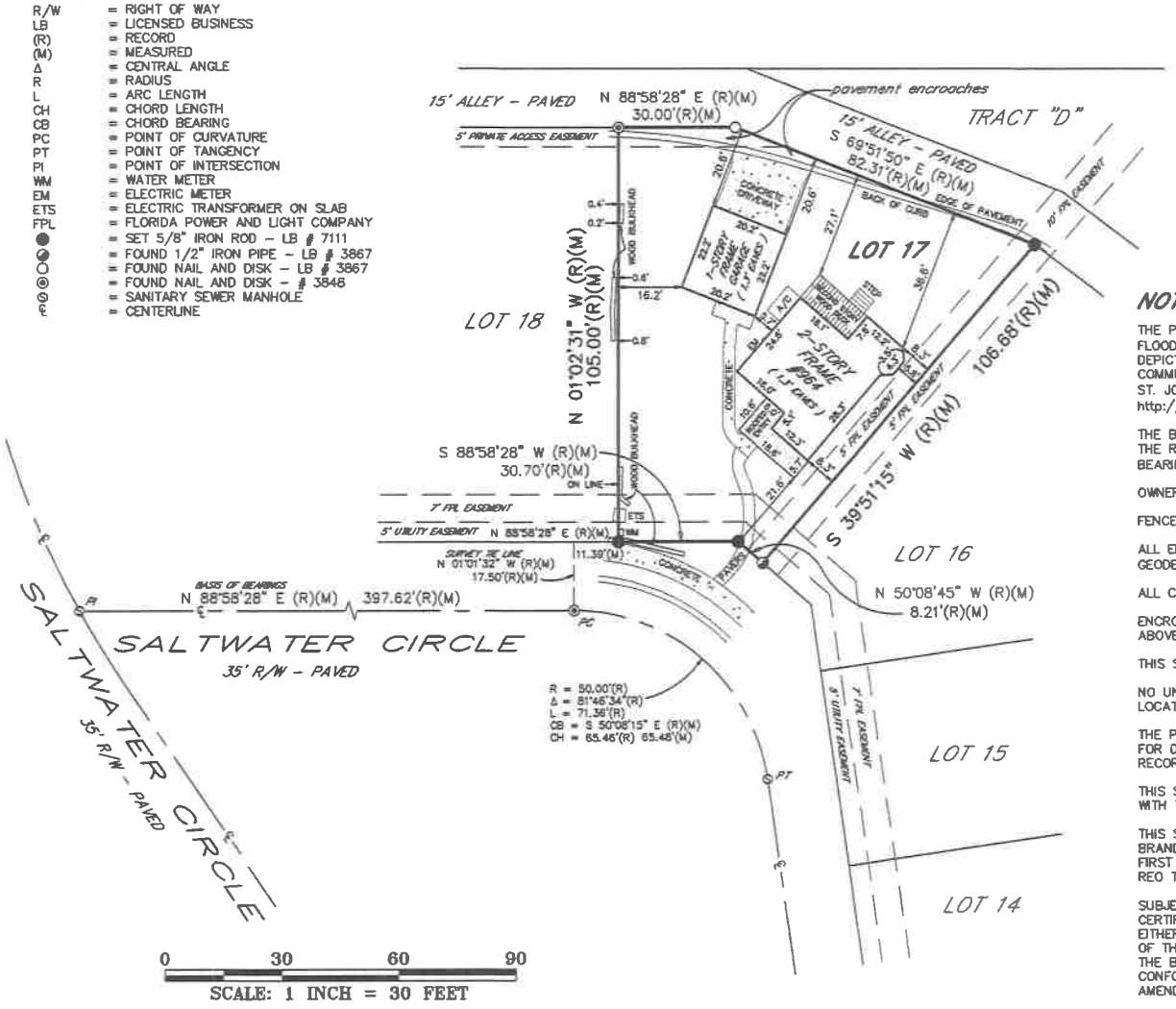
MAP OF SURVEY

LOT 17, SEAGROVE ST. AUGUSTINE BEACH UNIT FIVE AS RECORDED IN MAP BOOK 53, PAGES 55 THROUGH 60 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGEND

R/W	= RIGHT OF WAY
LB	= LICENSED BUSINESS
(R)	= RECORD
(M)	= MEASURED
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CH	= CHORD LENGTH
CB	= CHORD BEARING
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PI	= POINT OF INTERSECTION
WM	= WATER METER
EM	= ELECTRIC METER
ETS	= ELECTRIC TRANSFORMER ON SLAB
FPL	= FLORIDA POWER AND LIGHT COMPANY
●	= SET 5/8" IRON ROD – LB # 7111
◉	= FOUND 1/2" IRON PIPE – LB # 3867
○	= FOUND NAIL AND DISK – LB # 3867
◎	= FOUND NAIL AND DISK – # 3848
Ⓢ	= SANITARY SEWER MANHOLE
℄	= CENTERLINE



NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0382-H, COMMUNITY No. 125146 FOR THE CITY OF ST. AUGUSTINE BEACH, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04. http://www2.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE CENTERLINE OF THE RIGHT-OF-WAY OF SALTWATER CIRCLE HAVING AN ASSUMED BEARING OF N 88°58'28" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. – 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
BRANDON ELFRINK AND JENNIFER ELKRINK
FIRST AMERICAN TITLE INSURANCE COMPANY
REO TITLE COMPANY OF FLORIDA, LLC

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 06/05/2015
FIELD BOOK/PAGE(S): 386/56-57
DRAWING SCALE: 1" = 30'
JOB NUMBER: 15-362

08/08/2015 11:07AM E:\Autocad\2015\15-362\dwg\15-362.dwg

ANCIENT CITY SURVEYING
LB#7111
ACS
SURVEYORS • ENGINEERS
LAND PLANNERS
4435 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-9967 FAX: 904-797-6027

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED: