

After Split.

# BOUNDARY SURVEY

## DESCRIPTION:

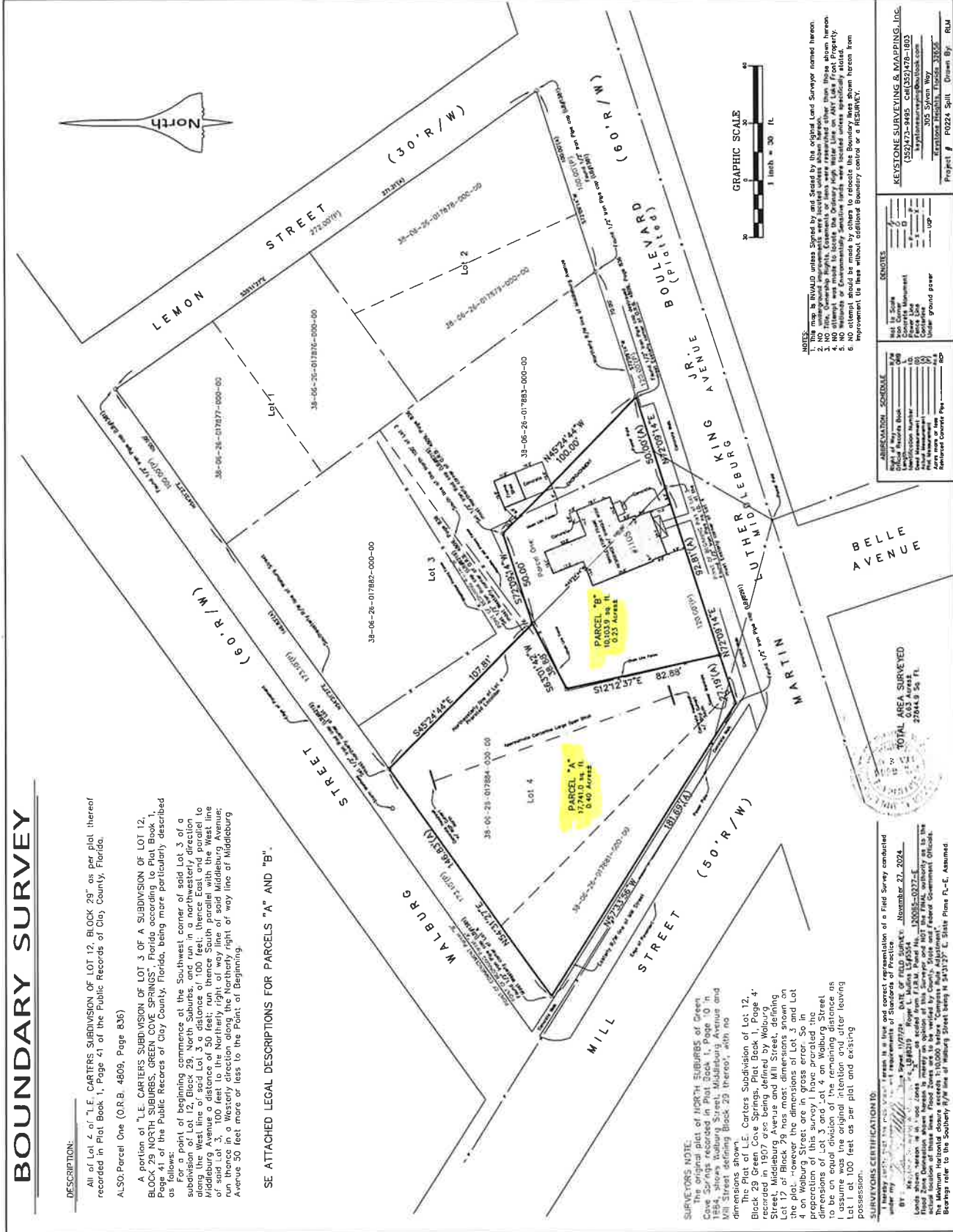
All of Lot 4, of T.E. CARTERS SUBDIVISION OF LOT 12, BLOCK 29<sup>th</sup>, as per plat, thereof recorded in Plat Book 1, Page 41 of the Public Records of Clay County, Florida.

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

A portion of T.E. CARTERS SUBDIVISION OF LOT 3 OF A SUBDIVISION OF LOT 12, BLOCK 29<sup>th</sup>, of T.E. CARTERS SUBDIVISION OF LOT 12, BLOCK 29<sup>th</sup>, as per plat, thereof recorded in 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<sup>th</sup>, North, Suburb, and run in a northerly direction along the West line of said Lot 1, 50 feet, then back to the point of beginning along the West line of said Lot 1, 50 feet, then back to the point of beginning along the West line of said Lot 3, 100 feet to the Northern right of way line of said Middleburg Avenue, run thence in a Westerly direction along the Northern right of way line of Middleburg Avenue 30 feet more or less to the Point of Beginning.

SEE ATTACHED LEGAL DESCRIPTIONS FOR PARCELS "A" AND "B".



## SURVEYORS NOTE:

The original plat of NORTH SUBURBS of Green Cove Springs recorded in Plat Book 1, Page 10 in 1907 shows Walburg Street, Middleburg Avenue and Mill Street, 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 was being defined by Walburg Street, Middleburg Avenue and Middleburg Avenue. Lot 1, Block 29, was and is 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 as I assume was the original intention and after leaving Lot 1 at 100 feet as per plat and existing possession.

## SURVEYORS CERTIFICATION:

I hereby certify that the foregoing is a true and correct representation of a Field Survey conducted by me for the State of Florida on the 27<sup>th</sup> day of November, 2024. My Commission Expires 11/27/29. DATE OF FIELD SURVEY: November 27, 2024. My Commission No. is 1298219. Royal L. Adams LPA554. 00065-0377-E. I assume that the location of all points shown on this map are correct and that the actual location of these lines, flood zones are to be verified by County, State and Federal Government Officials. Bearings refer to the Suburban R/W line of Walburg Street being N 34°31'37" E. State Plane FL-E, Assumed.

## TOTAL AREA SURVEYED:

0.63 Acres  
2584.9 Sq. Ft.

## ABBREVIATION SCHEDULE:

Lot Lines	---
Lot Center	○
Block Monument	□
Corner Mark	●
Corner Stake	●
Under ground pipe	---
Other	---

## NOTES:

- This map is INVALID unless Signed by and Stated by the original Land Surveyor named hereon.
- NO Title, Ownership Rights, Easements or Liens were represented other than those shown hereon.
- NO Flood Zones are shown on this map.
- NO Utilities or Encumbrances shown hereon were located unless specifically stated.
- NO attempt should be made by others to relocate the Boundary lines shown hereon from improvement to lines without additional Boundary center or a RESURVEY.

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