

POINT OF COMMENCEMENT
Northwest corner of Lot "K"

MAP SHOWING BOUNDARY SURVEY OF

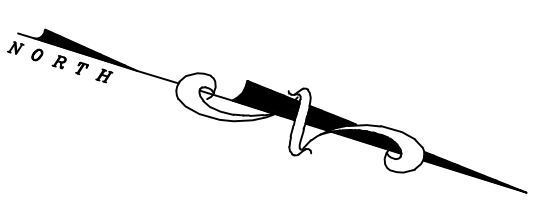
A parcel of land situated in Lot "D", Block 105, Palmer and Ferris Tract, Green Cove Springs, Clay County, Florida, according to plat thereof recorded in Plat Book 2, page 1 of the public records of said county, said part of Lot "D" being more particularly described as follows:

Commence at the northeast corner of Lot "K" of said Block 105, thence on the westerly line of Oakridge Avenue run South 17 degrees 30 minutes 00 seconds East, 221.00 feet to the southerly line of Pinewood Court; thence on said southerly line, South 65 degrees 30 minutes 00 seconds West, 134.00 feet to the point of beginning; thence South 17 degrees 30 minutes 00 seconds East, 192.44 feet; thence South 72 degrees 36 minutes 00 seconds West, 236.00 feet; thence North 17 degrees 30 minutes 00 seconds East, 192.44 feet to said southerly line of Pinewood Court; thence on said southerly line, North 72 degrees 36 minutes 00 seconds East, 236.00 feet to the point of beginning.

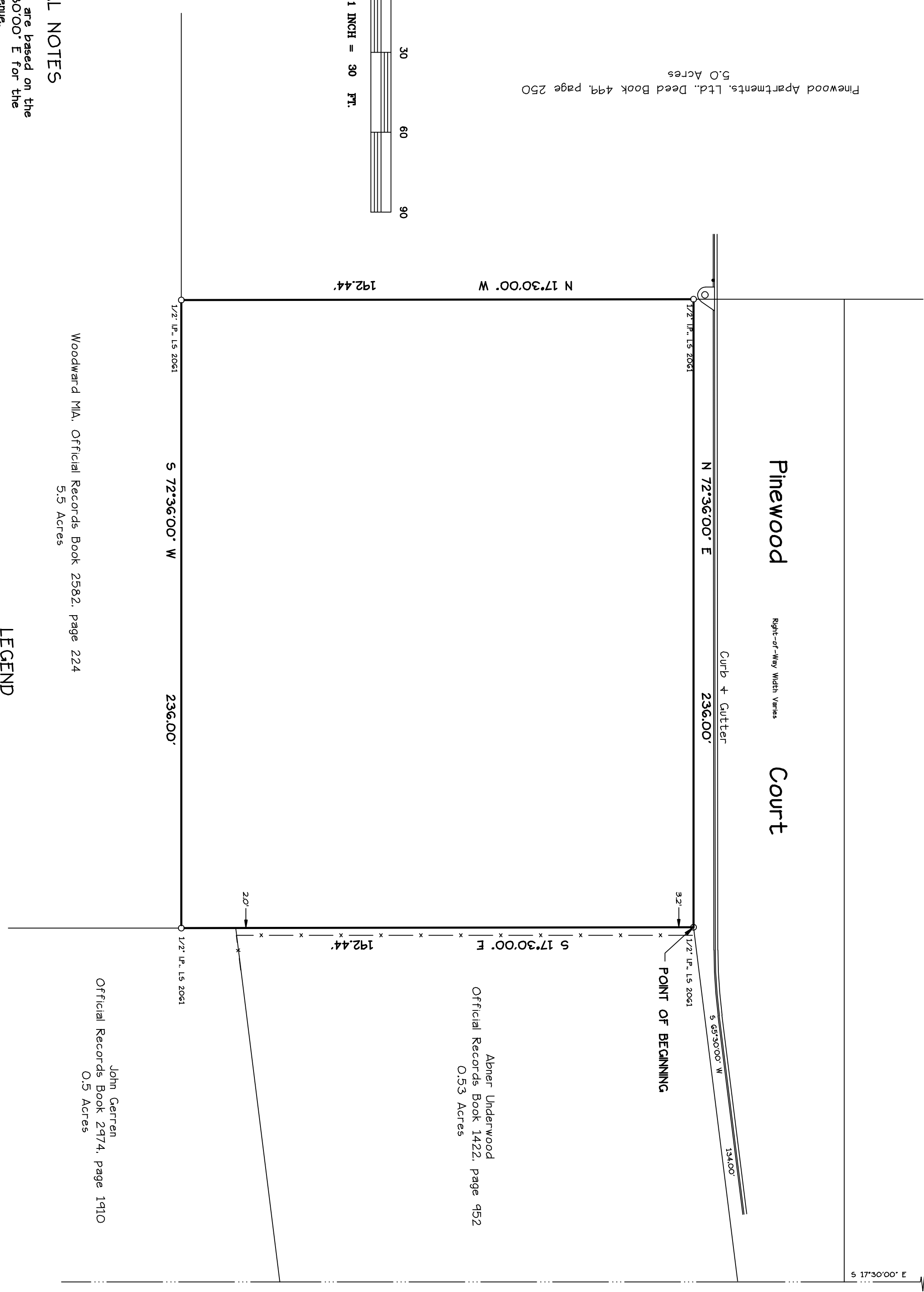
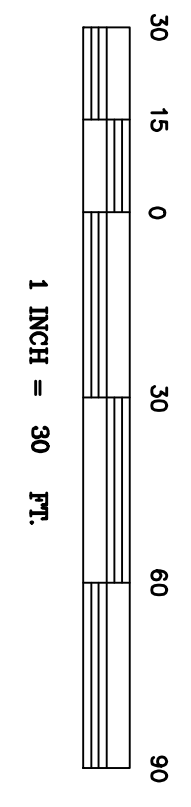
For: Miggins Construction Company of North Florida, Inc.

Scale 1" = 30'

Date of survey: June 9, 2017



Pinewood Apartments, Ltd., Deed Book 499, page 250
5.0 Acres



GENERAL NOTES

1. Bearings shown hereon are based on the record bearing of S 17°30'00" E for the west line of Oakridge Avenue.
2. This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown hereon are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only, no underground improvements or footings were located.

LEGEND

- Found 4"x4" Concrete Monument
- Found Iron Pipe 1/2" (LB 29335)
- Set 1/2" Iron Pipe (LB 13815)
- x— Fence
- P— Powerline/Pole and Anchor
- T— Telephone Line
- TV— Cable TV Line
- AC— Concrete Air Conditioner Pad
- ET— Concrete Elec. Transformer Pad

Note: I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014 and find that this property is situated in Flood Zone "X".

Abbreviations
AC Air Conditioner
BRL Building Restriction Line
EPL Easement
ETV Easement
FV Field Measurements
IP Iron Pipe
ORB Official Records Book

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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