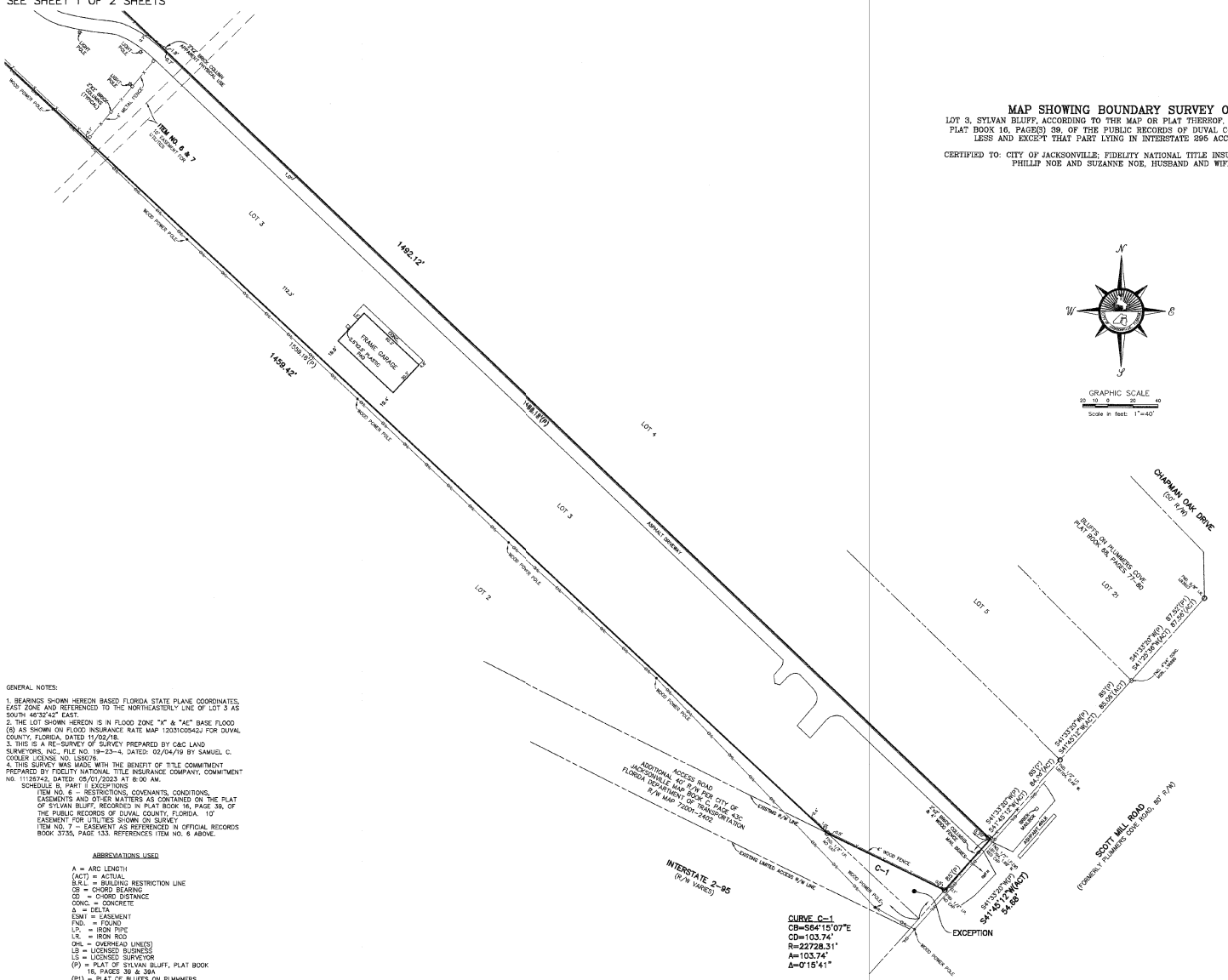
SEE SHEET 1 OF 2 SHEETS



MAP SHOWING BOUNDARY SURVEY OF

LOT 3, SYLVAN BLUFF, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 39, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. LESS AND EXCEPT THAT PART LYING IN INTERSTATE 295 ACCESS ROAD.

CERTIFIED TO: CITY OF JACKSONVILLE; FIDELITY NATIONAL TITLE INSURANCE COMPANY; PHILLIP NOE AND SUZANNE NOE, HUSBAND AND WIFE

GENERAL NOTES:

1. BEARINGS SHOWN HEREON BASED FLORIDA STATE PLANE COORDINATES, EAST ZONE AND REFERENCED TO THE NORTHEASTERLY LINE OF LOT 3 AS SOUTH 46°32'42" EAST.
2. THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" & "AE" BASE FLOOD (S) AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0542J FOR DUVAL COUNTY, FLORIDA, DATED 11/02/18.
3. THIS IS A RE-SURVEY OF SURVEY PREPARED BY C&C LAND SURVEYORS, INC., FILE NO. 19-23-4, DATED: 02/04/19 BY SAMUEL C. COOLER LICENSE NO. LS6076.
4. THIS SURVEY WAS MADE WITH THE BENEFIT OF TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1112626742, DATED: 05/01/2023 AT 8:00 AM.

SCHEDULE B, PART II EXCEPTIONS

ITEM NO. 6 – RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF SYLVAN BLUFF, RECORDED IN PLAT BOOK 16, PAGE 39, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. 10' EASEMENT FOR UTILITIES SHOWN ON SURVEY

ITEM NO. 7 – EASEMENT AS REFERENCED IN OFFICIAL RECORDS BOOK 3735, PAGE 133. REFERENCES ITEM NO. 6 ABOVE.

ABBREVIATIONS USED

A = ARC LENGTH
(ACT) = ACTUAL
B.R.L. = BUILDING RESTRICTION LINE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
Δ = DELTA
ESMT = EASEMENT
FND. = FOUND
I.P. = IRON PIPE
I.R. = IRON ROD
OHL = OVERHEAD LINE(S)
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
(P) = PLAT OF SYLVAN BLUFF, PLAT BOOK 16, PAGES 39 & 39A
(P1) = PLAT OF BLUFFS ON PLUMMERS COVE, PLAT BOOK 38, PAGES 77-80
R/W = RIGHT OF WAY
R = RADIUS
(W) = WITNESS

CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEED STANDARDS OF PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 5J-17 (.050-.052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

SAMUEL C. COOLER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER LS6076

7/13/23
DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

G:\SHARED\Topo Field\field FY2023\Fire Station 68

NO.	BY	DATE	REVISIONS
5.			
4.			
3.			
2.			
1.			

SURVEY DATA:
DATA DISK NO. — PROJECT NAME
SURVEY BOOK NO. — PAGES
LEVEL BOOK NO. — PAGES
LAST DATE IN FIELD 06/28/2023

DESIGNED
DRAWN BY SCC
DATE
CHECKED BY DSW
DATE 07/102/2023

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION, 214 N. HOGAN STREET, 10th FLOOR,
JACKSONVILLE, FL. 32202 (904)255-8756

PROJECT NO.
DATE 07/12/2023
SCALE 1" = 40'

FIRE STATION NO. 68
10562 SCOTT MILL ROAD

SHEET NO. 1
OF 2
DRAWING NO.
DRAWING FILE

October 18, 2023

Exhibit 4

Page 1 of 2

Exhibit 4
Page 2 of 2

October 18, 2023

MAP SHOWING BOUNDARY SURVEY OF

LOT 3, SYLVAN BLUFF, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 39, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. LESS AND EXCEPT THAT PART LYING IN INTERSTATE 295 ACCESS ROAD.

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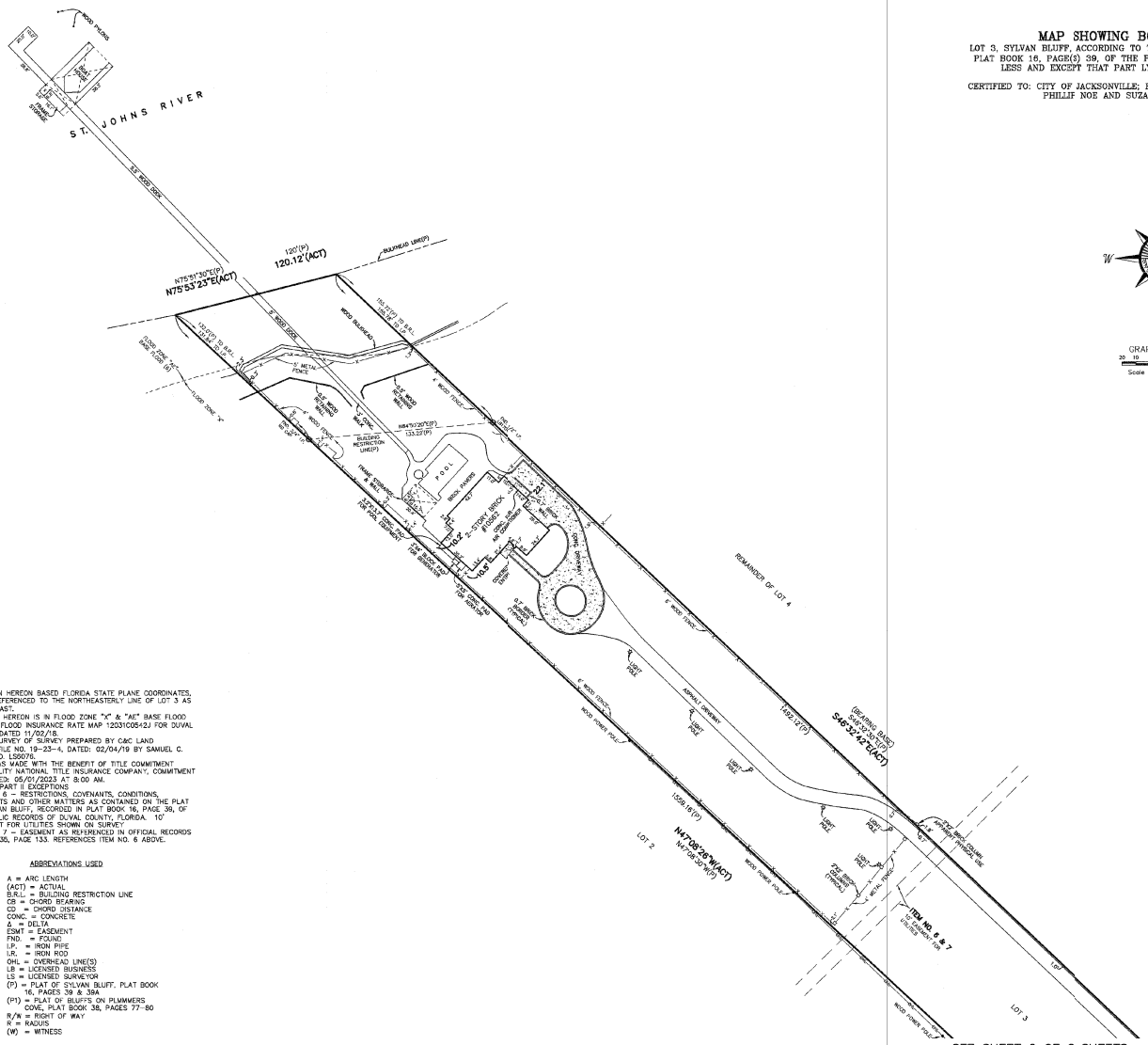

GRAPHIC SCALE
20 10 0 20 40
Scale in feet: 1"=40'

GENERAL NOTES:

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3. THIS IS A RE-SURVEY OF SURVEY PREPARED BY C&C LAND SURVEYORS, INC., FILE NO. 19-23-4, DATED: 02/04/19 BY SAMUEL C. COOLER LICENSE NO. LS6076.
4. THIS SURVEY WAS MADE WITH THE BENEFIT OF TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 11126742, DATED: 05/01/2023 AT 8:00 AM.
   SCHEDULE B, PART II EXCEPTIONS
   ITEM NO. 6 – RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF SYLVAN BLUFF, RECORDED IN PLAT BOOK 16, PAGE 39, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. 10' EASEMENT FOR UTILITIES SHOWN ON SURVEY
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11/3/23
SAMUEL C. COOLER — DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER LS6076

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6.			
5.			
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SURVEY DATA:
DATA DISK NO. — PROJECT NAME
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PROJECT NO.
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SHEET NO. 1 OF 2
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