

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

SURVEY NUMBER: 2412.1333

CERTIFIED TO:
REGINALD VAUGHN,

DATE SIGNED: 12/16/24

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, PAGE 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 (A 60.0 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 S67°16'51"E 200.0 FEET; THENCE S00°00'00"E 76.0 FEET; THENCE S00°00'00"E 200.0 FEET; THENCE N00°00'00"E 32 DEGREES 00 MINUTES 00 SECONDS WEST, 200.0 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 120005, 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 6J17.062 (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. 559.0035, 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	PLT - Planter
Chain Link or Wire Fence	(F) - Field	POB - Point of Beginning
Easement	(M) - Measured	POC - Point of Commencement
Edge of Water	(P) - Plat	PRC - Point of Reverse Curvature
Iron Fence	(R) - Record	PRM - Permanent Reference Monument
Overhead Lines	(S) - Survey	PSM - Professional Surveyor & Mapper
Structure	AE - Access Easement	PT - Point of Tangency
Survey Tie Line	ASBL - Anchor Setback Line	PUE - Public Utility Easement
Vinyl Fence	B/W - Bay/Box Window	R - Radius or Radial
Wall or Party Wall	BFP - Backflow Preventer	R/W - Right of Way
Wood Fence	BLDG - Building	RES - Residential
	BLK - Block	RGE - Range
	BH - Benchmark	RGE - Roof Overhang Easement
	BR - Bearing Reference	RP - Radius Point
	BRL - Building Restriction Line	R/W - Sidewalk
	BSMT - Basement	SBL - Setback Line
	C - Curve	SCL - Survey Closure Line
	C/L - Center Line	SCR - Screen
	C/P - Covered Porch	SEC - Section
	C/S - Concrete Slab	SEP - Septic Tank
	CATV - Cable TV Riser	SEW - Sewer
	CB - Concrete Block	SIRC - Set Iron Rod & Cap
	CH - Chord Bearing	SNWE - Storm Water Management Easement
	CHM - Chimney	SN&D - Set Nail and Disc
	CLF - Chain Link Fence	NR - Non-Radial
	CME - Canal Maintenance Easement	STL - Survey Tie Line
	CO - Clean Out	STY - Story
	CONC - Concrete	SV - Sewer Valve
	COR - Corner	SWE - Sidewalk Easement
	CS/W - Concrete Sidewalk	TBM - Temporary Bench Mark
	CUE - Control Utility Easement	TEL - Telephone Facilities
	CVG - Concrete Valley Gutter	TOB - Top of Bank
	D/W - Driveway	TUE - Technological Utility Easement
	DE - Drainage Easement	TWP - Township
	DF - Drain Field	O/S - Offset
	DH - Drill Hole	OFF - Outside Subject Property
	DUE - Drainage & Utility Easement	OH - Overhang
	ELEV - Elevation	OHL - Overhead Utility Lines
	EM - Electric Meter	OHWL - Ordinary High Water Line
	ENCL - Enclosure	ON - Inside Subject Property
	ENT - Entrance	PIE - Pool Equipment
	EOP - Edge of Pavement	PB - Plat Book
	EW - Edge of Water	PC - Point of Curvature
	ESMT - Easement	PCC - Point of Compound Curvature
	EUB - Electric Utility Box	PCP - Permanent Control Point Monument
	FDH - Found Drill Hole	PLS - Professional Land
	FCM - Found Concrete Monument	
	FF - Finished Floor	

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
AE - Access Easement
ASBL - Anchor Setback Line
B/W - Bay/Box Window
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FDH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor

FIP - Found Iron Pipe
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INT - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB4 - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
L54 - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
OIA - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
PIE - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point Monument
PLS - Professional Land



EXACTA
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JOB SPECIFIC SURVEYOR NOTES:
THE BEARING REFERENCE OF NORTH 33 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.

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