

ATTACHMENT 5 - SURVEY

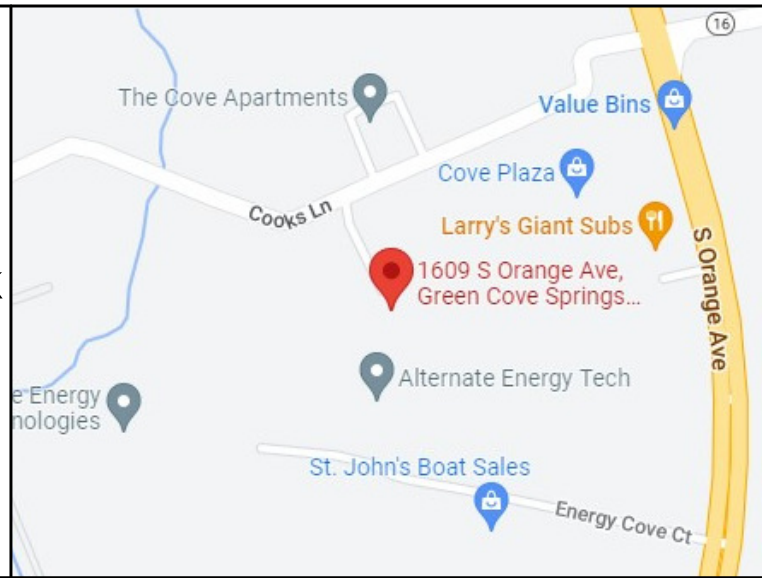
BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983 (NAD 1983) (2011) (EPOCH 2010.0000).

BOUNDARY & TOPOGRAPHIC SURVEY OF: 1609 SOUTH ORANGE AVENUE GREEN COVE SPRINGS, FLORIDA 32043

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(904) 998-9733
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PROPERTY ADDRESS: 1609 SOUTH ORANGE AVENUE, GREEN COVE SPRINGS, FLORIDA 32043

LEGAL DESCRIPTION:

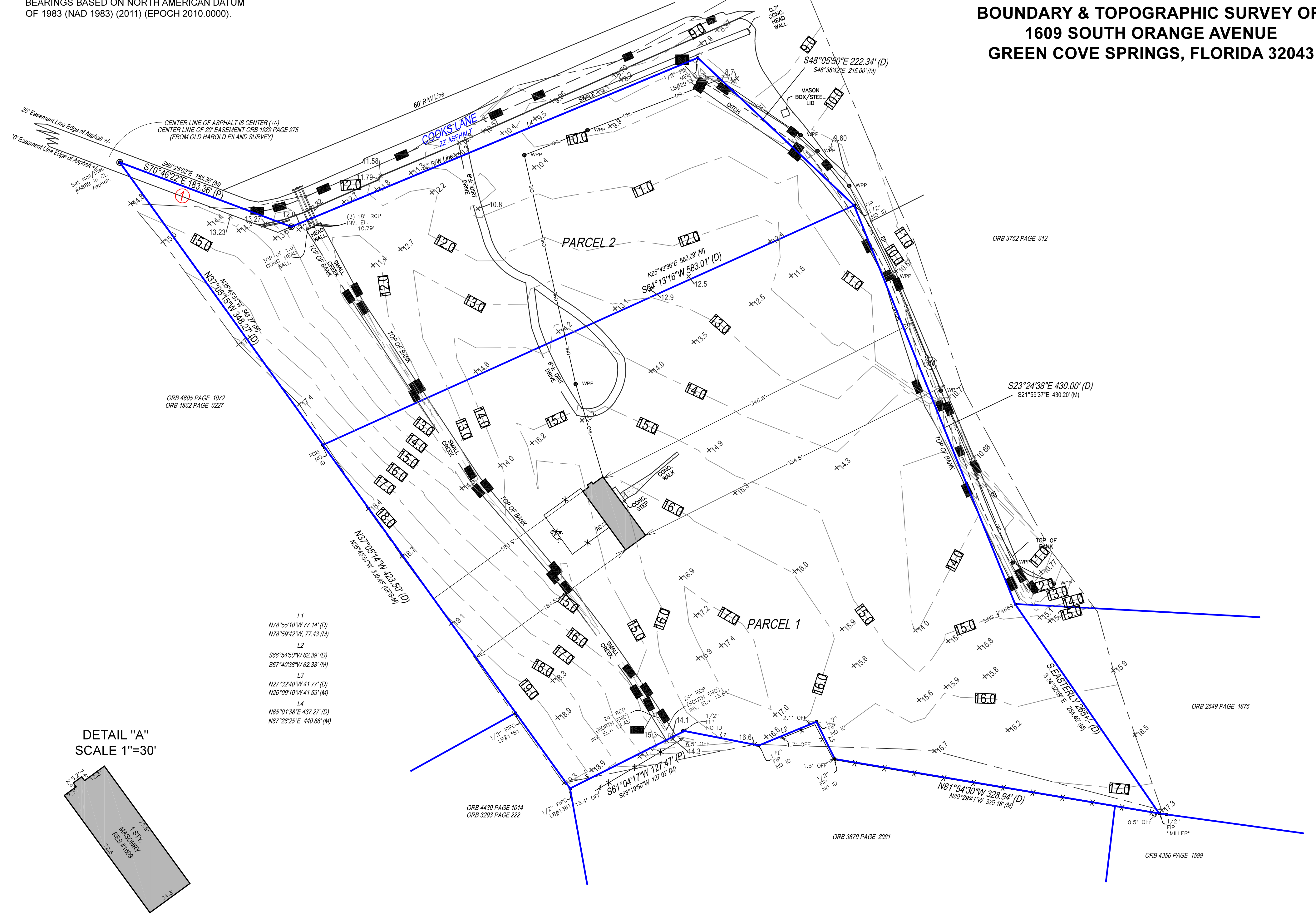
PARCEL 1
PART OF SECTIONS 29 AND 30, BLOCK 1, CLINCH ESTATES A/K/A PART OF LOTS 1 AND 2, BLOCK 1, BAYARD TRACT, AND PART OF BLOCK 3, SOUTH GREEN COVE SPRINGS, AS MORE PARTICULARLY DESCRIBED IN O. R. BOOK 330 PAGES 62 AND 63, AND O. R. BOOK 417 PAGE 451, EXCEPT THOSE PARTS DESCRIBED IN O. R. BOOK 403 PAGES 28 TO 36, O. R. BOOK 511 PAGE 397, O. R. BOOK 528 PAGE 137 AND 139, O. R. BOOK 549 PAGE 346, O. R. BOOK 653 PAGE 510, AND O. R. BOOK 1052 PAGE 51, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PARCEL 2
PORTION OF LOTS 1 AND 2, BLOCK 1, BAYARD TRACT, CLAY COUNTY, FLORIDA, ACCORDING TO MAP BY CHARLES F. SMITH RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK "J", PAGES 273 AND 274 (SAID LOT 1, BLOCK 1, IS ALSO KNOWN AS SECTION 29, BLOCK 1, CLINCH ESTATE, ACCORDING TO MAP BY GOULD T. BUTLER RECORDED IN PAID RECORDS IN PLAT BOOK 1, PAGES 31, 32, 33 AND 34, THE WEST 1/2 OF SAID LOT 2, BLOCK 1, IS ALSO KNOWN AS SECTION 30, BLOCK 1 OF SAID CLINCH ESTATE) ALL IN THE G. I. F. CLARK GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BAYARD TRACT; THENCE ON THE WEST LINE OF SAID LOT 1 AND ON-THE CENTERLINE OF PALM AVENUE RUN, NORTH 24 DEGREES 21 MINUTES 05 SECONDS WEST 47.0 FEET THENCE NORTH 61 DEGREES 51 MINUTES 10 SECONDS EAST 1,099.34 FEET; THENCE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 423.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 348.27 FEET; THENCE SOUTH 70 DEGREES 46 MINUTES 22 SECONDS EAST 183.36 FEET; THENCE NORTH 65 DEGREES 01 MINUTE 38 SECONDS EAST 437.27 FEET; THENCE SOUTH 48 DEGREES 05 MINUTES 50 SECONDS EAST 222.34 FEET; THENCE SOUTH 64 DEGREES 13 MINUTES 16 SECONDS WEST 583.01 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS:
BEGIN AT A 4" SQUARE CONCRETE MONUMENT AT THE SW CORNER OF SAID PARCEL 2 LANDS AS DESCRIBED ABOVE AND RUN THENCE (BEARINGS AND DISTANCE ARE NORTH AMERICAN DATUM OF 1983-2011-EPOCH 2010.0000) N35°43'54"W, 348.27' (DEED N37°05'15"W 348.27') TO A NAIL AND DISC #4889 IN THE CENTERLINE OF COOK ROAD, A 60 FOOT WIDE PUBLIC R/W TRANSITIONING INTO A 20 FOOT WIDE EASEMENT AS PER OFFICIAL RECORDS BOOK (ORB) 1929 PAGE 0975 SAID CLAY COUNTY PUBLIC RECORDS; RUN THENCE S69°25'02"E, 183.36' (DEED S70°46'22"E, 183.36') TO A 1/2" IRON ROD #4889 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COOK LANE; RUN THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N67°26'25"E, 440.66' (DEED N65°01'38"E, 437.27') TO A 1/2" IRON PIPE "MEM" #2933; RUN THENCE S46°38'42"E, 215.00' (DEED S48°05'50"E, 222.34') TO A 1/2" IRON PIPE-NO NUMBER IS ATTACHED AT THE EASTERNMOST CORNER OF SAID PARCEL 2 AND THE NORTHERNMOST CORNER OF SAID PARCEL 1 ABOVE; RUN THENCE S21°59'37"E, 430.20' (DEED S23°24'38"E, 430.00') ALONG THE EAST LINE OF SAID PARCEL 1 AND THE WEST LINE OF THOSE LANDS DESCRIBED IN ORB 3752, PAGE 612, SAID CLAY COUNTY PUBLIC RECORDS TO A 1/2" IRON ROD #4889 AT THE NW CORNER OF THOSE LANDS DESCRIBED IN ORB 2549, PAGE 1875, SAID CLAY COUNTY PUBLIC RECORDS; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL 1 AND THE WEST LINE OF SAID ORB 2549 PAGE 1875 LANDS, RUN THENCE S34°32'09"E, 254.40' (DEED SOUTHEREASTERLY 265' +/-) TO A 1/2" IRON PIPE "MILLER" AT THE SE CORNER OF SAID PARCEL 1 AND THE SW CORNER OF SAID ORB 2549 PAGE 1875 LANDS; RUN THENCE N80°29'41"W, 329.18' (DEED N81°54'30"W, 328.94') ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE NORTHERLY LINE OF ORB 4356 PAGE 1599 AND THEN ORB 3879 PAGE 2091 LANDS TO A 1/2" IRON PIPE; RUN THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID DIVIDING LINE BETWEEN SAID PARCEL 1 AND THE NORTHERLY LINE OF SAID ORB 3879 PAGE 2091 LANDS: N26°09'10"W, 41.53' (DEED N27°32'40"W, 41.77') TO A 1/2" IRON PIPE- NO NUMBER ATTACHED; S67°40'38"W, (DEED S66°54'50"W, 62.39') TO A 1/2" IRON PIPE - NO NUMBER ATTACHED; N78°59'42"W, 77.43' (DEED N78°55'10"W, 77.14') TO A 1/2" IRON PIPE - NO NUMBER ATTACHED; S63°19'50"W, 127.02' (DEED S61°04'17", 127.47') TO A 1/2" IRON PIPE #1381 AT THE NW CORNER OF SAID ORB 3879 PAGE 2091 LANDS AND THE SOUTHWESTERLY CORNER OF SAID PARCEL 1; RUN THENCE N35°43'54"W, 330.45' (DEED N37°05'14"W, 423.50') ALONG THE WESTERLY LINE OF SAID PARCEL 1 TO THE POINT OF BEGINNING. CONTAINING 8.9141 ACRES, MORE OR LESS

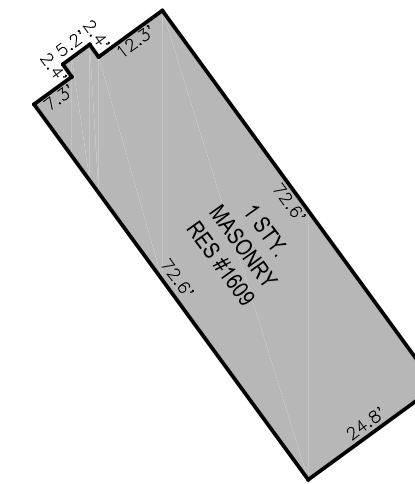
GENERAL SURVEYOR NOTES:

- Legal Description has been furnished or by confirmed the Client or His/her Agents.
- The Surveyor hereon is not responsible for easements of record other than those shown on a Plat if applicable, or in a Title Commitment provided at the time of order. Any condition that might represent an unrecorded easement is shown hereon and marked as a Point of Interest. (POI) Above-Ground evidences of Utilities may or may not represent an unrecorded easement.
- Measurements shown hereon are in US Standard feet and decimals thereof.
- TYPE OF SURVEY: Florida Boundary with Above-Ground Improvements shown.
- STATED PURPOSE OF THIS SURVEY: Mortgage, Purchase, Sale, Permits, Planning.
- Main Building and Ancillary Structure measurements are to the exterior of those buildings, so may not be adequate for Engineered or Architectural additions. Design Professionals should make their own measurements for attachments to Buildings shown hereon.
- This survey does not show any underground improvements, foundations, or utilities, etc. No underground investigation of any feature including Septic Tank has been performed.
- Any underground Septic or Well feature shown has been uncovered by the seller or his Agents.
- All ABOVE-GROUND evidences of Utility Easements lie within their Respective Easements unless noted.
- This Survey is not intended to Reflect or Determine Ownership.
- Construct Improvements to Iron Markers as described only. Wood Laths and Wire Flags ARE NOT Property Corners.
- This survey is COPYRIGHTED and is not intended for, nor Insured for multiple uses by multiple parties. Other than a Lender who assumes a Mortgage Note for a Certifyee hereon, use is restricted to Certifyees hereon for the Purposes listed in Note #5 above. It is illegal to copy or alter this survey drawing without permission.
- Streets shown hereon are Centered in R/W provided unless otherwise noted and dimensioned.
- Water shorelines shown on this drawing are current for date shown only. This is NOT a "Mean High Water Survey" as per Chapter 177.39 F.A.C. or any other relevant Local, State, or Federal rule.
- State Plane Coordinates shown, if any, are based on the North American Datum (NAD) of 1983, Florida East Zone (941)-(2011)-(epoch 2010.0000)
- Elevations, if shown, are based on the North American Vertical Datum (NAVD) 1988.
- All dimensions hereon reflect the Deed/Plat call AND the corresponding field measured value. Calculated values are shown if reference irons are set.
- Electronic (PDF) files are valid with Chapter 5J-17.032 (3) F.A.C. and FS 0425.025 conforming Electronic (PDF) Seal attached. As per rules listed, the electronic signature file name/number is present on the invoice presented to the client or his/her agents. Hard sealed copies of the drawing are stored at the Surveyor's office and will be furnished on request (gratis) to certifyees hereon for 60 days from date of signature. Hard copies will be furnished to said Certifyees for an Archival Fee after 60 days.
- Symbols hereon may differ in scale from the Legend and Abbreviations/Symbols list hereon for clarity.
- Pursuant to F.S. 558.0035, no individual employee or Agent may be held personally liable for Negligence.
- This drawing reflects information gathered, analyzed, presented and preserved solely by River City Surveying, LLC. Third Party references, Business Cards etc. attached do not infer or create liability in any form.
- Fence Ownership is Not Determined



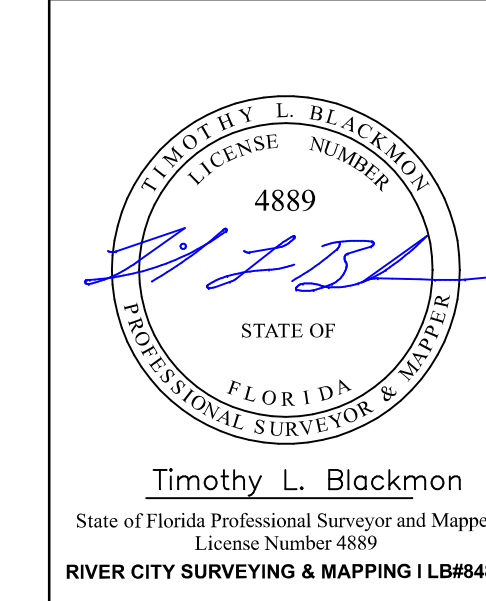
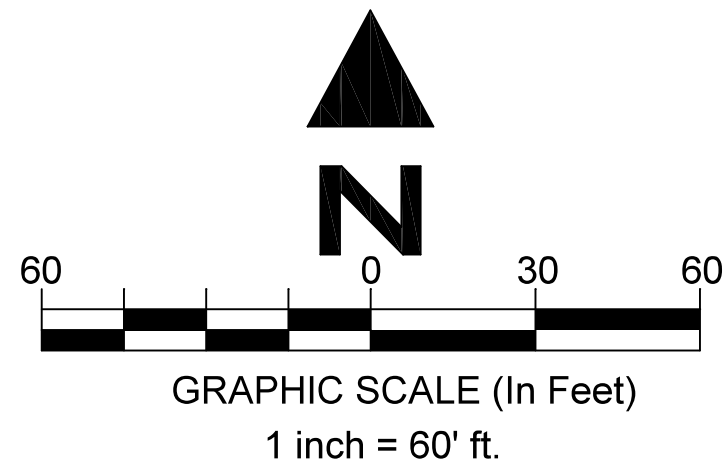
- L1 N78°52'10"W 77.14' (D)
N78°39'42"W 77.43' (M)
- L2 S66°54'50"W 62.39' (D)
S67°40'38"W 62.39' (M)
- L3 N27°32'40"W 41.77' (D)
N26°09'10"W 41.53' (M)
- L4 N63°19'50"W 127.02' (D)
N61°04'17"W 127.47' (M)

DETAIL "A"
SCALE 1"=30'



SURVEYOR'S LEGEND

- | | | |
|--|---|---|
| AC = Air Conditioner | Δ = Delta or Central Angle | RCP = Reinforced Concrete Pipe |
| BLDG = Building | RAD = Radius | CL = Centerline |
| BRL = Building Restriction Line | CH = Chord Bearing Distance | INV. = Invert |
| CM = Concrete Monument | L = Arc Length | EL = Elevation |
| C/P = Covered Porch | ID = Identification | R/W = Right-Of-Way Line |
| CONC = Concrete | (P) = Plat Call | SQ = Square |
| D.B. = Deed Book | (M) = Field Measured Value | STY = Story |
| D.&A.E. = Drainage & Access Easement | (C) = Calculated Value | S = Section |
| EC = Edge of Concrete | (D) = Deed Call | T = Township |
| EP = Edge of Asphalt/Pavement | IP = Iron Pipe | R = Range |
| ESMT = Easement | IR = Iron Rod | [PF] = Pool Filter/Machinery on Pad |
| FT. = Feet | LB = Licensed Survey Business | [AC] = Air Conditioner/ Heat Pump on Pad |
| F.I.P. = Found Iron Pipe (Size Delineated) | LS = Licensed Surveyor | ● WPP = Wood Power Pole |
| F.I.R. = Found Iron Rod (Size Delineated) | RLS = Registered Licensed Surveyor | ○ = Guy Anchor (If - Dimension to Ground Entry Point - Underground Extent not Determined) |
| LS = Licensed Surveyor | PLS = Professional Licensed Surveyor | ○ = Water Meter |
| nof = now or formerly (owned by) | PSM = Professional Licensed Mapper | ○ = Fire Hydrant |
| OHL = Overhead Wire/Line | CCEC = Clay County Electric Cooperative | ○ = Sanitary Sewer Manhole |
| ORB = Official Records Book | COJ = City of Jacksonville | ○ = Stormwater Drainange Manhole |
| ORV = Official Record Volume | JEAA = Jacksonville Electric Authority | ○ = JEA Manhole |
| PC = Point of Curvature | FCM = Found Concrete Monument | ○ = Well |
| PCPt = Permanent Control Point | F.A.C. = Florida Administrative Code | ○ = SIRC 1/2" 4889 |
| Pg = Page | F = Face Side of Wood Fence | |
| PI = Point Of Intersection | FPLE = Florida Power & Light Easement | |
| PK = Parker- Kalon or Mag Nail | P = Past Side of Wood Fence | |
| POB = Point Of Beginning | POI = Point Of interest | |
| POC = Point Of commencement | PRC = Point Of Reverse Curvature | |
| POI = Point Of interest | PRM = Permanent Reference Monument | |
| PRC = Point Of Reverse Curvature | PT = Point Of Tangency | |
| MF = Metal Fence | RBL = Reference Bearing Line | |
| WF = Wood Fence | RVC = PVC/Plastic Fence | |
| CLF = Chain Link Fence | EL = Elevation | |
| RES. = Residence | | |



SURVEYORS CERTIFICATION:
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.

POINTS OF INTEREST:
① ASPHALT STREET IN EASEMENT ALONG NORTH LINE IN THIS AREA

DATE SIGNED: 08/17/2022
FIELD WORK DATE: 08/01/2022
REVISION DATE(S): 08/17/2022
SURVEY NUMBER: 051722.1



CERTIFIED TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
BARWICK BANKING COMPANY, ISAOA ATIMA
LANDMARK TITLE