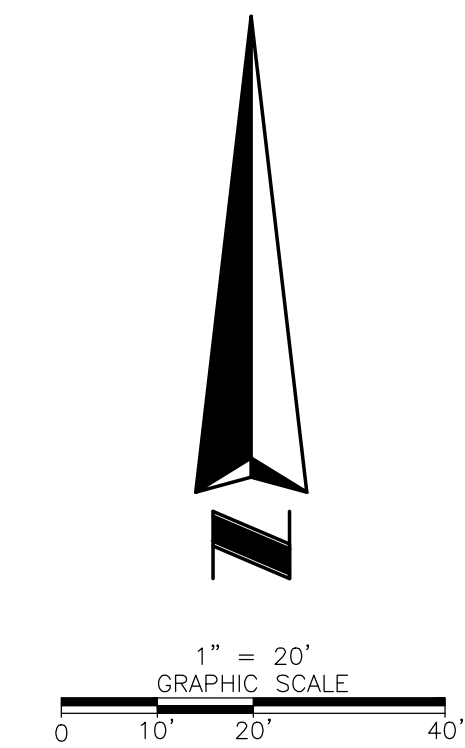


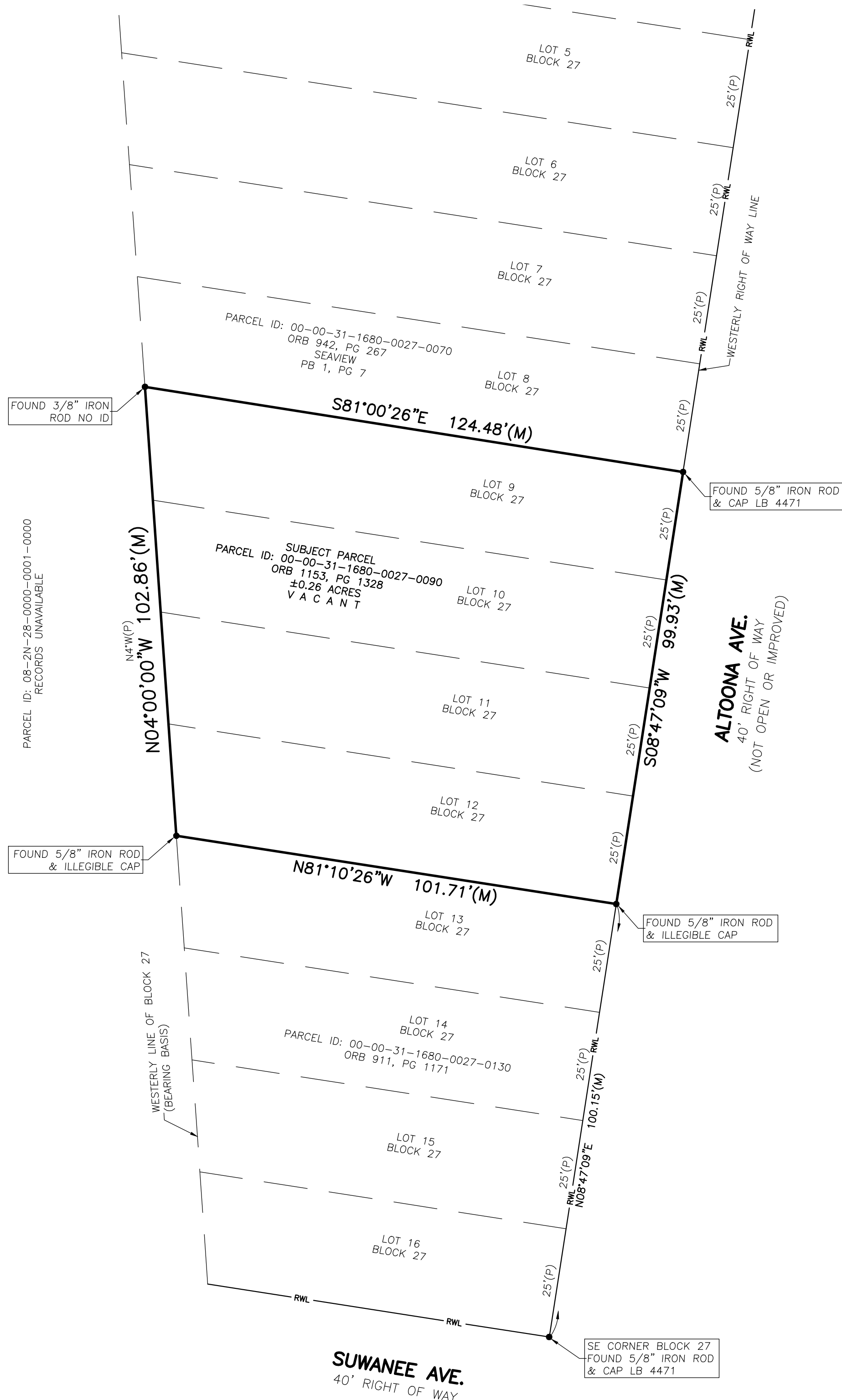
Z:\PROJECTS\2025\01-01-2025 W116927 0 ALTOONA AVE BNDY\PROJECT DATA\W116927.dwg



# BOUNDARY SURVEY

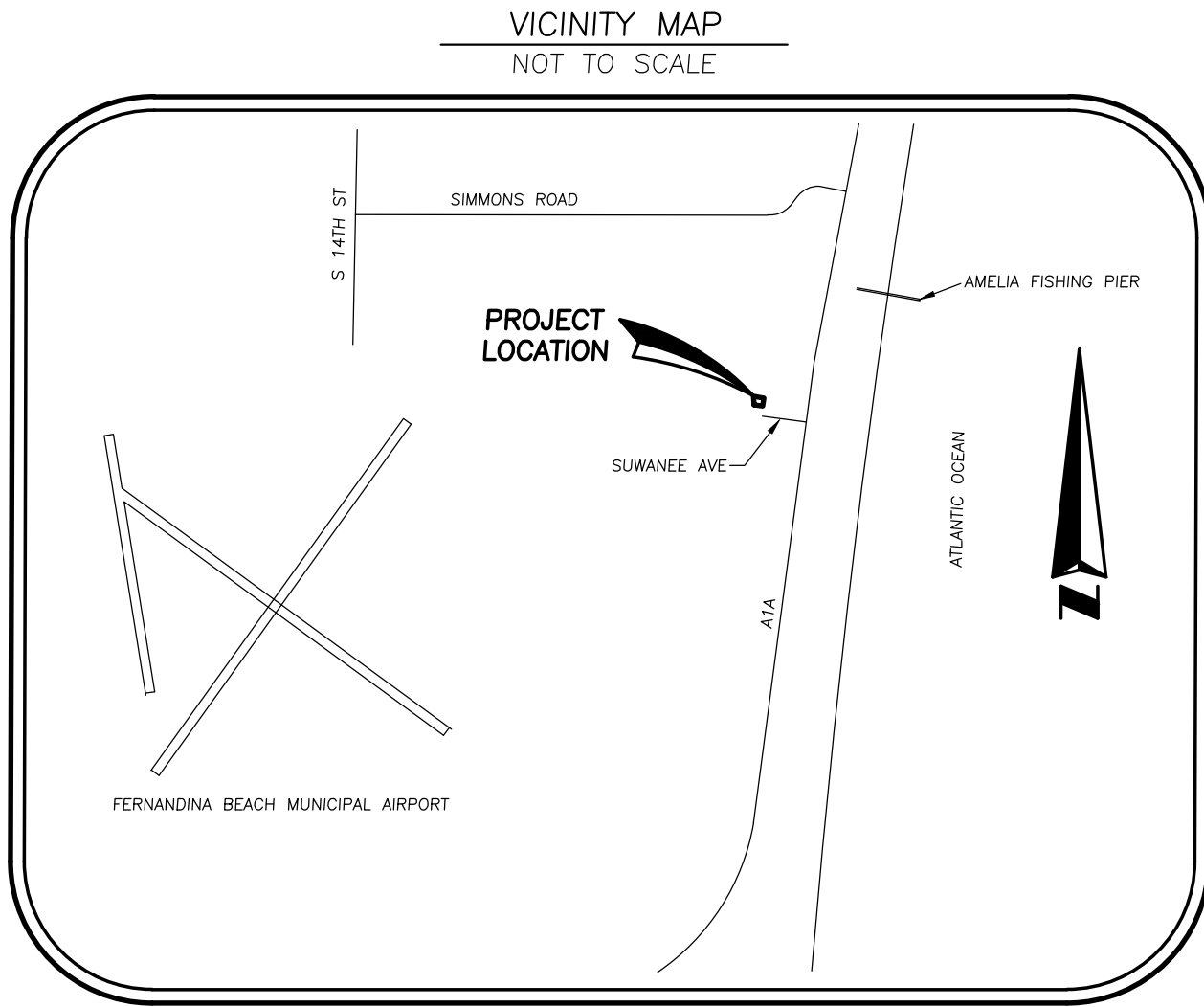
LOTS 9-12, SEAVIEW, PLAT BOOK 1, PAGE 7

NASSAU COUNTY, FLORIDA



## LEGEND & ABBREVIATIONS:

- ± = MORE OR LESS
- = IRON ROD (AS SHOWN)
- PB = PLAT BOOK
- ORB = OFFICIAL RECORDS BOOK
- PG(S) = PAGE(S)
- (P) = PLAT
- (M) = MEASURED
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RWL- = RIGHT OF WAY LINE
- SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION



## DESCRIPTION:

LOTS 9 THROUGH 12, INCLUSIVE, BLOCK TWENTY-SEVEN (27), SEAVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

## SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations, if any, have not been located.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
- The electronic signature shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown hereon are based upon the Westery line of Block 27 as being North 04°00'00" West. Bearings and distances shown hereon are measured unless otherwise noted.
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.
- Right of Way information shown hereon was determined by found monumentation, recorded plats, and information obtained on the Nassau County Property Appraisers web site. No Right of Way documentation was provided by client.
- The above described parcel contains 11,320 square feet or 0.26 acres, more or less.
- Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.
- Wetland areas, if existing were not addressed as a part of this survey.

## NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

Thomas F. Ferguson, PSM  
Registered Land Surveyor  
Number 5970

DRAWING NUMBER		NORTH FLORIDA LAND TRUST		Boundary Survey		REVISION DATE		REVISION		BY	
W116927				Project:							
SHEET		0 Altoona Avenue		0 Altoona Avenue							
NUMBER		Fernandina Beach, FL 32034		Fernandina Beach, FL 32034							
1 OF 9											

SOUTHEASTERN SURVEYING  
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