

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY WITH PLOT PLAN OF

(DESCRIPTION PER OFFICIAL RECORDS BOOK 14800 PAGE 1337)

A PORTION OF GOVERNMENT LOT 9, SECTION 19, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA

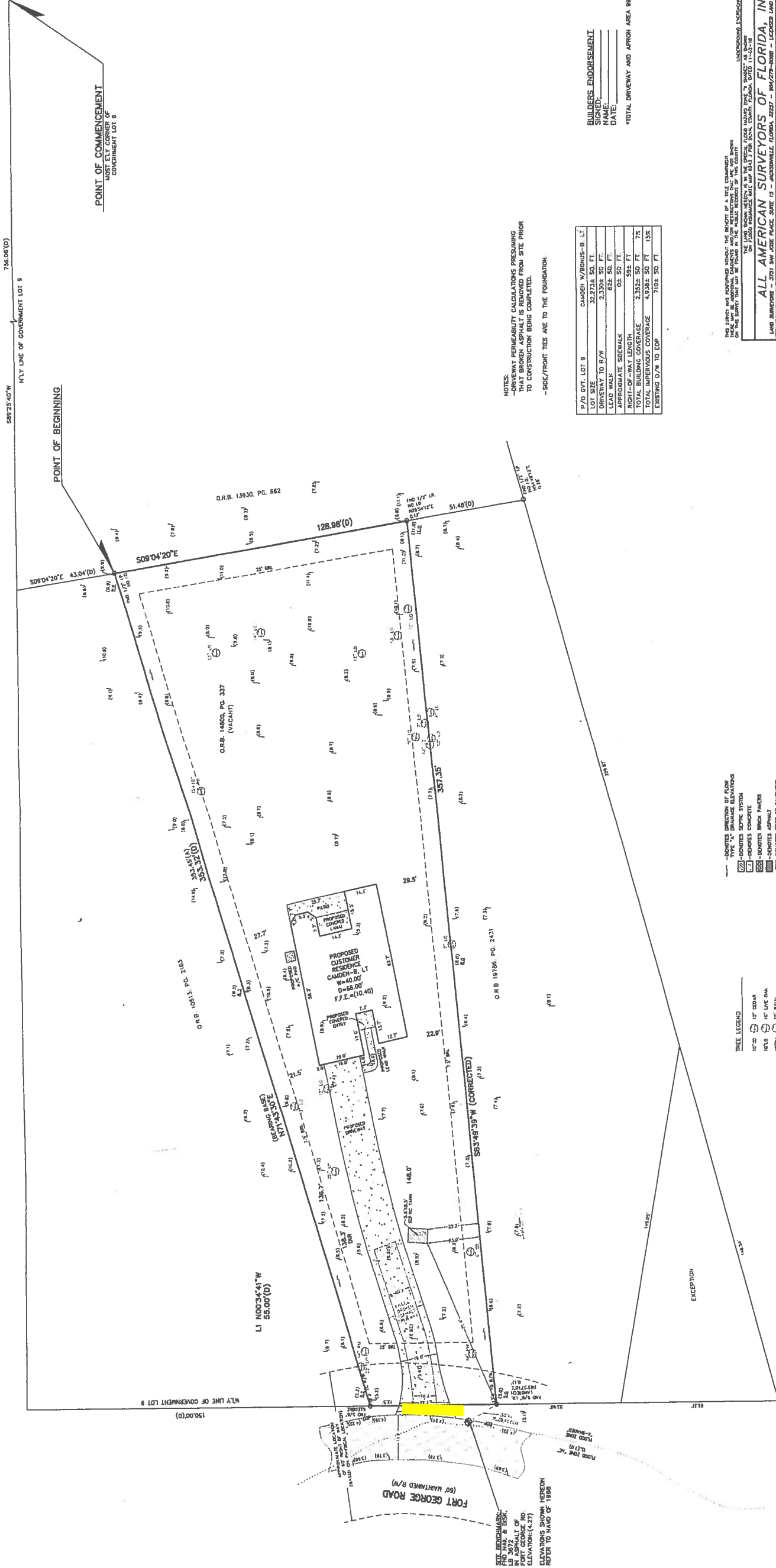
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID GOVERNMENT LOT 9, THENCE SOUTH 89°25'40" WEST ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 9, 756.06 FEET, THENCE SOUTH 09°04'20" EAST, 43.04 FEET TO THE **POINT OF BEGINNING**, THENCE CONTINUE SOUTH 09°04'20" EAST, 128.96 FEET, THENCE SOUTH 89°49'42" WEST-SOURWIKER'S ERROR), SOUTH 83°49'39" WEST, 357.35 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 9, THENCE NORTH 00°34'41" WEST ALONG SAID LINE 55.00 FEET, THENCE NORTH 71°43'30" EAST, 352.32 FEET, TO THE **POINT OF BEGINNING**.

SUBJECT TO FORT GEORGE ROAD (A 60 FOOT MAINTAINED RIGHT-OF-WAY)

CONTAINING 32,273± SQ. FT. - 0.7 ACRES MORE OR LESS

CERTIFIED TO: DREAM FINDERS HOMES, LLC



P/O DVT, LOT 9	CAMDEN W/BONUS-B, LT
LOT SIZE	32,273± SQ. FT.
DRIVEWAY TO R/W	2,395± SQ. FT.
LEAD WALK	62± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	59± FT.
TOTAL BUILDING COVERAGE	2,395± SQ. FT. 7%
TOTAL IMPERVIOUS COVERAGE	4,936± SQ. FT. 15%
EXISTING D/W TO EDP	710± SQ. FT.

NOTES:
 -DRIVEWAY PERMEABILITY CALCULATIONS PRESUMING THAT BROKEN ASPHALT IS REMOVED FROM SITE PRIOR TO CONSTRUCTION BEING COMPLETED.
 -SIDE/FRONT TIES ARE TO THE FOUNDATION.

BUILDERS ENDORSEMENT
 SIGNED: _____
 NAME: _____
 DATE: _____
 *TOTAL DRIVEWAY AND APRON AREA 895 SQ.FT.

- SYMBOLS:**
- - CONCRETE
 - ▨ - DIMENSIONED SCUMPI SYSTEM
 - - DIMENSIONED CONCRETE
 - ▧ - DIMENSIONED BRICK PAVEMENT
 - ▩ - DIMENSIONED ASPHALT
 - - DIMENSIONED SIDE OF PAVEMENT
 - - DIMENSIONED TOPOGRAPHIC SPOT ELEVATION (HWS)
 - - DIMENSIONED TOPOGRAPHIC SPOT ELEVATION (ROUND SPOT)
 - - DIMENSIONED METEORIC SPOT ELEVATION

- TREE LEGEND**
- 10" DBH
 - 12" DBH
 - 14" DBH
 - 16" DBH
 - 18" DBH
 - 20" DBH
 - 24" DBH
 - 30" DBH
 - 36" DBH
 - 42" DBH
 - 48" DBH
 - 54" DBH
 - 60" DBH
 - 66" DBH
 - 72" DBH
 - 78" DBH
 - 84" DBH
 - 90" DBH
 - 96" DBH
 - 102" DBH
 - 108" DBH
 - 114" DBH
 - 120" DBH
 - 126" DBH
 - 132" DBH
 - 138" DBH
 - 144" DBH
 - 150" DBH
 - 156" DBH
 - 162" DBH
 - 168" DBH
 - 174" DBH
 - 180" DBH
 - 186" DBH
 - 192" DBH
 - 198" DBH
 - 204" DBH
 - 210" DBH
 - 216" DBH
 - 222" DBH
 - 228" DBH
 - 234" DBH
 - 240" DBH
 - 246" DBH
 - 252" DBH
 - 258" DBH
 - 264" DBH
 - 270" DBH
 - 276" DBH
 - 282" DBH
 - 288" DBH
 - 294" DBH
 - 300" DBH

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 1400 SURVEYORS STATE SHAW PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32207 - 904/777-8888 - LICENSED LAND SURVEYOR NO. 2857

THIS PLAN HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, PART 1, FLORIDA STATUTES, WHICH REQUIRE THAT THE SURVEYOR BE A LICENSED LAND SURVEYOR IN FLORIDA. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR'S LIABILITY IS LIMITED BY THE PROFESSIONAL LIABILITY INSURANCE POLICY. THE SURVEYOR'S LIABILITY IS LIMITED BY THE PROFESSIONAL LIABILITY INSURANCE POLICY. THE SURVEYOR'S LIABILITY IS LIMITED BY THE PROFESSIONAL LIABILITY INSURANCE POLICY.

DATE: 02-20-21
 SCALE: 1"=50'
 SURVEY: NOT VALID UNLESS ENDORSED BY SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL A. CANNETT, No. 2857

FLORIDA REGISTERED SURVEYOR 2020 CHAPTER 92, PART 1, FLORIDA STATUTES, WHICH REQUIRE THAT THE SURVEYOR BE A LICENSED LAND SURVEYOR IN FLORIDA. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR'S LIABILITY IS LIMITED BY THE PROFESSIONAL LIABILITY INSURANCE POLICY. THE SURVEYOR'S LIABILITY IS LIMITED BY THE PROFESSIONAL LIABILITY INSURANCE POLICY. THE SURVEYOR'S LIABILITY IS LIMITED BY THE PROFESSIONAL LIABILITY INSURANCE POLICY.