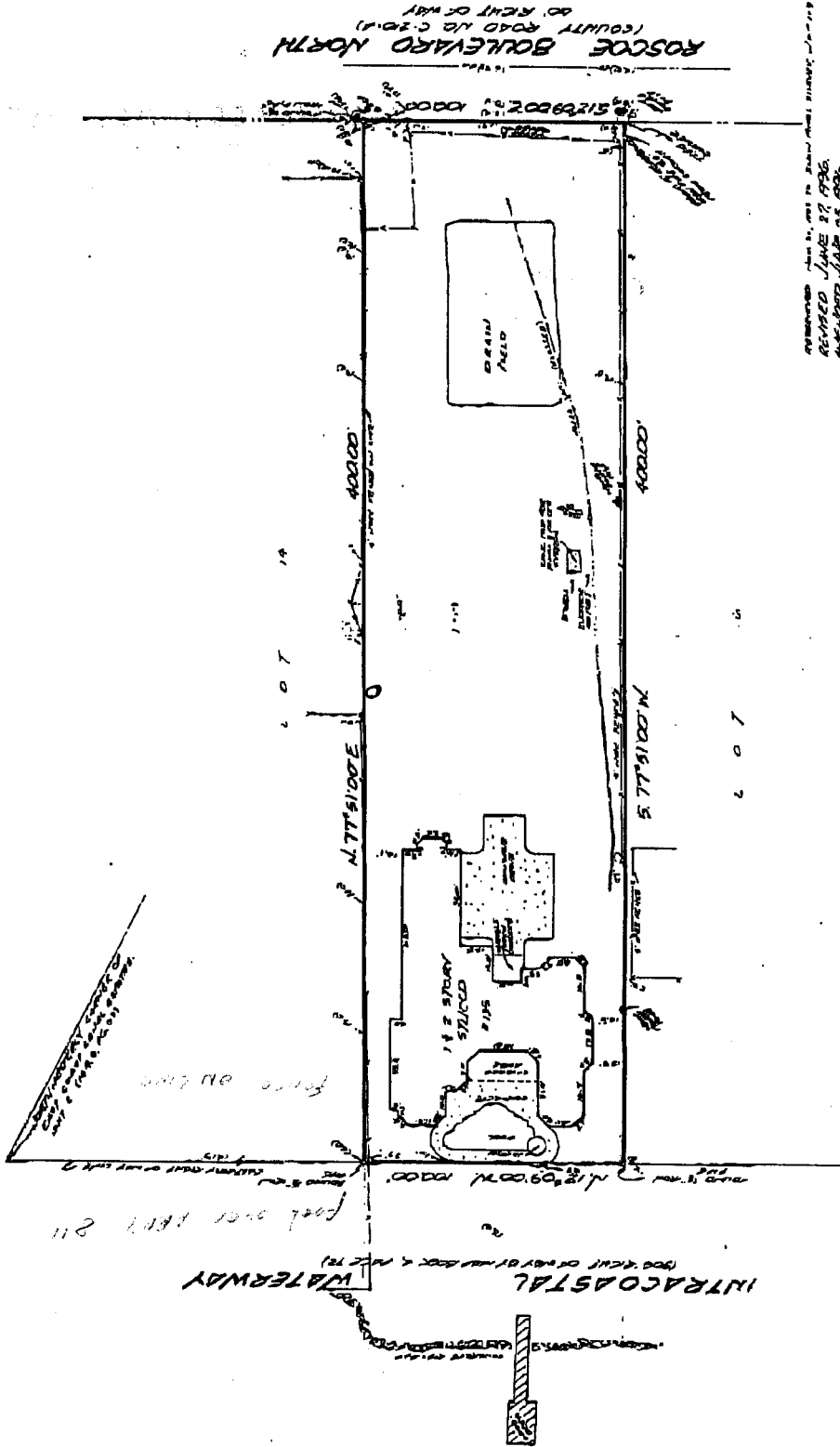


**MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF**

**LOT 13, EAST COAST CANAL ESTATES UNIT  
AS RECORDED IN MAP BOOK 3, PAGE 63  
OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY,  
FLORIDA.**

FOR: MELISSA & STEVE DUNK



ROSCOE BOULEVARD NORTH  
(COUNTY ROAD 112 C-20-A)  
SO. RIGHT OF WAY

NOTES:  
EXISTING PROPERTY LINES (A) REFER TO MAP BOOK

APPROVED June 21, 1996 by the Board of Surveyors, State of Florida, at Tallahassee, Florida.  
RECORDED June 27, 1996  
APPROVED DATE 03, 1996

**CHARLES BASSETT & ASSOCIATES, INC.**

ENGINEERS, SURVEYORS, LAND SURVEYORS  
10000 N. W. 11th Street, Jacksonville, Florida 32218-1100  
TELEPHONE (904) 221-1100

REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR  
STATE OF FLORIDA, LICENSE NO. 12000  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF FLORIDA, LICENSE NO. 12000

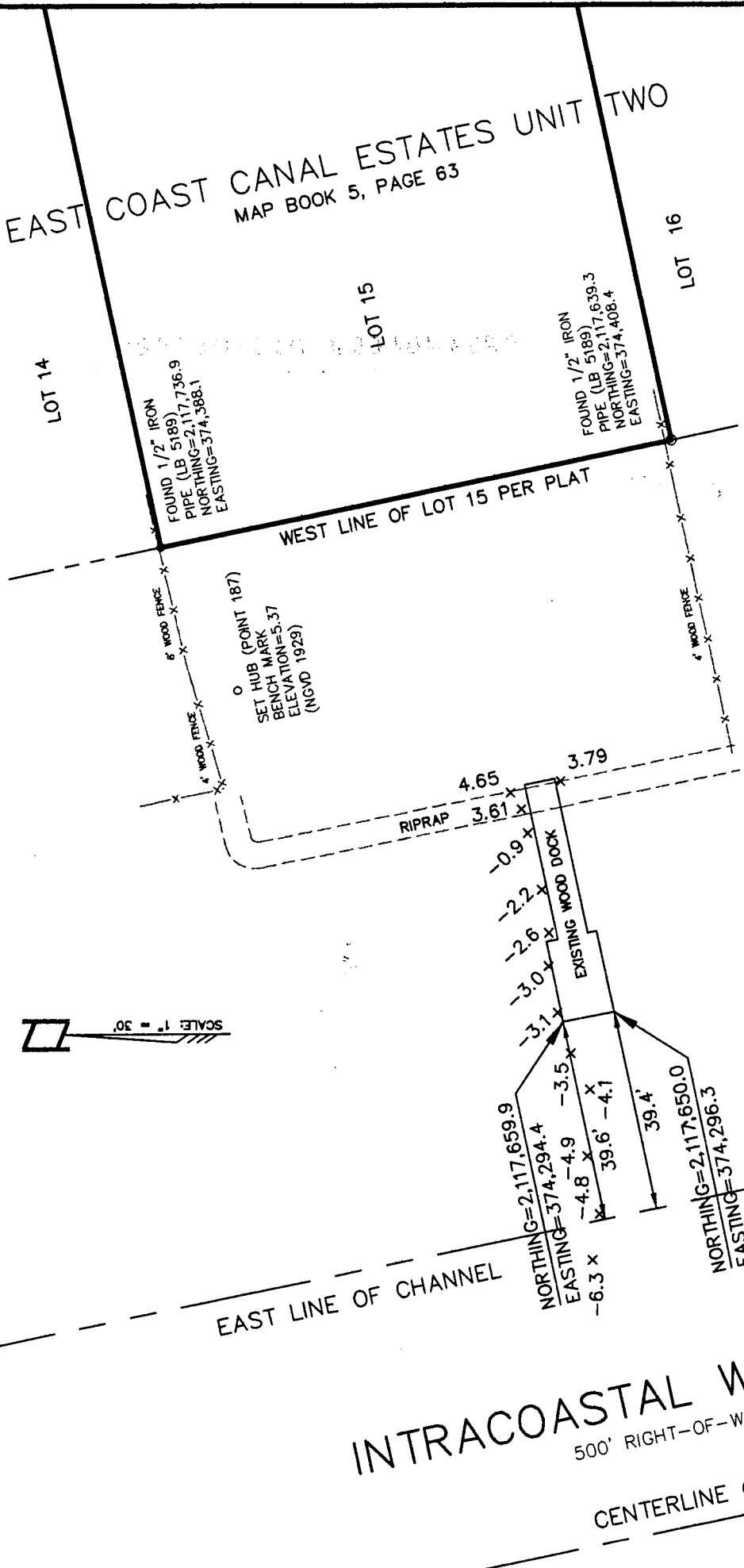
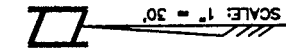
*Charles K. Bassett*

DATE: 06/27/96  
PROJECT: ROSCOE BOULEVARD NORTH  
DRAWN BY: JLD  
CHECKED BY: JLD  
SCALE: AS SHOWN  
SHEET NO: 1 OF 1  
JOB NO: 96-001



USING EXTENDED DATUM FOR THE TIDE GAUGE AT THE PALM VALLEY  
 BRIDGE: MEAN HIGH WATER = 2.52 N.G.V.D. (1929)  
 MEAN LOW WATER = -2.27 N.G.V.D. (1929)

SPECIAL PURPOSE SURVEY  
 TO SHOW STATE PLANE COORDINATES FOR EXISTING  
 DOCK IN THE INTRACOASTAL WATERWAY



THIS SURVEY WAS MADE FOR THE BENEFIT  
 OF SANDRA RACZ.

*[Signature]*

DONN W. BOATWRIGHT, P.S.M.  
 F.L.A. S.C. SURVEYOR AND MAPPER No. L.S.3285  
 F.L.A. S.P. SURVEYING AND MAPPING BUS. No. L.B.3672  
 DATE SIGNED: DECEMBER 1, 2004  
 FIELD SURVEY DATE: NOVEMBER 19, 2004

PREPARED BY:  
 BOATWRIGHT LAND SURVEYORS, INC  
 1500 ROBERTS DRIVE  
 JACKSONVILLE BEACH, FLORIDA  
 (904) 241-8550 TEL.  
 (904) 241-3346 FAX

NOTES:  
 1. COORDINATES ARE BASED ON CORPUS OF ENGINEERS DATUM FOR THE INTRACOASTAL WATERWAY AND ARE TO AN ACCURACY OF 1.0'±.  
 2. BENCH MARK USED IS FOUND NAIL IN WEST SIDE OF WOOD POWER POLE LOCATED IN FRONT OF RESIDENCE NUMBER 135 AND ON EAST SIDE OF ROSCOE BOULEVARD SOUTH. ELEVATION=5.53 (NGVD 1929). BENCH MARK SET IS HUB (POINT 187), AS SHOWN. ELEVATION=5.37 (NGVD 1929).

\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER\*

DRAWN BY: JCJ  
 FILE: 2004-1611

# SELLER'S PROPERTY DISCLOSURE STATEMENT

THIS DISCLOSURE is being made by: Sandra Racc (Seller)  
for property at: 135 S. Roscoe Blvd, Ponte Vedra Bch, FL 32082  
Address City ST Zip

IN ACCORDANCE WITH OUR PLEDGE to serve our customers honestly and fairly, Keller Williams Realty® Atlantic Partners has prepared this disclosure to inform prospective Buyers of the following items:

**NOTICE TO SELLER:** In the State of Florida, each Seller is obligated to disclose to prospective Buyers all facts known to Seller that materially and adversely affect the value of the property being sold that are not readily observable by the Buyer. This disclosure statement is designed to assist you in complying with State of Florida regulations and to assist the Buyer in evaluating the property. The Listing Broker and Cooperating Broker (if any) will also rely on this information when they evaluate, market and present your property to prospective Buyers. If this property is unimproved (vacant land/lot)-complete 15 through 19 only. When explanations are needed give as much detail as possible; date, location, name of repair company, etc. Please fill in as accurately as possible.

**NOTICE TO BUYER:** This disclosure is intended to represent Seller's knowledge of conditions concerning the property as of the date signed. It is not a substitute for a Professional Home Inspection or any other inspection Buyer wishes to obtain. This disclosure is not a warranty of any kind by Seller or a warranty or representation by the Keller Williams Jacksonville Realty or their sales associates.

## OCCUPANCY

Seller currently occupies the property?  Yes  No  
Is the property tenant occupied? Show Homes  Yes  No  
Beginning date of lease period \_\_\_\_\_  
Are lease payments current?  Yes  No  
When did Seller vacate the property? \_\_\_\_\_  
Is the lease month-to-month?  Yes  No  
End date of lease period \_\_\_\_\_  
Months in arrears \_\_\_\_\_

## STRUCTURAL ITEMS

Name of Builder who built your home, if known \_\_\_\_\_  
Are you aware of any movement, shifting, structural damage, or other problems with walls or foundations?  Yes  No  
Are you aware of any water leakage or water intrusion on the property?  Yes  No  
Are you aware of problems with driveways, sidewalks, patios or retaining walls settling?  Yes  No  
Have there ever been repairs or efforts to control the cause or effect of any problem described above?  Yes  No  
Does the home have a fireplace?  Yes  No  
Has there ever been a fire in the house?  Yes  No  
Have there been any problems with it?  Yes  No

## ADDITIONS or REMODELING

Have you made any additions, structural changes, or alterations to the property?  Yes  No  
If Yes, explain: \_\_\_\_\_  
Did you obtain all necessary permits?  Yes  No  
Did work comply with building codes?  Yes  No  
To your knowledge, did previous owner make any changes mentioned above?  Yes  No

## ROOF

Year roof was installed if you know? \_\_\_\_\_  
Do you know of any problems with roof?  Yes  No  
Contractor who repaired or replaced roof N/A  
Are you aware of any roof leaks?  Yes  No  
Do you know of any gutter problems?  Yes  No

## SIDING

Exterior siding material (s):  Brick  Wood  Vinyl  Stucco  Synthetic Stucco  Concrete siding  Other  
Are you aware of any problems with siding material?  Yes  No  
Name of Manufacturer if known \_\_\_\_\_

Seller further discloses that to their knowledge:

No previous claims have been filed against a siding manufacturer?  Yes  No  
A claim was filed and pending against siding manufacturer? MA  Yes  No  
Previous claims have been filed and settled with siding manufacturer?  Yes  No

## WINDOWS

Are windows thermo-pane (insulating)?  Yes  No  
Are any windows fogged?  Yes  No  
If Yes, how many? \_\_\_\_\_  
Are any windows cracked/broken?  Yes  No  
Do all windows open, stay open, close and lock properly?  Yes  No

Are any screens missing or damaged? not aware  Yes  No

If Yes, how many? \_\_\_\_\_

**HEAT and AIR CONDITIONING**

Air conditioning: Central Yes  Yes  No

Type: Natural gas  Electric  Natural gas  Window units

Hear: Central Yes  Yes  No

Type: Natural gas  Electric  Natural gas  Other

Are you aware of any problems regarding central air/heating units? no  Yes  No  
If Yes, explain: \_\_\_\_\_

**ELECTRICAL SYSTEM**

Electric service by:  Jacksonville Electric Authority  Clay County Electric Coop  Other \_\_\_\_\_

Are you aware of any problems with electrical system?  Yes  No

Number of people living in home? \_\_\_\_\_ Average monthly electric bill \$ \_\_\_\_\_

**PLUMBING SYSTEM**

Are you aware of any problems with the plumbing system?  Yes  No

Any leaks?  Yes  No

Any low pressure problems?  Yes  No

Water supply provider:  Private well  Shared well  Public supply  Other \_\_\_\_\_

If private well, any repairs to the  well head,  pump,  well casing  filtration system Type: \_\_\_\_\_

Has well water ever been tested?  Yes  No

Test results: \_\_\_\_\_

Do you have a water softener?  Yes  No

Is the softner system  Leased  Owned

Sewage system: Public  Yes  No

Septic system  Yes  No

Number of septic tanks one  Yes  No

Are locations on survey? front yard  Yes  No

Any Septic system overflow?  Yes  No

Drain field problems?  Yes  No

Date septic tank (s) last pumped? \_\_\_\_\_

Cleaning company: \_\_\_\_\_

Water heater  Electric  Natural Gas  Propane  Solar

Size in gallons \_\_\_\_\_ Age \_\_\_\_\_

Energy efficient timer  Yes  No

If gas-who is supplier Western Gas

Water supply for water heater-Public  Yes  No

Private well  Yes  No

Washer & Dryer  Yes  No

Dishwasher  Yes  No

Intercom system N/A  Yes  No

Garage door opener  Yes  No

Number of ceiling fans  (1)  (2)  (3)  (4)  (5)  (6)

Number of smoke detectors  (1)  (2)  (3)  (4) (9)

Smoke detectors  Yes  No

Number of tanks \_\_\_\_\_ Buried  Yes  No

Fuel oil tank (s)  Yes  No

Buried  Yes  No Leased  Yes  No

Propane tank  Yes  No

Phone: \_\_\_\_\_

Leasing company: \_\_\_\_\_

Leased  Yes  No Monthly Cost \$ \_\_\_\_\_

Security system  Yes  No

Phone \_\_\_\_\_  
If YES explain: \_\_\_\_\_

Security system service provider ADI

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

Do any of these items have defects?  Yes  No

**POOL/SPA/HOT TUB**

Pool type: In Ground  Yes  No

Gunnite  Yes  No

Pool heater: None  Yes  No

Fiberglass  Yes  No

Pool pump: \_\_\_\_\_ Year installed \_\_\_\_\_

Vinyl liner  Yes  No

List pool equipment that conveys: \_\_\_\_\_

Gas  Yes  No

Are there any problems with any items?  Yes  No

Solar  Yes  No

If YES Explain: \_\_\_\_\_

Filter type: \_\_\_\_\_ Year installed: \_\_\_\_\_

Have there been any accumulation of water in the crawl space?  Yes  No

Have there been any repairs or other attempts to control any water or dampness in the crawl space?  Yes  No

If Yes, explain: \_\_\_\_\_

Have wood destroying organisms or wood rot affected the property during your ownership?  Yes  No

Have wood destroying organisms or wood rot affected the property during your ownership?  Yes  No

Have wood destroying organisms or wood rot affected the property during your ownership?  Yes  No

