

# 4195/4203/4199/4197 PINE ROAD, ORANGE PARK, FL. 32065



SCALE: 1"=40'



CURVE TABLE			CHORD LENGTH	CHORD BEARING
LENGTH	RADIUS	DELTA		
C1	100.87'	2914.93'	01°58'57"	100.86' S22°41'30"W
C2	50.49'	2914.93'	00°59'33"	50.49' S22°11'47"W
C3	50.38'	2914.93'	00°59'25"	50.38' S23°11'16"W

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 11-19-2021

Drawn By: Oleg

Order #: 157289

Last Revision Date: None

Boundary Survey prepared by: LB8111

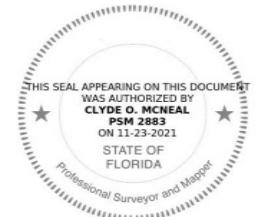
NexGen Surveying, LLC

561-508-6272

1421 Oglethorpe Rd

West Palm Beach, FL 33405

**NEXGEN**  
SURVEYING, LLC.



**LEGAL DESCRIPTION OF: 4195 PINE ROAD; 4203 PINE RD.; 4199 PINE RD.; 4197 PINE,  
ORANGE PARK, FLORIDA, 32065**

PARCEL1:

LOT 7, BLOCK 8, DOCTORS LAKE ESTATES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5,  
PAGES 6 THROUGH 9, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

PARCEL 2:

LOT 8, BLOCK 8, DOCTORS LAKE ESTATES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5,  
PAGES 6 THROUGH 9, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

**CERTIFIED TO:**

RCE SQUARED LAND DEVELOPMENT, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
CRABTREE LAW GROUP PA

**FLOOD ZONE:**

12019C0160E

ZONE: X

EFF: 03/17/2014

**SURVEY NOTES:**

- NO NOTABLE CONDITION FOUND.

**LEGEND**

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	- ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	- PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
— x —	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
■	-ASPHALT
■	-CONCRETE
■	-PAVER/BRINCK
■	-WOOD
◆	-LIGHT POLE
◎	-WELL
▷	-WATER VALVE
□	-CENTER LINE
□	-CATCH BASIN
○	-FIRE HYDRANT
○	-UTILITY POLE
●	-MANHOLE
XXX	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT  
APPEAR ON DRAWING.

**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

**LB 8111**

info@NexGenSurveying.com

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www.NexGenSurveying.com

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