



www.exactalandsurveyors.com | Office: 888.735.1916 | Fax: 888.744.2882



**PROPERTY ADDRESS:**  
652 N MAGNOLIA AVENUE, GREEN COVE SPRINGS, FLORIDA 32043

**SURVEY NUMBER:** 2412.1333-02

**DATE SIGNED:** 12/17/24

**REVISION DATE(S):**  
(REV 1: 12/17/2024)

**POINTS OF INTEREST:**  
**NONE VISIBLE**

**FIELD WORK DATE:** 12/10/2024

**SURVEYORS CERTIFICATE**

I hereby certify that this Survey of the lands described herein was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of land and meets the Standards of Practice set forth in Chapter 35-15.050 through 35-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



**RAYMOND J. SCHAEFER**  
State of Florida Professional Surveyor and Mapper  
License Number LS 6132, Exp. 04/2024  
Exacta Land Surveyors, LLC | LSA 2024

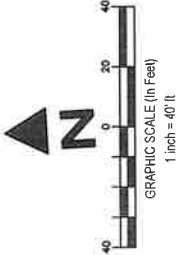
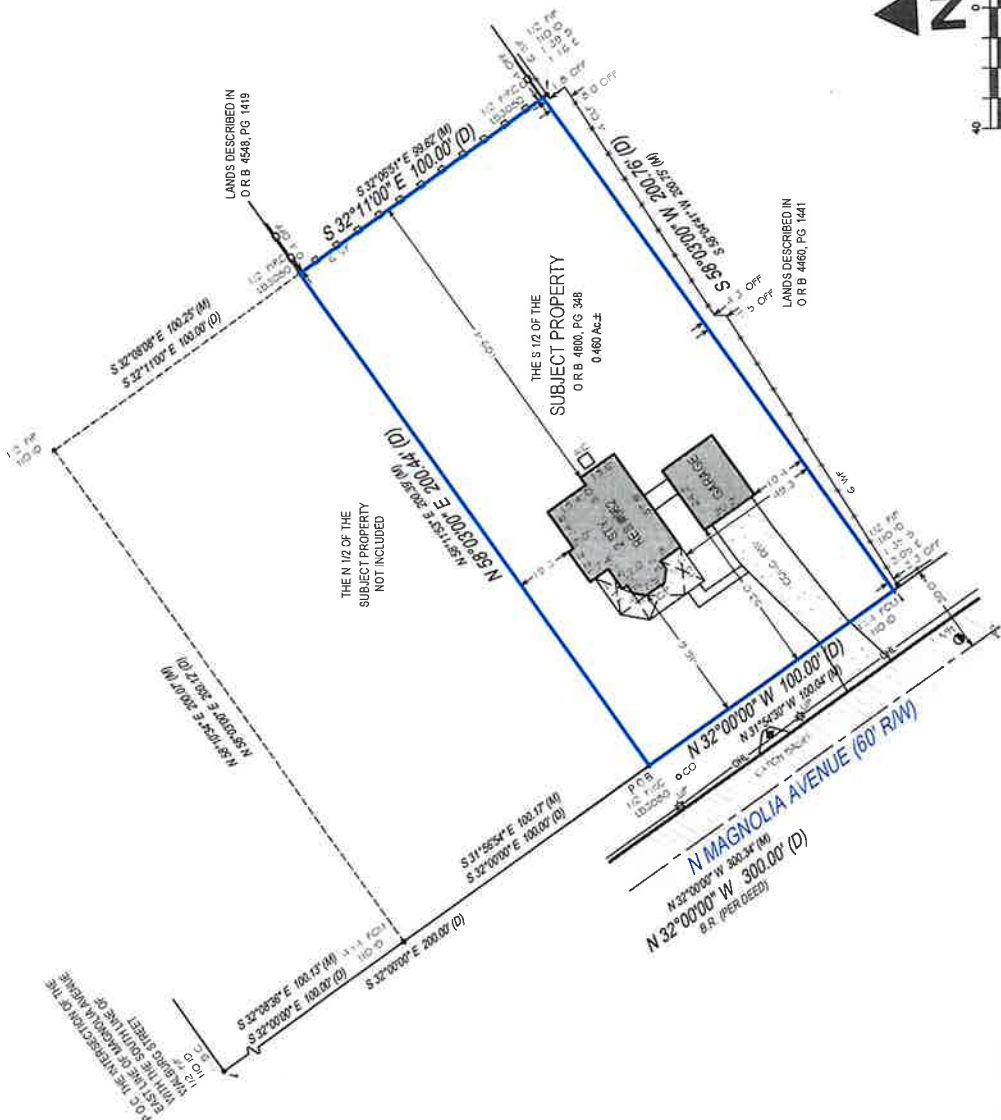


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L.S.A. 532  
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151 West Broadway, 4th Floor, Fort Lauderdale, Florida 33301



**AFFILIATE MEMBERS**

2412.1333  
BOUNDARY SURVEY  
CLAY COUNTY



**SURVEYOR'S NOTES**  
FENCE OWNERSHIP NOT DETERMINED

**SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION**  
**PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES**

**PROPERTY ADDRESS:**  
642 N MAGNOLIA AVENUE, GREEN COVE SPRINGS, FLORIDA 32043

**SURVEY NUMBER:** 2412.1333-02

**CERTIFIED TO:**  
REGINALD VAUGHN

**DATE SIGNED:** 12/17/24

**BUYER:** REGINALD VAUGHN

**LENDER:**

**TITLE COMPANY:**

**COMMITMENT DATE:** NOT REVIEWED | **CLIENT FILE NO.:**

**LEGAL DESCRIPTION:**  
PART OF LOT 2, BLOCK 8, NORTH SUBURBS OF GREEN COVE SPRINGS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE EAST LINE OF MAGNOLIA AVENUE AND THE SOUTH 40.0 FOOT RIGHT-OF-WAY OF WALBURG STREET (A 40.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 32 DEGREES 00 MINUTES 00 SECONDS EAST, 2000 FEET ALONG THE EAST LINE OF SAID MAGNOLIA AVENUE, TO THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES 03 MINUTES 00 SECONDS EAST, 200.44 FEET; THENCE SOUTH 32 DEGREES 11 MINUTES 00 SECONDS WEST, 200.76 FEET; TO THE EAST LINE OF SAID MAGNOLIA AVENUE; THENCE NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST, 100.0 FEET ALONG THE EAST LINE OF SAID MAGNOLIA AVENUE TO THE POINT OF BEGINNING.

**FLOOD ZONE INFORMATION:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF GREEN COVE SPRINGS; COMMUNITY NUMBER 120065; PANEL NUMBER 0193 DATED 03/17/2014

**JOB SPECIFIC SURVEYOR NOTES:**  
THE BEARING REFERENCE OF NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF N MAGNOLIA AVENUE, ACCORDING TO THE DEED THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4800, PAGE 348 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

**GENERAL SURVEYORS NOTES:**

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- All alterations to this survey map and report by other than the signing surveyor are prohibited. Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

**SURVEYORS LEGEND:**

LINETYPES	ABBREVIATIONS	SURVEYOR
Boundary Line	(C) - Calculated	FIP - Found Iron Pipe
Center Line	(D) - Deed	FIRC - Found Iron Rod
Chain Link or Wire Fence	(F) - Field	FIR - Found Iron Rod & Cap
Easement	(M) - Measured	FN - Found Nail
Edge of Water	(P) - Plat	FN&D - Found Nail & Disc
Iron Fence	(R) - Record	FRRSPK - Found Railroad Spike
Overhead Lines	(S) - Survey	GAR - Garage
Structure	A/C - Air Conditioning	GM - Gas Meter
Survey Tie Line	AE - Access Easement	ID - Identification
Vinyl Fence	ANE - Anchor Easement	IF/E - Ingress/Egress
Wall or Party Wall	ASBL - Accessory Setback Line	ILL - Illegible
Wood Fence	B/W - Bay/Box Window	INT - Intersection
	BC - Block Corner	IRRE - Irrigation Easement
	BFP - Backflow Preventer	L - Length
	BLD - Building	LAE - Limited Access Easement
	BLK - Block	LBA - License No. (Business)
	BM - Benchmark	LBE - Limited Buffer Easement
	BR - Bearing Reference	LME - Lake/Landscape
	BRL - Building Restriction Line	LMA - Landscape Easement
	BSMT - Basement	LSP - License No. (Surveyor)
	C - Curve	MB - Map Book
	CL - Center Line	ME - Maintenance Easement
	CP - Covered Porch	MES - Metered End Section
	C/S - Concrete Slab	MF - Metal Fence
	CATV - Cable TV Riser	MH - Manhole
	CB - Concrete Block	CHIM - Chimney
	CH - Chord Bearing	CLF - Chain Link Fence
	CHIM - Chimney	CME - Canal Maintenance Easement
	CLF - Chain Link Fence	CO - Clean Out
	CME - Canal Maintenance Easement	CONC - Concrete
	CO - Clean Out	COR - Corner
	CONC - Concrete	CS/W - Concrete Sidewalk
	COR - Corner	CVG - Concrete Valley Gutter
	CS/W - Concrete Sidewalk	D/W - Driveway
	CVG - Concrete Valley Gutter	DE - Drainage Easement
	D/W - Driveway	DF - Drain Field
	DE - Drainage Easement	DUE - Drainage & Utility Easement
	DF - Drain Field	ELEV - Elevation
	DUE - Drainage & Utility Easement	EM - Electric Meter
	ELEV - Elevation	ENCL - Enclosure
	EM - Electric Meter	EOP - Edge of Pavement
	ENCL - Enclosure	EDW - Edge of Water
	EOP - Edge of Pavement	ESMT - Easement
	EDW - Edge of Water	EUB - Electric Utility Box
	ESMT - Easement	FIDH - Found Drill Hole
	EUB - Electric Utility Box	FCM - Found Concrete Monument
	FIDH - Found Drill Hole	FF - Finished Floor
	FCM - Found Concrete Monument	
	FF - Finished Floor	

FIP - Found Iron Pipe	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FN - Found Nail	FN&D - Found Nail & Disc	FRRSPK - Found Railroad Spike	GAR - Garage	GM - Gas Meter	ID - Identification	IF/E - Ingress/Egress	ILL - Illegible	INT - Intersection	IRRE - Irrigation Easement	L - Length	LAE - Limited Access Easement	LBA - License No. (Business)	LBE - Limited Buffer Easement	LME - Lake/Landscape	LMA - Landscape Easement	LSP - License No. (Surveyor)	MB - Map Book	ME - Maintenance Easement	MES - Metered End Section	MF - Metal Fence	MH - Manhole	CHIM - Chimney	CLF - Chain Link Fence	CME - Canal Maintenance Easement	CO - Clean Out	CONC - Concrete	COR - Corner	CS/W - Concrete Sidewalk	CVG - Concrete Valley Gutter	D/W - Driveway	DE - Drainage Easement	DF - Drain Field	DUE - Drainage & Utility Easement	ELEV - Elevation	EM - Electric Meter	ENCL - Enclosure	EOP - Edge of Pavement	EDW - Edge of Water	ESMT - Easement	EUB - Electric Utility Box	FIDH - Found Drill Hole	FCM - Found Concrete Monument	FF - Finished Floor				
Surveyor	PLT - Platter	POB - Point of Beginning	PDC - Point of Commencement	PRC - Point of Reverse Curvature	PRM - Permanent Reference Monument	PSM - Professional Surveyor & Mapper	PTE - Point of Tangency	PUE - Public Utility Easement	R - Radius or Radial	R/W - Right of Way	RES - Residential	RGE - Range	ROE - Roof Overhang Easement	R/W - Radius Walk	S/W - Sidewalk	SBL - Setback Line	SCL - Survey Closure Line	SCR - Screen	SEC - Section	SEP - Septic Tank	SEW - Sewer	SIRC - Set Iron Rod & Cap	SMWE - Storm Water Easement	SN&D - Set Nail and Disc	SQT - Square Feet	STL - Survey Tie Line	STY - Story	SV - Sewer Valve	SWE - Sidewalk Easement	TBM - Temporary/Bench Mark	TEL - Telephone Facilities	TOB - Top of Bank	TUE - Technological Utility Easement	TWP - Township	TX - Transformer	TYP - Typical	UE - Utility Easement	UG - Underground	UP - Utility Pole	UR - Utility Riser	VF - Vinyl Fence	W/C - Witness Corner	W/F - Water Filter	W/W - Wood Fence	WM - Water Meter/Valve Box	WW - Water Meter	WW - Water Meter/Valve Box	PCP - Permanent Control Point	PI - Point of Intersection	PLS - Professional Land



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