

LEGAL DESCRIPTION

LEGAL DESCRIPTION AND CERTIFICATION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DUVAL AND STATE OF FLORIDA BEING KNOWN AND DESIGNATED AS FOLLOWS: A PART OF TRACT 1, BLOCK 1, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ALVIN ROAD (A 30 FOOT R/W) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SANDLER ROAD (A 30 FOOT R/W); THENCE SOUTH 88 DEGREES 28'48" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 108.52 FEET; THENCE SOUTH 01 DEGREES 42'24" WEST, 650.38 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ALVIN ROAD; THENCE NORTH 88 DEGREES 28'48" EAST ALONG SAID SOUTH LINE, 107.87 FEET TO A POINT IN THE WEST LINE OF SAID ALVIN ROAD; THENCE NORTH 01 DEGREES 46'41" EAST, 650.42 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART IN OFFICIAL RECORDS VOLUME 6063, PAGE 1106; OFFICIAL RECORDS VOLUME 11587, PAGE 2402; OFFICIAL RECORDS VOLUME 11587, PAGE 2404 AND OFFICIAL RECORDS VOLUME 12488, PAGE 1155.

Community Number: 120077 Parcel: 0505 Suffix: H Flood Zone: X Field Work: 5/7/2019

Certified To:

BRIAN C. SOLAREK AND MICHELLE SOLAREK; STEWART TITLE COMPANY; STEWART TITLE GUARANTY COMPANY

Property Address:

6550 ALVIN ROAD
JACKSONVILLE, FL 32222

Survey Number: 367722

Client File Number: 411971

ABBREVIATION DESCRIPTION:	SYMBOL DESCRIPTIONS:
A.E. ANCHOR EASEMENT	[Symbol] OFFICIAL RECORDS BOOK
A.C. AIR CONDITIONER	[Symbol] PLAT BOOK
B.M. BENCH MARK	[Symbol] POINT OF CURVATURE
B.R. BEARING REFERENCE	[Symbol] POINT OF BEGINNING
(C) CALCULATED	[Symbol] POINT OF CURVATURE
Ch CHORD	[Symbol] POINT OF BEGINNING
(D) DELTA / DELTA ANGLE	[Symbol] POINT OF TANGENCY
(D) DEED DESCRIPTION	[Symbol] RIGHT-OF-WAY
D.E. DRAINAGE EASEMENT	[Symbol] SET BACK
D.H. DRILL HOLE	[Symbol] T.O.B. TOP OF BANK
D.W. EDGE OF WATER	[Symbol] U.E. UTILITY EASEMENT
E.C. EJECTA	[Symbol] U.E. UTILITY EASEMENT
F.C.M. FOUND CONCRETE MONUMENT	[Symbol] U.E. UTILITY EASEMENT
F.F. EL. FINISH FLOOR ELEVATION	[Symbol] U.E. UTILITY EASEMENT
F.I.P. FOUND IRON PIPE	[Symbol] U.E. UTILITY EASEMENT
F.P.K. FOUND PARKER-PALON WAL	[Symbol] U.E. UTILITY EASEMENT
(L) LENGTH	[Symbol] U.E. UTILITY EASEMENT
L.A.E. LIMITED ACCESS EASEMENT	[Symbol] U.E. UTILITY EASEMENT
M.E. MAINTENANCE EASEMENT	[Symbol] U.E. UTILITY EASEMENT
M.H. MEASURED / FIELD TIE	[Symbol] U.E. UTILITY EASEMENT
M.D. MAIL & DISK	[Symbol] U.E. UTILITY EASEMENT
N.P. NOT PADAL	[Symbol] U.E. UTILITY EASEMENT
N.P. NOT PADAL	[Symbol] U.E. UTILITY EASEMENT
O.H. OVERHEAD UTILITY LINES	[Symbol] U.E. UTILITY EASEMENT

TARGET SURVEYING, LLC
LB #71893

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GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- WHERE NECESSARY, PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE TIED ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS NOT MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN ENLARGED TO MAKE THEM MORE CLEARLY VISIBLE. THESE ENLARGED REPRESENTATIONS ARE NOT TO BE USED IN ALL CASES, DIMENSIONS SHALL CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

