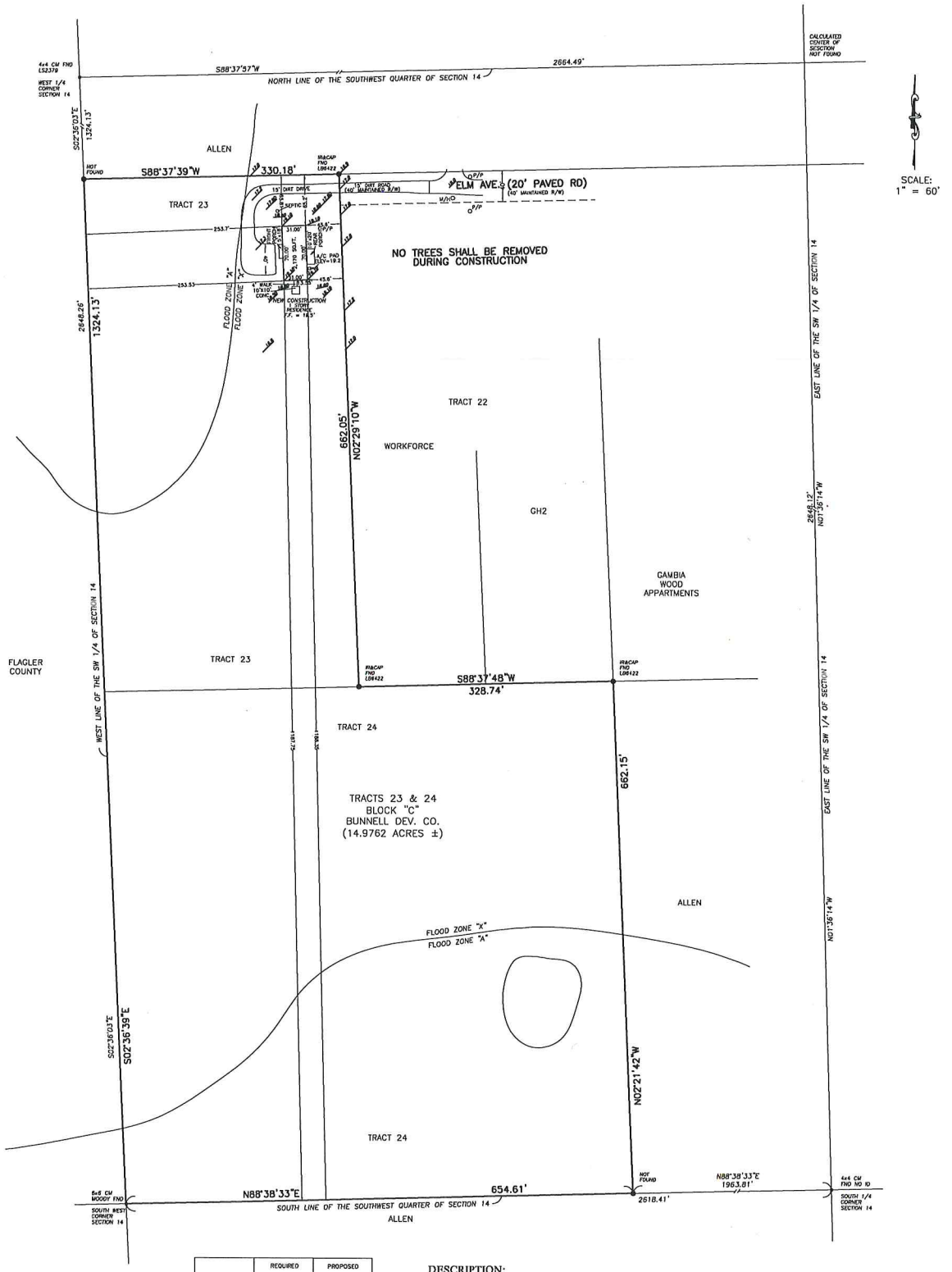
ADDRESS: 425 ELM AVENUE

JOB #23-0665

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID WILCOX ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE PLAN SURVEY



Parcel ID / Address:	425 Elm Ave 14-12-30-0650 -000c-0230
Parcel Size Acre and SQFT:	14.9762 ACRES 652,363.72 SQFT
Existing Use if Applicable:	AGRICULTURE
Proposed Use:	RESIDENTIAL
Zoning / FLUM:	R1 SINGLE FAMILY LOW DENSITY

	REQUIRED	PROPOSED
Building Square Footage	1050 SQFT	2420 SQFT
Building Height	35' MAX	17.17'
Building Coverage	50% MAX	0.01%
Lot Coverage	10,000 MIN	652,363.272 SQFT
Set Back Square Footage – FRONT	25' MIN	253.7'/253.52'
Set Back Square Footage – BACK	20' MIN	43.6'
Set Back Square Footage – LEFT SIDE	10' MIN	65.81' / 65.2'
Set Back Square Footage – LEFT SIDE	10' MIN	1187.75' / 1188.35'

DESCRIPTION:

TRACT 23 AND TRACT 23, BLOCK "C", SECTION 14, TOWNSHIP 12 SOUTH, RANGE 30 EAST, ALL IN THE BUNNELL DEVELOPMENT COMPANYS ALLOTMENT, ACCORDING TO THE PLAT RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. 15' BEING RESERVED ON EACH SECTION LINE AND HALF SECTION LINE FOR ROAD PURPOSES.
PARCEL CONTAINING 14.9762 ACRES MORE OR LESS.

PARCEL IDENTIFICATION NUMBER: 14-12-30-0650-000C0-0230

TYPE OF SURVEY: *SITE PLAN*

NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

PREPARED FOR:
Timothy Ray & Mary Melissa Hogan
30 Country Club Harbor Drive
Palm Coast, FL 32137

TYPE SURVEY:	FIELD DATE	OFFICE DATE	JOB NO.	BY:
Boundary	05/30/23	06/30/23	23-0733	GTW
Farmboard				
Foundation				
Final	06/10/23	08/10/23	23-0690	LFS

LEGEND:
o IRSC 5/8" Iron Rod & Cap set
o IPSC 1/2" Iron Pipe & Cap Found
o IPS 1/2" Iron Pipe set
O N/D Nail and Disk set
O N/F Nail and Disk Found
⊕ PCP Permanent Control Point
O CM 4"x4" Concrete Monument set
● CM 4"x4" Concrete Monument found
Pond Pond
S/S Sanitary Site
E/P Edge of Pavement
W/P Edge of Water
F/P Edge of Fairway
PI Point of Intersection
Δ Delta
L Length
R Radius
Ch Chord Distance
Chd Chord Bearing
R/W Right of Way
NGVD National Geodetic Vertical Datum
N.A.V.D. National American Vertical Datum
B.O. Bench Mark
T.B.M. Temporary Bench Mark
P.O.B. Point of Beginning
POC Point of Commencement
C.B.C. Concrete Block & Stucco
C.L.F. Chain Link Fence
C/S Concrete Slab
P.C. Point of Curvature
P.T. Point of Tangency
P.R.C. Point of Reverse Curvature
N.T. Non Tangent
C.M. Concrete Monument
C/O Cleanout
D/E Drainage Easement
U/E Utility Easement
B/L Building Line
L.A.E. Limited Access Easement
P.R.M. Permanent Reference Monument
O.R.B. Official Records Book & Page
F.I.R.M. Flood Insurance Rate Map
F.I.R.M. Flood Insurance Rate Map
F.E.M.A. Federal Emergency Management Agency
F.I.P. Found Iron Pipe
F.I.R. Found Iron Rod
P.R.M. Permanent Reference Monument
P.C.P. Permanent Control Point
P.B. Plat Book & Page
M.B. Map Book
D.B. Deed Book
O.R.B. Official Records Book
Conc. Concrete
Bldg. Building
Ch. Chord
Elev. Elevation
Fd. Found
Ft. Feet
Inv. Invert
Max. Maximum
Min. Minimum
Pg. Page
Rge. Range
Sec. Section
Twp. Township
Vol. Volume
Yr. Year
Ac. Acre
Sq. Square
Ft. Feet
Mi. Mile
Yd. Yard
Ac. Acre
Sq. Square
Ft. Feet
Mi. Mile
Yd. Yard
Ac. Acre
Sq. Square
Ft. Feet
Mi. Mile
Yd. Yard

NOTES
1. THE ELEVATIONS SHOWN REFER TO MEAN SEA LEVEL, BASED ON NAVD 1988 DATUM AND ARE LOCALLY REFERENCED TO "993 72 2882".
2. THE ACCURACY FOR THIS SURVEY EXCEEDS THE CLOSURE SET FORTH IN CHAPTER 61G17, FOR URBAN AREAS AS BEING 1/10,000.
3. BEARINGS AND DISTANCES REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD 1927.
4. PARCEL APPEARS TO BE BENEFITTED WITH ROAD ACCESS TO ELM AVENUE AS MAINTAINED AND FIELD MEASURED TO BE THE NORTHERLY 40' OF TRACT 22, BLOCK "C", SECTION 14, TOWNSHIP 12 SOUTH, 30 RANGE EAST, FLAGLER COUNTY, FLORIDA.
5. PROPERTY LIES IN FLOOD ZONES "X" AND "A" WITH REFERENCE TO MAP NO. 12035C0205E, EFFECTIVE DATE: JUNE 6, 2018. THIS LOCATION IS BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD ZONE DETERMINATION REST WITH SJAD AGENCY AND BASED ON NAVD. 1988 DATUM.

WILCOX CORP.
Residential / Commercial Land Surveyors (LB 8128)
304 N. Railroad St, Bunnell, FL 32110
Phone: 386-585-5534 Email: info@wilcoxcorp.net

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to: Section 472.027, Florida Statutes, and adopted in Chapter 5J-17 Florida Administrative Code.

Aug 16, 2023

DAVID F. WILCOX, LS5471

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.