

Actual, before split

# BOUNDARY SURVEY

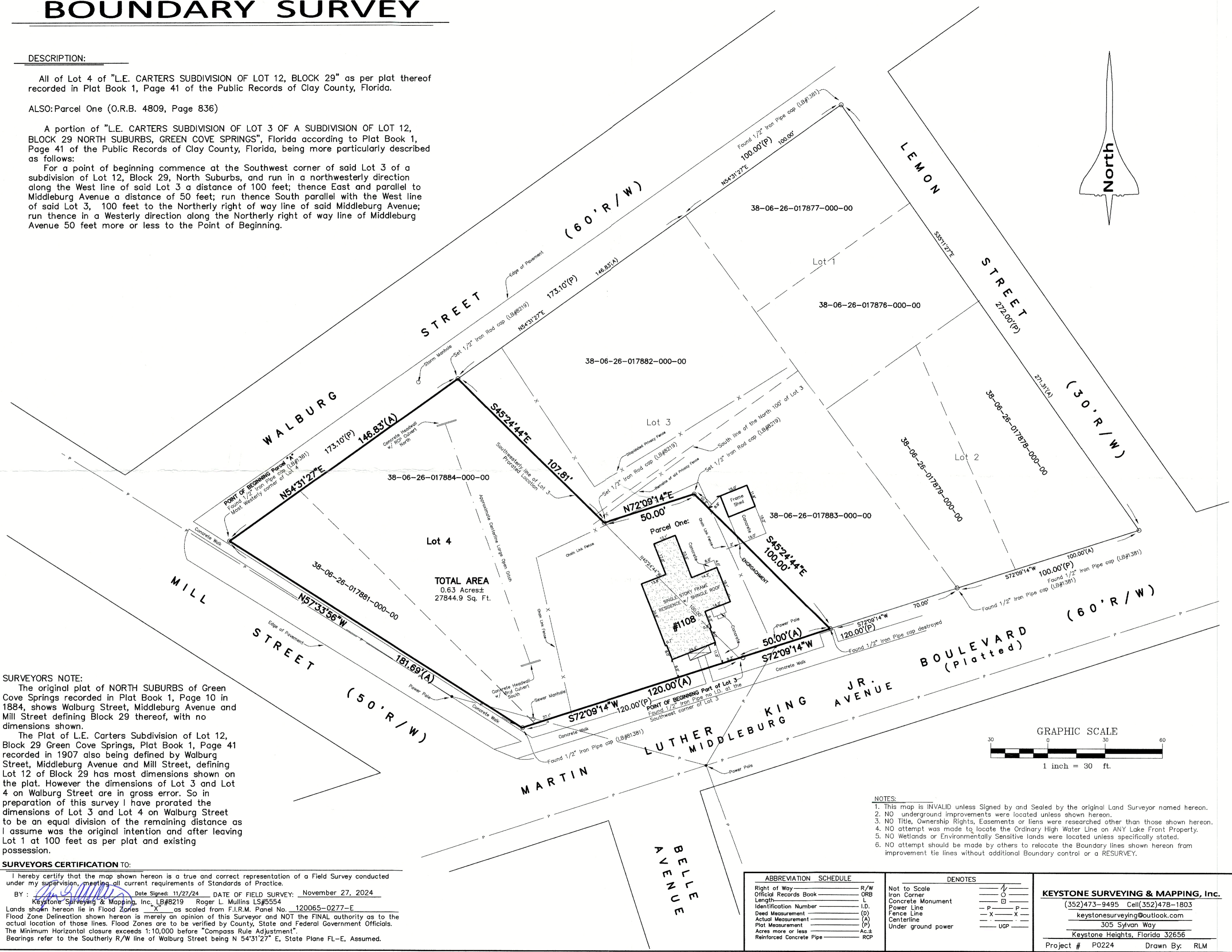
### DESCRIPTION:

All of Lot 4 of "L.E. CARTERS SUBDIVISION OF LOT 12, BLOCK 29" as per plat thereof recorded in Plat Book 1, Page 41 of the Public Records of Clay County, Florida.

ALSO: Parcel One (O.R.B. 4809, Page 836)

A portion of "L.E. CARTERS SUBDIVISION OF LOT 3 OF A SUBDIVISION OF LOT 12, BLOCK 29 NORTH SUBURBS, GREEN COVE SPRINGS", Florida according to Plat Book 1, Page 41 of the Public Records of Clay County, Florida, being more particularly described as follows:

For a point of beginning commence at the Southwest corner of said Lot 3 of a subdivision of Lot 12, Block 29, North Suburbs, and run in a northwesterly direction along the West line of said Lot 3 a distance of 100 feet; thence East and parallel to Middleburg Avenue a distance of 50 feet; run thence South parallel with the West line of said Lot 3, 100 feet to the Northerly right of way line of said Middleburg Avenue; run thence in a Westerly direction along the Northerly right of way line of Middleburg Avenue 50 feet more or less to the Point of Beginning.



### SURVEYORS NOTE:

The original plat of NORTH SUBURBS of Green Cove Springs recorded in Plat Book 1, Page 10 in 1884, shows Walburg Street, Middleburg Avenue and Mill Street defining Block 29 thereof, with no dimensions shown.

The Plat of L.E. Carters Subdivision of Lot 12, Block 29 Green Cove Springs, Plat Book 1, Page 41 recorded in 1907 also being defined by Walburg Street, Middleburg Avenue and Mill Street, defining Lot 12 of Block 29 has most dimensions shown on the plat. However the dimensions of Lot 3 and Lot 4 on Walburg Street are in gross error. So in preparation of this survey I have prorated the dimensions of Lot 3 and Lot 4 on Walburg Street to be an equal division of the remaining distance as I assume was the original intention and after leaving Lot 1 at 100 feet as per plat and existing possession.

### SURVEYORS CERTIFICATION TO:

I hereby certify that the map shown hereon is a true and correct representation of a Field Survey conducted under my supervision, meeting all current requirements of Standards of Practice.

BY: *Roger L. Mullins* Date Signed: 11/27/24 DATE OF FIELD SURVEY: November 27, 2024  
Keystone Surveying & Mapping, Inc. LB#8219 Roger L. Mullins LS#5554  
Lands shown hereon lie in Flood Zones "X" as scaled from F.I.R.M. Panel No. 120065-0277-E  
Flood Zone Delineation shown hereon is merely an opinion of this Surveyor and NOT the FINAL authority as to the actual location of those lines. Flood Zones are to be verified by County, State and Federal Government Officials. The Minimum Horizontal closure exceeds 1:10,000 before "Compass Rule Adjustment".  
Bearings refer to the Southerly R/W line of Walburg Street being N 54°31'27" E, State Plane FL-E, Assumed.

### NOTES:

1. This map is INVALID unless Signed by and Sealed by the original Land Surveyor named hereon.
2. NO underground improvements were located unless shown hereon.
3. NO Title, Ownership Rights, Easements or liens were researched other than those shown hereon.
4. NO attempt was made to locate the Ordinary High Water Line on ANY Lake Front Property.
5. NO Wetlands or Environmentally Sensitive lands were located unless specifically stated.
6. NO attempt should be made by others to relocate the Boundary lines shown hereon from improvement tie lines without additional Boundary control or a RESURVEY.

ABBREVIATION	SCHEDULE	DENOTES
Right of Way	R/W	Not to Scale
Official Records Book	ORB	Iron Corner
Length	L	Concrete Monument
Identification Number	I.D.	Power Line
Deed Measurement	(D)	Fence Line
Actual Measurement	(A)	Centerline
Plot Measurement	(P)	Under ground power
Acres more or less	Ac.±	
Reinforced Concrete Pipe	RCP	

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