

Zoning R-3  
Acres 1.04  
Lots 12

# Pinewood Court Estates

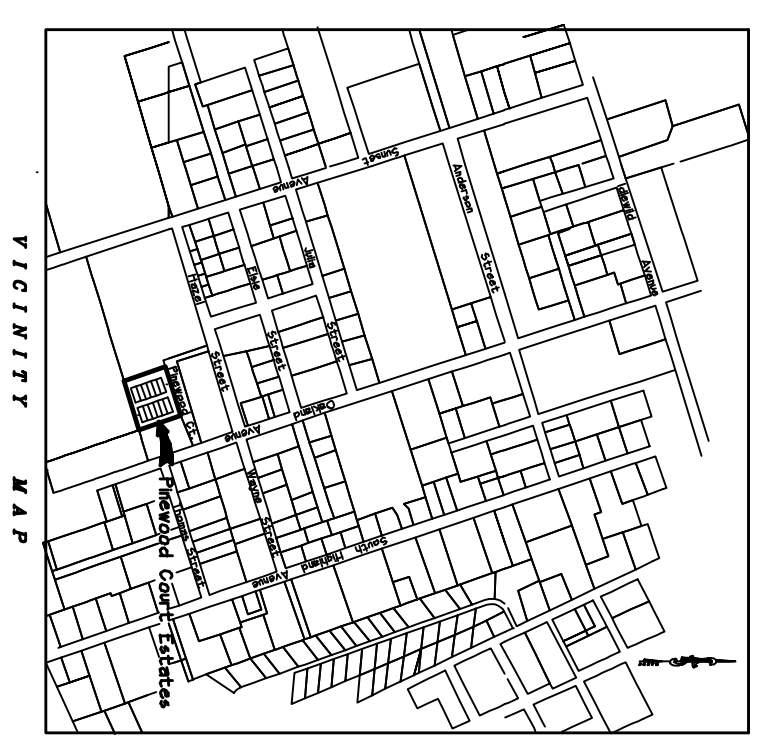
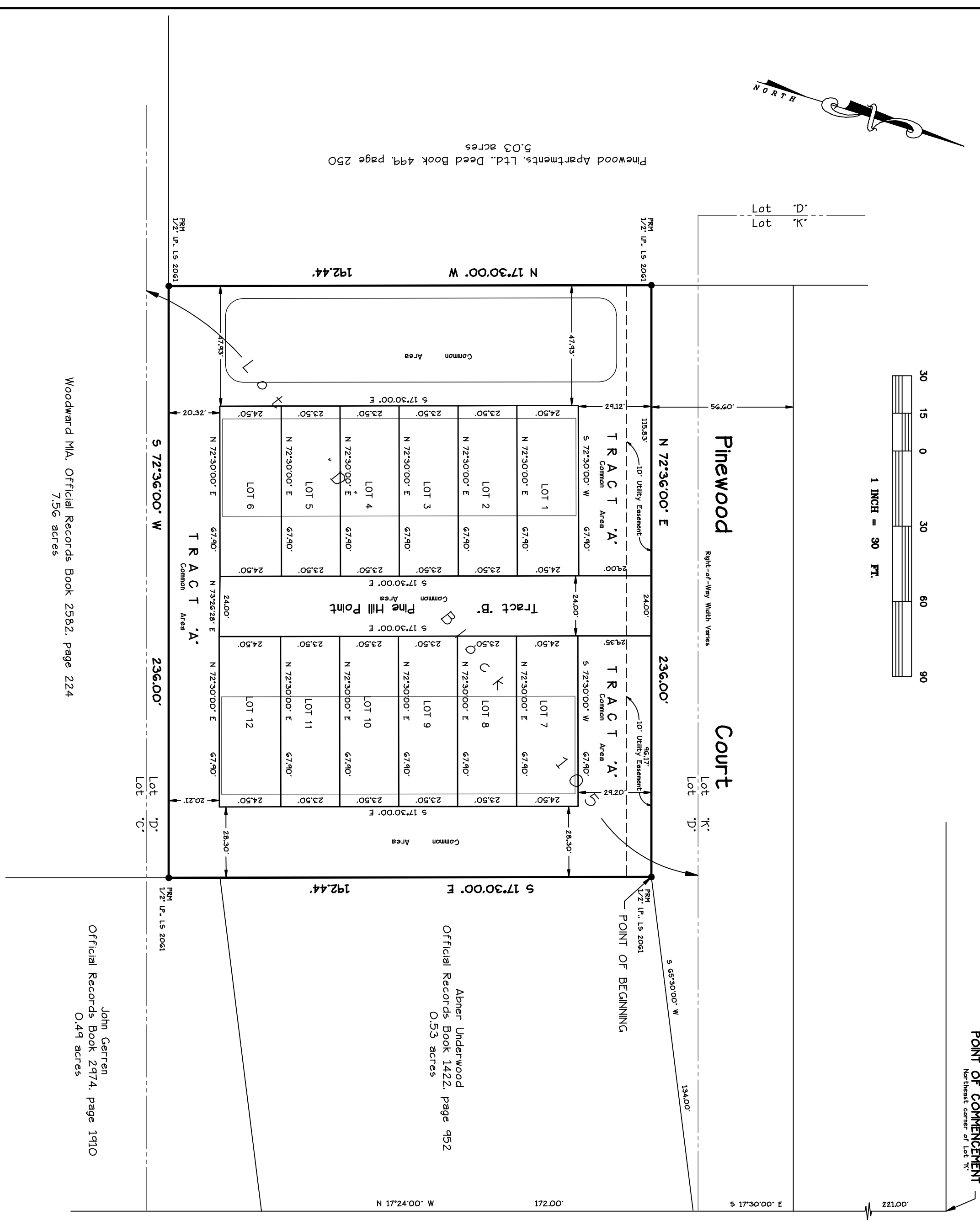
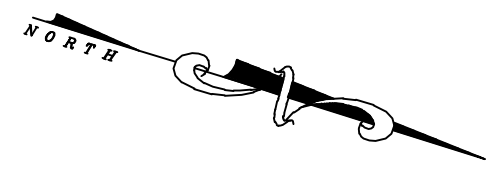
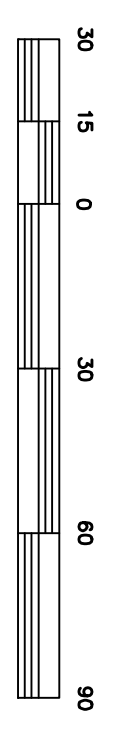
A replat of a part of Lot D, Block 105, Palmer and Ferris Tract  
Section 38, Township 6 South, Range 26 East, City of Green Cove Springs, Clay County, Florida

POINT OF COMMENCEMENT  
Northwest Corner of Lot 'K'

Electric service provided by the City of Green Cove Springs  
Water and Sewer service provided by the City of Green Cove Springs

O. W. F. O. R.  
Wiggin Investment of North Florida, Inc.  
41 Democratic Road, Suite 110  
Green Cove Springs, Florida 32043

S. U. V. F. O. R.  
Eland & Associates, Inc.  
615 Blanding Blvd., Orange Park, FL  
Orange Park, FL 32067



**BUILDING SETBACK LINES**  
Front 20 Feet  
Side 7.5 Feet  
Rear 10 Feet

**GENERAL NOTES**

Bearings shown herein are based on the record bearing of N 72°36'00" E for the south line of Pinewood Court.  
According to Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 12016C-0271E, Dated March 11, 2014, the property shown herein is situated in ZONE 'X'.

- Denotes 1/2" Iron Pipe PRM, LS 2061
- Denotes 4"x4" Concrete Monument LB 1381
- Denotes 1/2" Iron Pipe, LB 1381

**LEGEND**

- ID = Identification
  - LD = Licensed Business
  - LS = Licensed Surveyor
  - N = Nuisance
  - PRM = Permanent Reference Monument
- All lot corners will be marked by 1/2" Iron Pipes, LB 1381 prior to the transfer of any lot.

**Notice:**  
This plat, as recorded in its graphic form, is the official depiction of the subdivided land described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Eland & Associates, Inc., LB 1381  
LAND SURVEYORS and MAPPERS  
615 Blanding Blvd., Orange Park, FL  
TELEPHONE (904) 272-1000

Woodward MA, Official Records Book 2582, page 224  
7.56 acres

John Gerren  
Official Records Book 2574, page 1910  
0.49 acres

Abner Underwood  
Official Records Book 1422, page 952  
0.53 acres

Finewood Apartments, Ltd., Deed Book 499, page 250  
5.03 acres