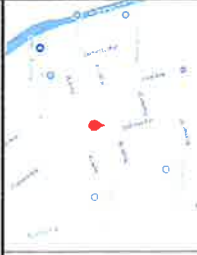




www.exactalands.com | office: 866.735.1916 | fax: 866.744.2982



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

**SURVEY NUMBER:** 2412.1333-01

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

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

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

**POINTS OF INTEREST:**  
NONE VISIBLE

**SURVEYORS CERTIFICATE**

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands as they exist. The Suburbs of Palm Beach County, Chapter 51, Florida Statutes, Sections 51.05(1), 51.05(2), 51.05(3), 51.05(4), 51.05(5), 51.05(6), 51.05(7), 51.05(8), 51.05(9), 51.05(10), 51.05(11), 51.05(12), 51.05(13), 51.05(14), 51.05(15), 51.05(16), 51.05(17), 51.05(18), 51.05(19), 51.05(20), 51.05(21), 51.05(22), 51.05(23), 51.05(24), 51.05(25), 51.05(26), 51.05(27), 51.05(28), 51.05(29), 51.05(30), 51.05(31), 51.05(32), 51.05(33), 51.05(34), 51.05(35), 51.05(36), 51.05(37), 51.05(38), 51.05(39), 51.05(40), 51.05(41), 51.05(42), 51.05(43), 51.05(44), 51.05(45), 51.05(46), 51.05(47), 51.05(48), 51.05(49), 51.05(50), 51.05(51), 51.05(52), 51.05(53), 51.05(54), 51.05(55), 51.05(56), 51.05(57), 51.05(58), 51.05(59), 51.05(60), 51.05(61), 51.05(62), 51.05(63), 51.05(64), 51.05(65), 51.05(66), 51.05(67), 51.05(68), 51.05(69), 51.05(70), 51.05(71), 51.05(72), 51.05(73), 51.05(74), 51.05(75), 51.05(76), 51.05(77), 51.05(78), 51.05(79), 51.05(80), 51.05(81), 51.05(82), 51.05(83), 51.05(84), 51.05(85), 51.05(86), 51.05(87), 51.05(88), 51.05(89), 51.05(90), 51.05(91), 51.05(92), 51.05(93), 51.05(94), 51.05(95), 51.05(96), 51.05(97), 51.05(98), 51.05(99), 51.05(100).

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.

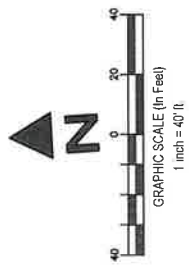
**RAYMOND J. SCHAEFER**  
LS 6132  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR & MAPPER

**RAYMOND J. SCHAEFER**  
State of Florida Professional Surveyor and Mapper  
License Number: 1212 | LMR # 231  
EXACTA Land Surveyors, LLC | LMR # 231

**EXACTA**  
Exacta Land Surveyors, LLC  
662 N Magnolia Avenue, Green Cove Springs, Florida 32043  
Office: 866.735.1916 | Fax: 866.744.2982  
121 West Broadway Street, Suite 100, Daytona Beach, Florida 32105



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

**SURVEY NUMBER:** 2412-1333-01

**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 LINE OF WALBURG STREET (A 40.0 FOOT RIGHT-OF-WAY), THENCE SOUTH 32 DEGREES 00 MINUTES 00 SECONDS EAST, 100.0 FEET, ALONG THE EAST LINE OF SAID MAGNOLIA AVENUE, TO THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES 03 MINUTES 00 SECONDS EAST, 200.12 FEET; THENCE SOUTH 32 DEGREES 11 MINUTES 00 SECONDS EAST, 100.0 FEET; THENCE S42 E34 DEGREES 05 MINUTES 35 SECONDS WEST, 100.0 FEET; THENCE S42 E34 DEGREES 05 MINUTES 35 SECONDS WEST, 100.0 FEET; 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 120085, PANEL NUMBER 0193 DATED 03/17/2014.

**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.
- 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:**

LINE TYPES	ABBREVIATIONS	SURVEYORS
Boundary Line	(C) - Calculated	FIP - Found Iron Pipe
Center Line	(D) - Deed	FIPC - Found Iron Pipe & Cap
Chain Link or Wire Fence	(F) - Field	FIR - Found Iron Rod
Easement	(M) - Measured	FIRC - Found Iron Rod & Cap Commencement
Edge of Water	(P) - Plat	FIN - Found Nail
Iron Fence	(R) - Record	FRNSPK - Found Nail & Disc
Overhead Lines	(S) - Survey	Spike
Structure	A/C - Air Conditioning	GAR - Garage
Survey Tie Line	A/E - Access Easement	GIM - Gas Meter
Vinyl Fence	ANE - Anchor Easement	ID - Identification
Wall or Party Wall	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress Easement
Wood Fence	B/W - Bay/Box Window	ILL - Illegible
	BC - Block Corner	INT - Intersection
	BLDG - Building	INTI - Intersection
	BLK - Block	IRRE - Irrigation Easement
	BM - Benchmark	L - Length
	BR - Bearing Reference	LAE - Limited Access Easement
	BR - Building Restriction Line	LBH - License No. (Business)
	B5MT - Basement	LBE - Limited Buffer Easement
	C - Curve	LF - Landscape Easement
	CIL - Center Line	LME - Lake/Landscape
	CIP - Covered Porch	LSH - License No. (Surveyor)
	CIS - Concrete Slab	ME - Maintenance Easement
	CATV - Cable TV Riser	ME - Mitered End Section
	CH - Chord Bearing	MF - Metal Fence
	CHIM - Chimney	MH - Manhole
	CLF - Chain Link Fence	MHWL - Mean High Water Line
	CME - Canal Maintenance Easement	NR - Non-Radial
	CO - Clean Out	NTS - Not to Scale
	CONC - Concrete	NAVDD88 - North American Vertical Datum 1988
	COR - Corner	NGVD29 - National Geodetic Vertical Datum 1929
	CS/W - Concrete Sidewalk	OG - On Ground
	CUE - Concrete Utility Easement	ORB - Official Records Book
	CVG - Concrete Valley Gutter	ORV - Official Record Volume
	D/W - Driveway	O/A - Overall
	DE - Drainage Easement	O/S - Offset
	DF - Drain Field	OFF - Outside Subject Property
	DH - Drill Hole	OH - Overhang
	DUE - Drainage & Utility Easement	OHL - Overhead Utility Lines
	ELEV - Elevation	OHWL - Ordinary High Water Line
	EM - Electric Meter	ENCL - Enclosure
	ENCL - Enclosure	ENT - Entrance
	ENT - Entrance	EOP - Edge of Pavement
	EOP - Edge of Pavement	EW - Edge of Water
	EW - Edge of Water	ESMT - Easement
	ESMT - Easement	EUB - Electric Utility Box
	FIDH - Found Drill Hole	FCM - Found Concrete Monument
	FCM - Found Concrete Monument	FF - Finished Floor

FIP - Found Iron Pipe	PLT - Platter	SURVEYOR
FIPC - Found Iron Pipe & Cap	POB - Point of Beginning	
FIR - Found Iron Rod	POC - Point of Commencement	
FIRC - Found Iron Rod & Cap	PRC - Point of Reverse Curvature	
FRNSPK - Found Nail & Disc	PRM - Permanent Reference Monument	
Spike	PSM - Professional Surveyor & Mapper	
GAR - Garage	PT - Point of Tangency	
GIM - Gas Meter	R - Radius or Radial	
ID - Identification	R/W - Right of Way	
IE/EE - Ingress/Egress Easement	RES - Residential	
ILL - Illegible	RGE - Range	
INT - Intersection	ROE - Roof Overhang Easement	
INTI - Intersection	RP - Radius Point	
IRRE - Irrigation Easement	S/W - Sidewalk	
L - Length	SBL - Setback Line	
LAE - Limited Access Easement	SCL - Survey Closure Line	
LBH - License No. (Business)	SCR - Screen	
LBE - Limited Buffer Easement	SEC - Section	
LF - Landscape Easement	SEP - Septic Tank	
LME - Lake/Landscape	SEW - Sewer	
LSH - License No. (Surveyor)	SIRC - Set Iron Rod & Cap	
ME - Maintenance Easement	SNW - Storm Water Management Easement	
ME - Mitered End Section	SN&D - Set Nail and Disc	
MF - Metal Fence	SQT - Square Feet	
MH - Manhole	STL - Survey Tie Line	
MHWL - Mean High Water Line	SV - Sewer Valve	
NR - Non-Radial	SWE - Sidewalk Easement	
NTS - Not to Scale	TBM - Temporary Bench Mark	
NAVDD88 - North American Vertical Datum 1988	TEL - Telephone Facilities	
NGVD29 - National Geodetic Vertical Datum 1929	TOB - Top of Bank	
OG - On Ground	TUE - Technological Utility Easement	
ORB - Official Records Book	TWP - Township	
ORV - Official Record Volume	TX - Transformer	
O/A - Overall	TYP - Typical	
O/S - Offset	UE - Utility Easement	
OFF - Outside Subject Property	UG - Underground	
OH - Overhang	UP - Utility Pole	
OHL - Overhead Utility Lines	UR - Utility Riser	
OHWL - Ordinary High Water Line	VF - Vinyl Fence	
ENCL - Enclosure	W/C - Witness Corner	
ENT - Entrance	WF - Water Filter	
EOP - Edge of Pavement	W/F - Wood Fence	
EW - Edge of Water	WM - Water Meter/Valve Box	
ESMT - Easement	WW - Water valve	
EUB - Electric Utility Box		
FIDH - Found Drill Hole		
FCM - Found Concrete Monument		
FF - Finished Floor		

**EXACTA**  
Exacta Land Surveyors, LLC  
11145 S. W. 10th Street, Suite 100, Ocala, FL 34474  
Phone: 352.349.1800 | Fax: 352.349.1801  
www.exacta-land.com

**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**  
**PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES**

**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.