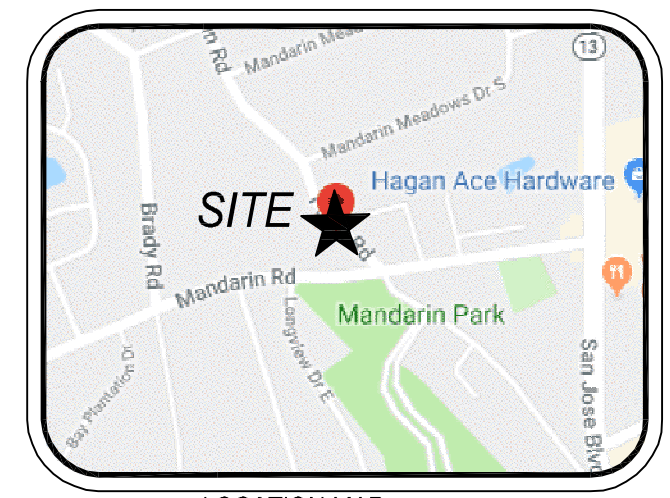
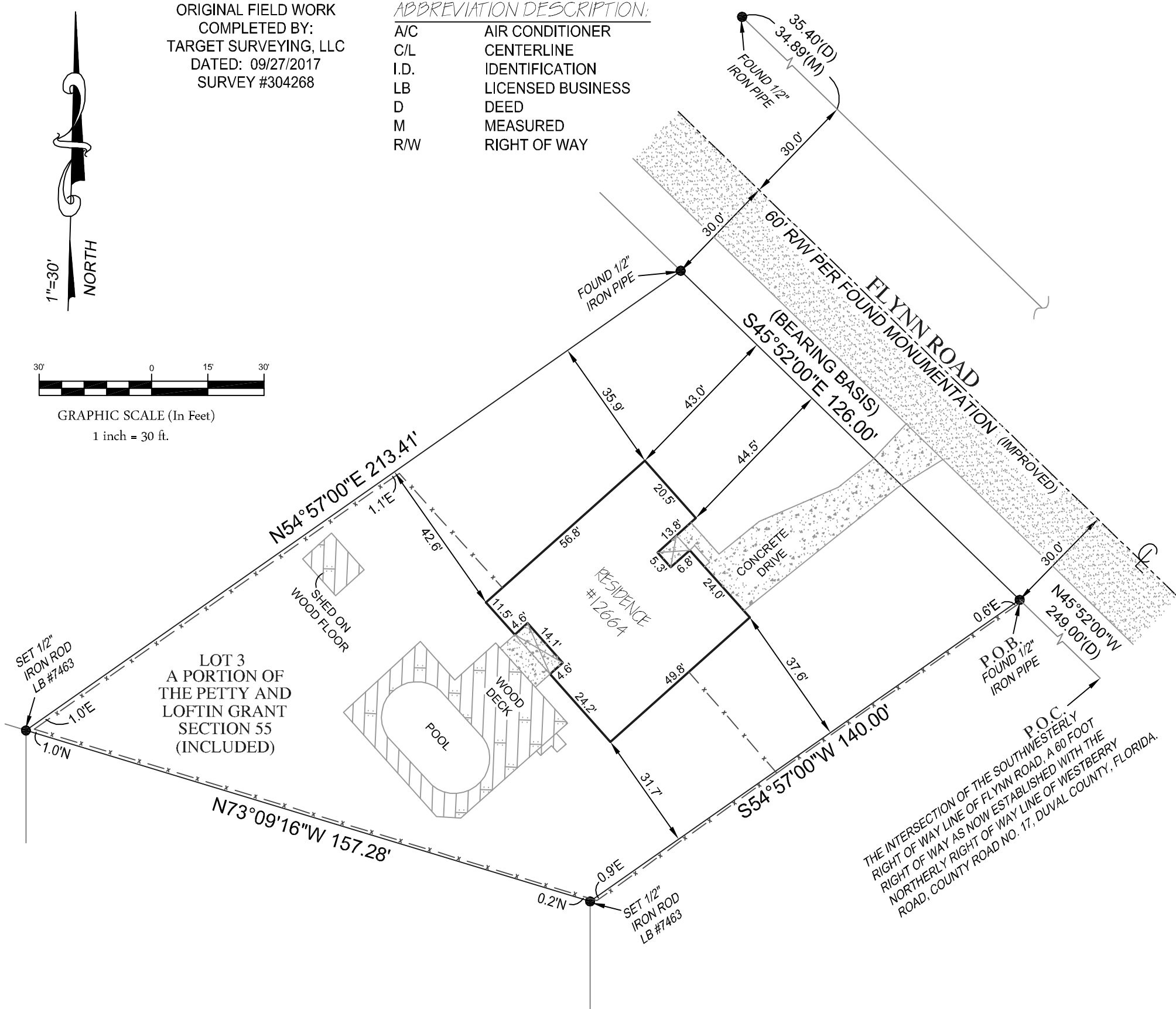
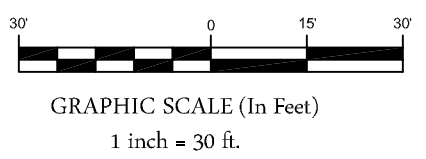




ORIGINAL FIELD WORK
COMPLETED BY:
TARGET SURVEYING, LLC
DATED: 09/27/2017
SURVEY #304268

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
D	DEED
M	MEASURED
R/W	RIGHT OF WAY



LEGAL DESCRIPTION:

LOT 3: A PORTION OF THE PETTY AND LOFTIN GRANT, SECTION 55, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF FLYNN ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED WITH THE NORTHERLY RIGHT OF WAY LINE OF THE WESTBERRY ROAD, COUNTY ROAD NO. 17; RUN THENCE NORTH 45°52'00" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 249 FEET TO THE POINT OF BEGINING; FROM THE POINT OF BEGINING THUS DESCRIBED; RUN THENCE SOUTH 54°57'00" WEST, A DISTANCE OF 140 FEET; THENCE NORTH 73°09'16" WEST, A DISTANCE OF 157.28 FEET; THENCE NORTH 54°57'00" EAST, A DISTANCE OF 213.41 FEET TO A POINT IN SAID SOUTHERLY RIGHT OF WAY LINE OF FLYNN ROAD; RUN THENCE SOUTH 45°52'00" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 126 FEET TO THE POINT OF BEGINING.

FLOOD ZONE: X
COMMUNITY NUMBER: 120077
PANEL: 12031C0544
SUFFIX: J

- NOTES:
- LEGAL DESCRIPTION PROVIDED BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY PROPERTY LINE, ASSUMED TO BEAR S45°52'00"E.

BOUNDARY SURVEY OF
12664 FLYNN ROAD
JACKSONVILLE, FL 32223
PREPARED FOR
MICHELLE AUTH

Project	C-18018	Sheet	
Date	09-02-2019		
Scale	1" = 30'	1 of 1	

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

COMPASS SURVEYING

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER