



MANZIE & DRAKE LAND SURVEYING

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

Property Address:

907 South 7th Street, Fernandina Beach, FL 32034

MAP OF BOUNDARY SURVEY

Flood Zone Information:

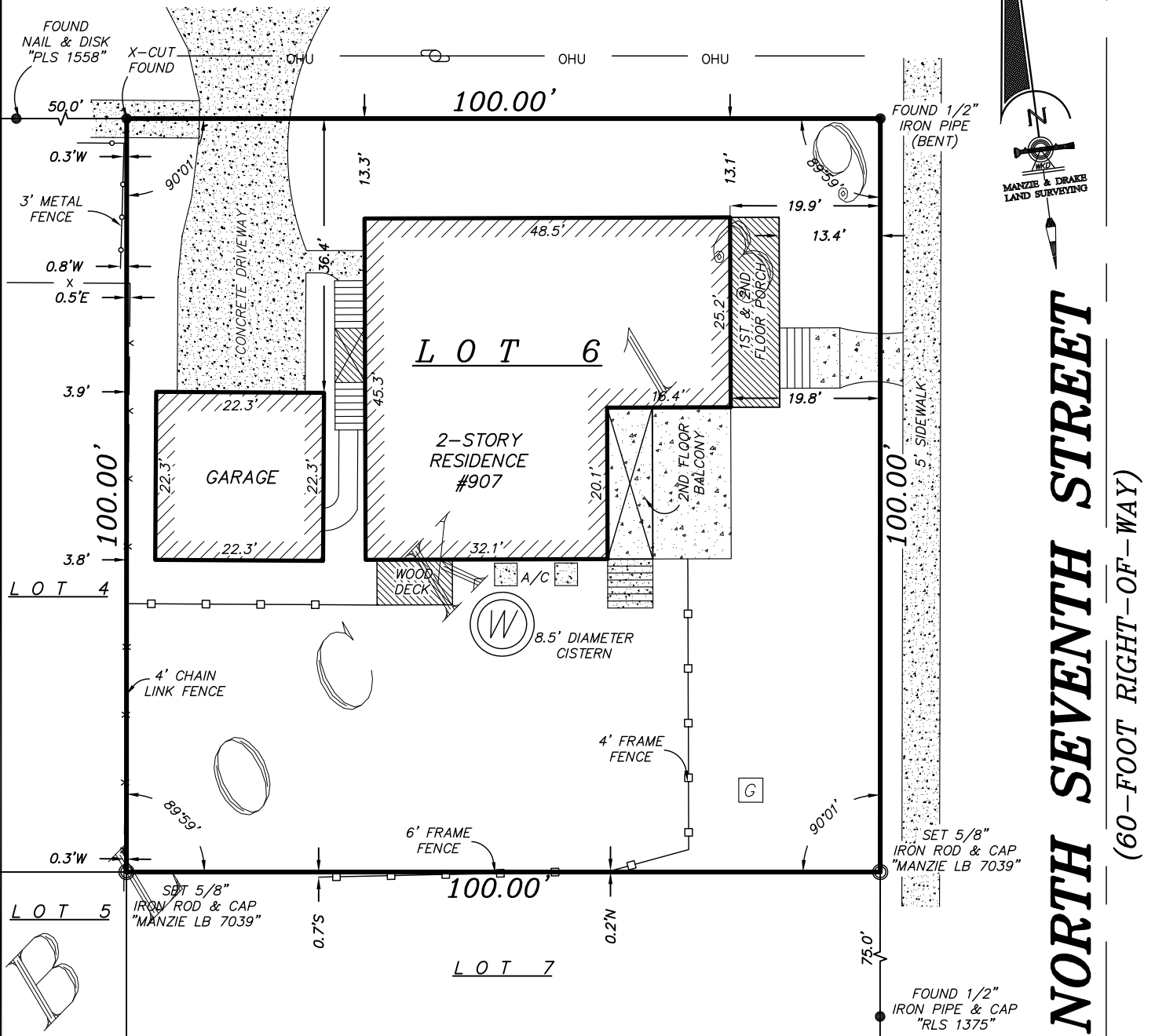
The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 E, Dated 12/17/2010

Certified To:

James T. & Karen R. Citizen; WKD Title, Inc; All American Title Insurance, Inc.; Savings Bank of Nassau County, Florida.

DATE STREET

(60-FOOT RIGHT-OF-WAY)



SAVING
BANK OF NASSAU COUNTY FLORIDA

WKD TITLE
CLOSING AGENT:
WKD TITLE, INC.
910 SOUTH 41ST
YULEE, FL 32097
(904) 555-5555

REALTOR: JOHN DOE
AMELIA ISLAND
LIGHTHOUSE REALTY
117 ANYWHERE STREET
FERNANDINA BEACH, FL 32034
OFFICE: (904) 555-1212

Amelia Island
Lighthouse Realty

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.027, FLORIDA STATUTES.

SAMPLE

MICHAEL A. MANZIE, P.L.S. 4069

SHEET 1 OF 2
THIS SURVEY IS
NOT VALID WITHOUT
ALL SHEETS

**MANZIE & DRAKE
LAND SURVEYING**
117 South Ninth Street, Fernandina Beach, FL 32034
Tel: 904-491-5700 Fax: 904-491-5777
www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

Legal Description:




















ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

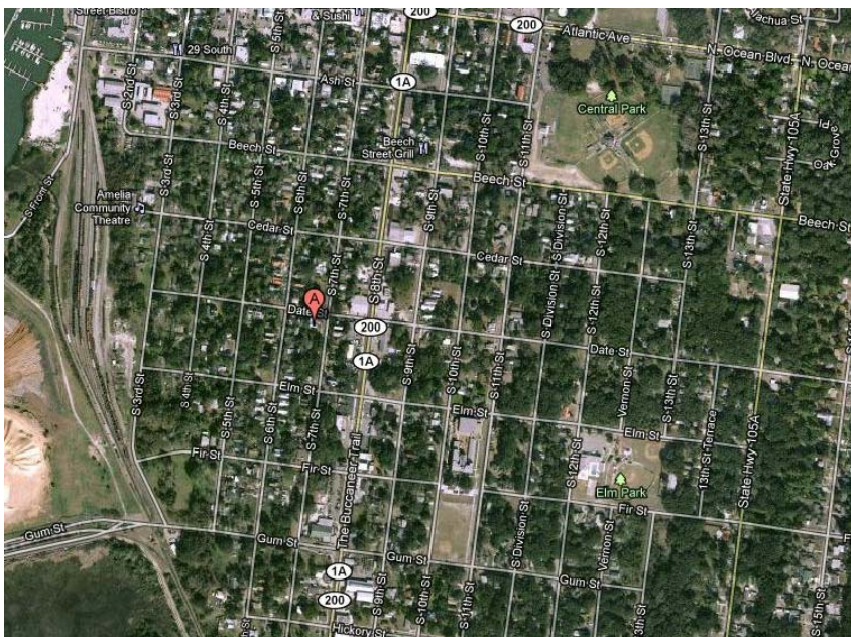
LOT SIX (6), BLOCK ONE HUNDRED THIRTY-NINE (139), CITY OF FERNANDINA BEACH.

Survey Notes:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Angles shown hereon are based on recovered monumentation.
- 5) "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."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 F, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 8) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

Legend:

- | | | |
|--|---|---|
| <p>A/C = AIR CONDITIONER
 AKA = ALSO KNOWN AS
 B.R.L. = BUILDING RESTRICTION LINE
  = CABLE TELEVISION PEDESTAL
 CALC. = CALCULATED
 C.B.S. = CONCRETE BLOCK STRUCTURE
 CB = CHORD BEARING
 CD = CHORD DISTANCE
  = CENTERLINE
  = CENTRAL ANGLE
 CH = CHORD
 -x-x- = CHAIN LINK FENCE
 C.M. = CONCRETE MONUMENT
 CONC. = CONCRETE
  = CONCRETE FLATWORK
 CMP = CORRUGATED METAL PIPE
 D.E. = DRAINAGE EASEMENT
 D/F = DRAIN FIELD
 —OHU— = OVERHEAD UTILITY WIRES
 EASE. = EASEMENT
  = ELECTRICITY METER
 ELEV. = ELEVATION
 F.F. = FINISHED FLOOR</p> | <p> = FIRE HYDRANT
 FD. = FOUND
  = GAS METER
 I.P. = IRON PIPE
 I.R. = IRON ROD
 I.R. & C. = IRON ROD W/ PLASTIC CAP
 L = LENGTH
  = LIGHT POLE
 MEAS. = MEASURED
 N & TT = NAIL & TIN TAB
 N & W = NAIL & WASHER
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 N.T.S. = NOT TO SCALE
 B.R. = BEARING REFERENCE
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 P.C. = POINT OF CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.C.P. = PERMANENT CONTROL POINT
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT</p> | <p>P.R.C. = POINT OF REVERSE CURVATURE
 P.R.M. = PERMANENT REFERENCE MONUMENT
 P.I. = POINT OF INTERSECTION
 R = RADIUS
 RCP = REINFORCED CONCRETE PIPE
 R/W = RIGHT-OF-WAY
 P.I.N. = PARCEL IDENTIFICATION NUMBER
 S/T = SEPTIC TANK
  = SEWER CLEANOUT
  = SEWER MANHOLE
  = STORM MANHOLE
  = TELEPHONE PEDESTAL
 U.E. = UTILITY EASEMENT
  = WATER METER
  = WOOD FENCE
  = WOOD FLATWORK
  = WOOD POWER POLE
  = WELL
  = 5/8" IRON ROD & CAP (LB 7039) SET
  = METAL FENCE</p> |
|--|---|---|



SHEET 2 OF 2
 THIS SURVEY IS
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