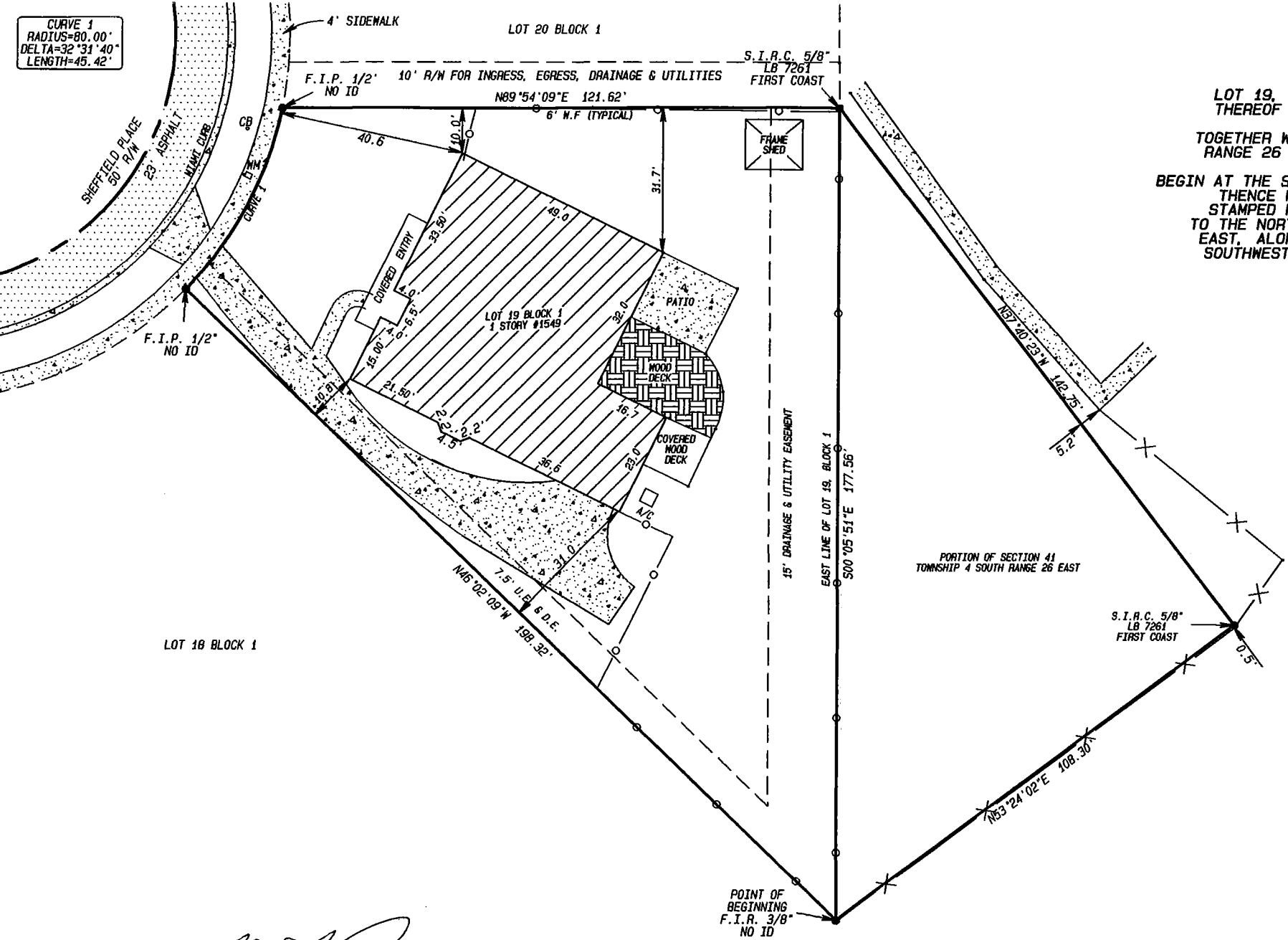


FILE NAME: \\FCLSSRVR\TerraModel\Jobs\JOBS\25000-25999\25796.prn



SCALE: 1" = 30'



MAP OF BOUNDARY SURVEY  
OF  
DESCRIPTION:

LOT 19, BLOCK 1, THE VILLAGE GREEN UNIT TWO ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 19 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LAND LOCATED IN SECTION 41, TOWNSHIP 4 SOUTH RANGE 26 EAST, CLAY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHEAST CORNER OF LOT 19, BLOCK 1 OF THE VILLAGE GREEN UNIT TWO, THENCE NORTH 53°24'02" EAST, 108.30 FEET TO A SET IRON ROD AND CAP STAMPED FIRST COAST LB7261; THENCE NORTH 37°40'23" WEST, 142.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 19, BLOCK 1, THENCE SOUTH 00°05'51" EAST, ALONG THE EAST LINE OF SAID LOT 19, BLOCK 1, 117.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19, BLOCK 1 AND THE POINT OF BEGINNING.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:  
ZSUZANNA KOUCHAKJY  
STREET ADDRESS:  
1549 SHEFFIELD PLACE  
ORANGE PARK, FLORIDA 32073

SURVEY NOTES:

- #1 BEARINGS ARE BASED ON PLAT WITH THE NORTH LINE OF LOT 19, BLOCK 1 BEING N89°54'09"E.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12019C 0090 E, EFFECTIVE 03/17/2014, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: BUILDING MATERIAL, STORAGE PODS, PAVER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.

*Clyde O. Van Kleeck*  
CLYDE O. VAN KLEECK  
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546  
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

F.C.M. - FOUND CONCRETE MONUMENT	C.M. - CONCRETE MONUMENT	D - DEED	F/H - FIRE HYDRANT	OHE - OVERHEAD ELECTRIC
F.I.R.C. - FOUND IRON ROD AND CAP	P.T. - POINT OF TANGENCY	P.I. - POINT OF INTERSECTION	B/W - BEEBEE VALVE	C.L.F. - CHAIN LINK FENCE
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	A/C - AIR CONDITIONING UNIT	FND - FOUND	M.F. - WOOD FENCE
F.I.P. - FOUND IRON PIPE	U.E. - UTILITY EASEMENT	R - RADIUS	(P) - PLAT	C.B. - CHORD BEARING
S.I.R.C. - SET IRON ROD AND CAP	D.E. - DRAINAGE EASEMENT	L - ARC LENGTH	EL - ELEVATION	WM - WATER METER
F.N&D - FOUND NAIL AND DISK	C & G - CURB & GUTTER	PB - PHONE BOX	CONC. - CONCRETE	WP - WOOD POLE
(M) - FIELD MEASUREMENT	R/W - RIGHT OF WAY	CB - CABLE BOX	ESNT - EASEMENT	C - CURVE
(C) - CALCULATED MEASUREMENT	C/L - CENTERLINE	EB - ELECTRIC BOX	COR - CORNER	LP - LIGHT POLE
6" W.F. -				
4" C.L.F. -				

FIELD SURVEY DATE	
PLOT PLAN	
BOUNDARY	12/10/2004
UPDATED	05/14/2015
FOUNDATION	
FINAL	

**FIRST COAST LAND SURVEYING, INC.**  
840-222 EDGEWOOD AVE SOUTH, JACKSONVILLE, FL. 32205  
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CERTIFICATE NO. LB 7261  
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PROJECT INFORMATION
ORDER NO: 4154/25796
DRAWN BY: TNP
REVIEWED BY: TNP
CHECKED BY: VAN

F.C.L.S.