

BOUNDARY SURVEY
PARCEL 06665-050-019
1423 S.W. 96th STREET
GAINESVILLE, FLORIDA 32607
SECTION 07, TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA

LAND DESCRIPTION: (FIRST AMERICAN TITLE INSURANCE COMPANY;
 FILE NUMBER: 2076-5498388; DATE OF POLICY: JULY 30, 2021 AT 04:36 P.M.)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF
 ALACHUA, STATE OF FL, AND DESCRIBED AS FOLLOWS:

LOT NINETEEN (19), ROYAL OAKS, AS PER PLAT THEREOF RECORDED IN PLAT
 BOOK "K", PAGE 15 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

FLOOD ZONE:
 IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF
 F.I.R.M. PANEL No. 290 OF 640, COMMUNITY PANEL No. "120001 0290 E" THAT THIS
 PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE
 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE SEPTEMBER 24, 2021.

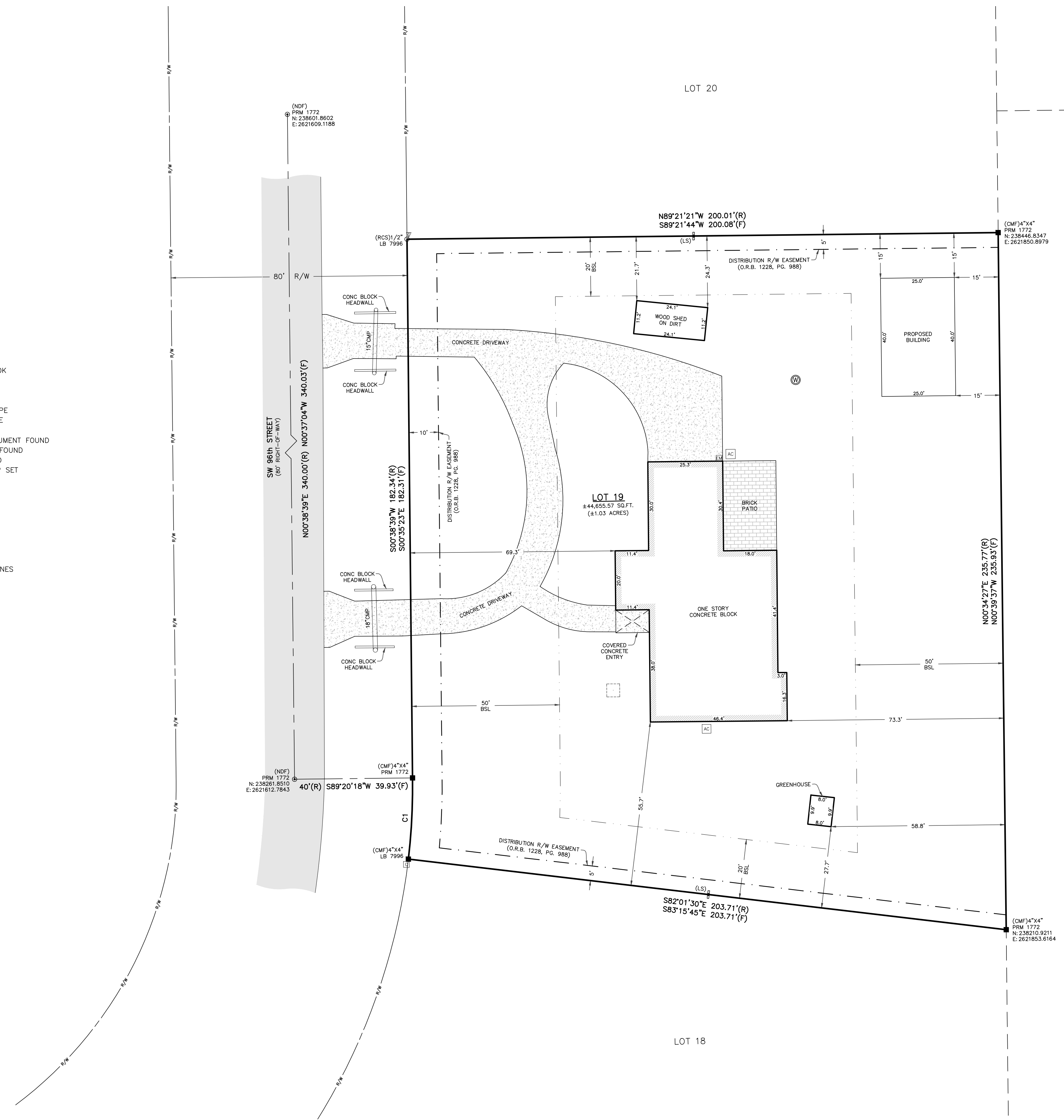
WELL TIES:
 WELL TO NEAREST LOT LINE IS 49.1 FEET.
 WELL TO NEAREST HOUSE CORNER IS 37.1 FEET.
 WELL TO SEPTIC TANK IS ±122 FEET.

SURVEYOR'S NOTES:

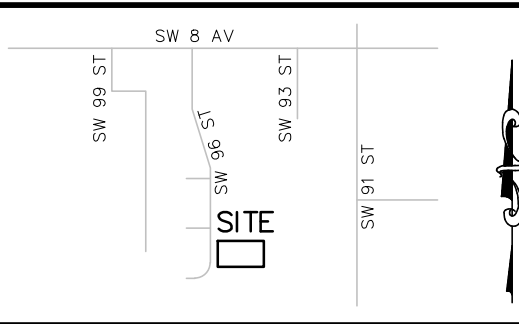
1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AS PER (FIRST AMERICAN TITLE INSURANCE COMPANY;
 FILE NUMBER: 2076-5498388; DATE OF POLICY: JULY 30, 2021 AT 04:36 P.M.).
2. BEARINGS AND HORIZONTAL DATUM BASED ON NORTH AMERICAN DATUM OF 1983,
 NORTH ZONE, U.S. FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
3. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
4. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE
 SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS,
 AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
7. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
8. NORTH ARROW IS BASED ON BEARING STRUCTURE.
9. CERTIFICATION IS NOT TRANSFERABLE.
10. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS.
 IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
11. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE
 EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
12. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE
 DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
13. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL
 LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

- LEGEND:**
- (R) RECORD MEASUREMENT
 - (F) FIELD MEASUREMENT
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - ID. IDENTIFICATION
 - R/W RIGHT OF WAY
 - CMP CORRUGATED METAL PIPE
 - BSL BUILDING SETBACK LINE
 - SQ.FT. SQUARE FEET
 - (CMF) CONCRETE MONUMENT FOUND
 - (NDF) NAIL AND DISK FOUND
 - (IRF) IRON ROD FOUND
 - (RCS) REBAR AND CAP SET
 - AIR CONDITIONER
 - ⊠ WATER METER
 - ⊞ ELECTRIC METER
 - ⊞ WELL
 - ⊞ CABLE TELEVISION
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ SEPTIC TANK
 - (LS) LATH SET
 - X- FENCE LINES
 - OVERHEAD ELECTRIC LINES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	27.51'(R) 27.55'(F)	215.00'(R) 215.00'(F)	07°19'51"(R) 07°20'27"(F)	13.79'(F)	S04°18'34"W 27.49'(R) S02°54'07"W 27.53'(F)



LOCATION MAP: NOT TO SCALE



CERTIFY SURVEY TO:
 IBERT R. ISAACSON
 REBECCA BURR ISAACSON
 FIRST AMERICAN TITLE INSURANCE COMPANY
 SCRUGGS, CARMICHAEL & WERSHOW, P.A.

SCALE: 1" = 20'
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DATE OF FIELD WORK: 12-04-2021; 01-17-2023
 DATE OF REVISION: 03-29-2023; ADDED SEPTIC TANK TO LEGEND

PAGE 1 OF 1
 DATE: 01-19-2023
 DRAWN BY: JAT
 FIELD BOOK: 432/57-58; 455/24

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PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

NO. 6946
 STATE OF FLORIDA
 LICENSE

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

JOB NO. 21371
 ACAD FILE: 23-21371

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SCALE: 1" = 20'
 DEREN LAND SURVEYING
 "ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

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