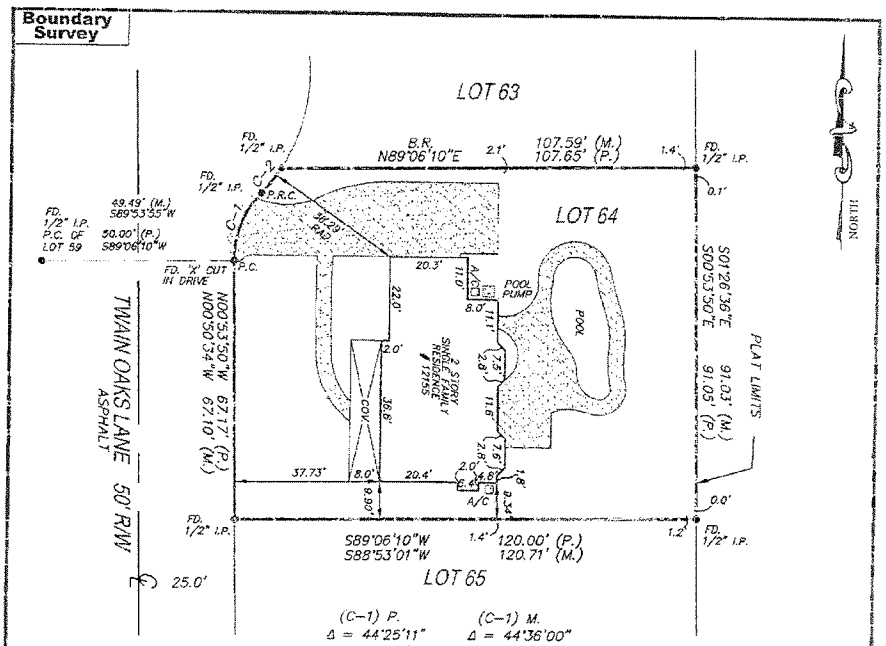
Boundary Survey



(C-1) P.	(C-1) M.
Δ = 44°25'11"	Δ = 44°36'00"
R = 25.00'	R = 25.00'
L = 19.38'	L = 19.46'
CH = 18.90'	CH = 18.97'
CB = N21°18'38"E	CB = S20°27'31"W

(C-2) P.	(C-2) M.
Δ = 10°30'22"	Δ = 10°54'18"
R = 45.00'	R = 45.00'
L = 8.25'	L = 8.55'
CH = 8.24'	CH = 8.55'
CB = S38°15'58"W	CB = N37°15'14"E

SYMBOLS
- CENTERLINE
- CENTRAL ANGLE/DELTA
- CONCRETE
- CONC. BLOCK WALL TYP
- COVERED AREA
- EASTING ELEVATION
- P.V.C. VINYL FENCE
- PROPERTY CORNER
- SITE BENCH MARK
- TRUE CORNER NOT RECOVERED
- WELL
- WIRE FENCE
- WOOD DECK
- WOOD FENCE

GENERAL NOTES:

1) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
2) ONLY VISIBLE ENCROACHMENTS LOCATED.
3) FENCE OWNERSHIP NOT DETERMINED.
4) THIS SURVEY DEPICTED HERE FORMS A CLOSED GEOMETRIC FIGURE
5) ALL TURNED ANGLES ON CURVES ARE SHOWN TO THE CHORD DISTANCE
6) FENCE CORNERS AND BUILDING CORNERS ARE WITNESS MONUMENTS TO OBSTRUCTED CORNERS. DIMENSIONS ARE AS SHOWN.
7) SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS OF RECORD. NO EXAMINATION OF TITLE MADE BY SURVEYOR
8) STRUCTURES MAY BE OFFSET FOR CLARITY.

UTILITIES:
CATV: CABLE BOX
O.H.L.: OVERHEAD LINE
P.P.: POWER POLE
TEL: TELEPHONE FACILITIES
TX: TRANSFORMER
W.M.: WATER METER

1" = 30'
GRAPHIC SCALE
0 15 30

ADDRESS
12155 Twain Oaks Lane
Jacksonville, Florida 32223

RLS #:	07-01-0571
CLIENT #:	071500
FIELD DATE:	1/3/07
DRAFTER:	MIKE D.
APPROVED:	Garland Harman
SCALE:	1" = 30'

LEGAL DESCRIPTION: (AS FURNISHED)
Lot 64, CORMORANT CREEK ESTATES UNIT TWO, according to the Plat thereof, as recorded in Plat Book 40, Pages 59 through 69A, of the Public Records of Duval County, Florida.

BASIS OF BEARINGS: NORTH LOT LINE OF LOT 64, N89°06'10"E BEARING PER PLAT

LIST OF POSSIBLE ENCROACHMENTS:

SURVEYOR INFORMATION:

RESIDENTIAL SURVEYING SPECIALISTS, INC.
CENTRAL FLORIDA
10171 TERN STREET
ORAL, FL 32257
ALL PARTIES INTERESTED
PH: (904) 797-7020
FAX: (904) 797-7021
Visit our web site at www.rsscfl.com
Email us at info@rsscfl.com

The Title Company LLC
Office (904)821-3200
Fax (904)321-3030
9086 Cypress Green Drive
Jacksonville, Florida 32256

MAGNOLIA Properties
Office (904)348-5565
Fax (904)348-5543
9086 Cypress Green Drive
Jacksonville, Florida 32256

Bank of America

SURVEYOR FILE NUMBER: 166606

The Certified recumbent Residential Land Surveyor & Mapper who signed, sealed the original and furnished of the survey grid field notes.

CERTIFIED TO: (AS FURNISHED)

John N. Haesler;
Janice J. Haesler;
The Title Company of Jacksonville;
First American Title Insurance Company
Bank of America, N.A.

NOTES

1. THIS SURVEY IS NOT PROVIDED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
2. CONCRETE FOUNDATIONS, AND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. UNLESS NOTED OTHERWISE OTHERWISE, ALL PROPERTY CORNERS SHOWN HAVE NO LOCATED DEPRECIATION.
4. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR MORTGAGE, AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THIS SURVEY IS PROVIDED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED

LEGEND

A/C: AIR CONDITIONER	CURVE/CUTOFF FROM RECORDS BOOK
B.R.: BEARING REFERENCE	(P): PLAT BOOK
BLDG.: BUILDING	P.B.: PLAT BOOK
(C): CALCULATED	P.C.: POINT OF CURVATURE
C.B.: CHORD BEARING	P.C.C.: POINT OF COMPOUND CURVATURE
CH: CHORD	P.C.P.: PERMANENT CONTROL POINT
C.M.: CONCRETE MONUMENT	P.C.: POINT
C.N.A.: CORNER NOT ACCESSIBLE	P.I.: POINT OF INTERSECTION
CONC.: CONCRETE	P.L.N.A.: PARKER-KALON NAIL
COR.: CORNER	P.O.B.: POINT OF BEGINNING
COV.: COVERED	P.O.C.: POINT OF COMMENCEMENT
DESC.: DESCRIPTION	P.O.L.: POINT ON LINE
D.E.: DRAINAGE EASEMENT	P.R.C.: POINT OF REVERSE CURVATURE
ENCL.: ENCROACHMENT	P.R.M.: PERMANENT REFERENCE MONUMENT
E.O.W.: EDGE OF WATER	P.T.: POINT OF TANGENCY
FD.: FOUND	(R): RADIAL
I.P.: IRON PIPE	RAD.: RADIAL OF
I.R.: IRON ROD	RAD. PT.: RADIUS POINT
L: ARC LENGTH	R/W: RIGHT OF WAY
(M.): MEASURED	SIDW: SIDEWALK
MAS.: MASONRY	SEC.: SECTION
N.&D.: NAIL & DISK	U.E.: UTILITY EASEMENT
	W.C.: WITNESS CORNER

ORIENTATION
E: EAST
N: NORTH
S: SOUTH
W: WEST

FLOOD ZONE

(FOR INSURANCE PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" NOT IN OF MINIMAL FLOODING PER FLOOD PANEL NUMBER 11089 C0255 L DATED MONDAY DATE 9/30/92
THIS SURVEY FOR PARCEL NO. DETERMINATION NO TO THE ACCURACY OF THE ABOVE INFORMATION THE COMMUNITY FLOOD AGENT SHOULD BE CONTACTED FOR VERIFICATION

RESIDENTIAL LAND SERVICES, INC.

FOR ALL INQUIRIES CONTACT:
RLS, INC.
Info@rlsjacksonville.com
(904)701-1500
Form B-7RL

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented herein meets the minimum technical standards for land surveys in Florida. As set forth in Chapter 61G 17-6, Florida administrative code, Pursuant to Chapter 472.027, Florida statutes.

GARLAND L. HARMAN CERTIFICATE NO. 3967 STATE OF FLORIDA
LAND SURVEYOR AND MAPPER NO. 3967
DATED: 1-11-2007
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: Date / Date