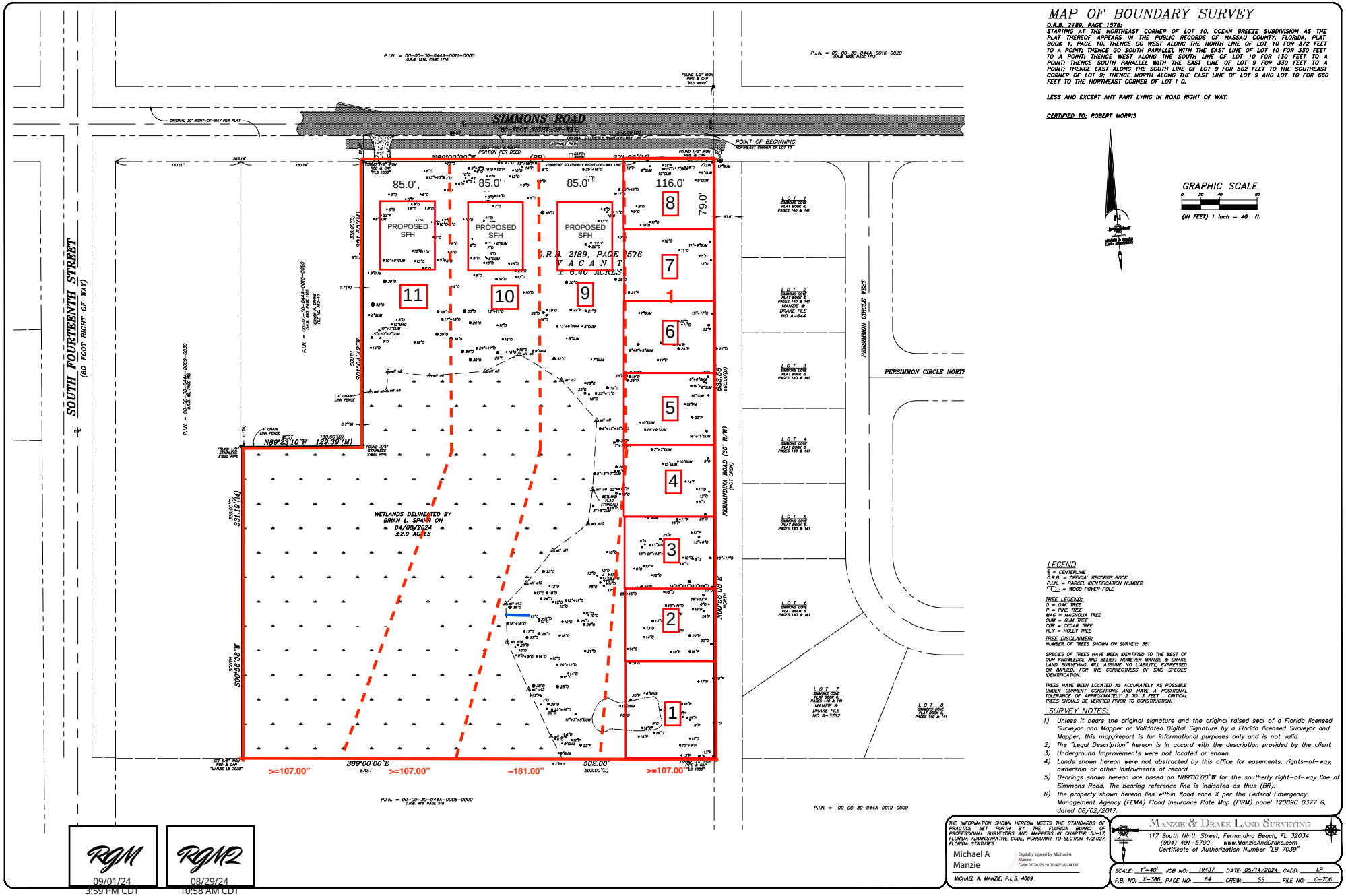
dotloop signature verification: dtlp.us/X08z-TN23-Bgh8



MAP OF BOUNDARY SURVEY

O.R.B. 2189, PAGE 1576:
STARTING AT THE NORTHEAST CORNER OF LOT 10, OCEAN BREEZE SUBDIVISION AS THE PLAT THEREOF APPEARS IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, PLAT BOOK 1, PAGE 10, THENCE GO WEST ALONG THE NORTH LINE OF LOT 10 FOR 372 FEET TO A POINT; THENCE GO SOUTH PARALLEL WITH THE EAST LINE OF LOT 10 FOR 330 FEET TO A POINT; THENCE WEST ALONG THE SOUTH LINE OF LOT 10 FOR 130 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOT 9 FOR 330 FEET TO A POINT; THENCE EAST ALONG THE SOUTH LINE OF LOT 9 FOR 502 FEET TO THE SOUTHEAST CORNER OF LOT 9; THENCE NORTH ALONG THE EAST LINE OF LOT 9 AND LOT 10 FOR 660 FEET TO THE NORTHEAST CORNER OF LOT 1 0.

LESS AND EXCEPT ANY PART LYING IN ROAD RIGHT OF WAY.

CERTIFIED TO: ROBERT MORRIS

GRAPHIC SCALE
0 20 40 80
(IN FEET) 1 inch = 40 ft.

LEGEND
℄ = CENTERLINE
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
= WOOD POWER POLE

TREE LEGEND:
O = OAK TREE
P = PINE TREE
MAG = MAGNOLIA TREE
GUM = GUM TREE
CDR = CEDAR TREE
HLY = HOLLY TREE

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 381

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

SURVEY NOTES:

1) Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
2) The "Legal Description" hereon is in accord with the description provided by the client
3) Underground improvements were not located or shown.
4) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
5) Bearings shown hereon are based on N89°00'00"W for the southerly right-of-way line of Simmons Road. The bearing reference line is indicated as thus (BR).
6) The property shown hereon lies within flood zone X per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0377 G, dated 08/02/2017.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Michael A Manzie
Digitally signed by Michael A Manzie
Date: 2024.05.30 10:47:36 -04'00'

MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

SCALE: 1"=40' JOB NO: 19437 DATE: 05/14/2024 CADD: LP
F.B. NO: X-386 PAGE NO: 64 CREW: SS FILE NO: C-706

RGM
09/01/24
3:59 PM CDT
dotloop verified

RGM2
08/29/24
10:58 AM CDT
dotloop verified