he Southerly extension of the East R/W line to Southerly extension of the 2042, pg. 320) of Ruby St. (as per of Ruby St. of Ruby St. 1841, pg. 49) The East R/W line of Ruby 49) (as per O.R.B. 1841, pg. 49) Pole & Guy Anchors .o.R.B. 2042, PG. 320 O.R.B. 4025, PG. 450, O.R.B. 1841, PG. 410 O.R.B. 1368, PG. O.R.B. 1368, "EXCEPTION" O.R.B. 1854, PG. 1 Utility Pole & Guy Anchors 1854 PG. 10.R.B. 907 PALMER SSMHO OF BLOCK 54, CT OF FERRIS TRACT & FERRIS (1) & PG. (1) (P.B. 94 Asphalt & Gutter PART OF BLOCK 54, PALMER & FERRIS 1) PALMER & 2, PG. 1) O.R.B. 3585, PG. 820 101 Conc. D.B. CROSS REFERENCES: F55:18 F20:20 F337:04 F634:14 LF12:10 FF12:99 FF92:211 SSMH Fnd. (FM) COVE HEIGHTS 79, PGS. 58-60) o.R.B. P.B. LOT GREEN, Plat Book Right-of-Way (P.B. FLOOD ZONE 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". Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. GENERAL NOTES 183:169 1. Bearings shown hereon are based on the record bearing of 5 19°30'00" E for the Northeasterly line of lands described in O.R.B. 3585, pg. 820 of the public records of Clay County, Florida. 4 M d LEGEND County, Florica. 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. Set Nail & Disk (LB 1381) Found 4"x4" Concrete Monument (no I.D. #) Found 1/2" Iron Pipe (no I.D. #) Set 1/2" Iron Pipe (LB 1381) Fance HAROLD T. EILAND Set I/2" Iron Mipe (LD 1901) Fence Fence Powerline/Pole and Anchor Telephone Line -Cable T/V Line Concrete Air Conditioner Pad Concrete Elec. Transformer Pad 2 utilities, unless noted otherwise. 5. This survey depicts visible improvements only; no underground improvements or footings were located. 0 Telephone: (904)-272-1000

LOT 4, SUBDIVISION OF ROBERTS BLOCK (D.B. "BB", PG. 369)

1975'00"

30.00

18

N 70.45'Q0"

30.00

× 20', EASEMENT FOR INGRESS & EGRESS

× 20', EASEMENT FOR INGRESS & POINT OF BEGINNING

POINT OF BEGINNING

(C)

South line of Lot 4,
Roberts Block
N 70.45.00

Vacant

S 70°45'00" W

MAP SHOWING BOUNDARY SURVEY OF A parcel of land consisting of a portion of Block 54, Palmer and Ferris Tract, Green Cove Springs, Clay County, Florida, according to Plat Book 2, page 1 of the public records of said county, sald parcel being more particularly described as follows:

Commence at a point on the east line of Ruby Street at the southwest corner of Lot 4 of the ROBERTS BLOCK in the City of Green Cove Springs, Florida, and run North 70 degrees 45 minutes 00 seconds East, 30.00 feet to the point of beginning; thence continue North 70 degrees 45 minutes 00 seconds East, 70.00 feet to the southwesterly line of Lot 12, T.J. Wilson subdivision according to plat thereof recorded in Plat Book 1, page 40 of said public records; thence on said southwesterly line, and on a southeasterly extension thereof, South 19 degrees 15 minutes 00 seconds East, 30.00 feet; thence South 70 degrees 45 minutes 00 seconds West, 70.00 feet; thence North 19 degrees 15 minutes 00 seconds West, 30.00 feet to the point of beginning; Certified to: Certified to: City of Green Cove Springs First American Title Insurance Company L.J. Arnold, III Date of survey: February 1, 2021

0.R.B.

7, 1917, PG.

Fnd.

6

30.00

S

\$ 1975'00"

10.00

(P.B. 1. N SUBDIVISION PALMER PART PERRIS PERRIS 2, PG. 'n ンなられて ABBREVIATIONS Concrete Deed Book Sanitary Sewer Manhole Found
Fleld Measurements
Iron Pipe
Official Records Book

License No. LS 2518 EILAND & ASSOCIATES, INC. Professional Surveyors & Mappers Certificate of Authorization No. LB 1381 615 BLANDING BOULEVARD ORANGE PARK, FLORIDA 32073

Uf

M

Scale 1" = 30

349.96 (FM) to 1/2 I.P. (no I.D. Illne found at the No. 16 of State Road

Utility

RUBY (SO. M.

WIDE RAPO

ANEMUE) P

POINT OF

AND ANELLI

POINT OF COMMENCEMENT COMMENCEMENT The Southands (on Per of Ruby St. (on Per O.R.B. 2042, pg. 320)

Job No. 42480-B

183:16b

4

9

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MAP SHOWING BOUNDARY SURVEY OF

LOT 12 DIVISION LOT 12 DIVISION T.J. (P.B. 1, PG. 40) 349.96 (FM) to sound at the Road No. SUBDIVISION East R/N L LOT 4, SUBDIVISION OF ROBERTS BLOCK (D.B. "BB", PG. 369) O.R.B. RUBY (S) & EGRESS The Southeasterly Idenuity No. 16 2 Idenuity Avenuty Idenuity No. 16 2 Idenuity Avenuty Idenuity No. 16 2 Idenuity No. 1 .20' × 20', EASEMENT FOR INGRESS & 1 7. 1917, PG. (D.B. 0 3 0 P. D.B. RAM. ANEMU D.B. RAM. ANEMU D.B. RAM. ANEMU D.B. RAM. ANEMU South line of Lot 4, Roberts Block 70.00 AVENUE) F 20 POINT OF COMMENT COMMENCE COMMENCE COMPETER THE SOUTHBOOK (GB PET RUBY St. Pg. 320) O.R.B. 2042, Pg. 320) Util 20 O.R.B. 2042, PG. 320 30.00 70.45.00 50.00 Utility Asphalt Driveway 30.00 50.00 POINT OF BEGINNING PALMER N 70°45'00" PART ഗ 19.15.00 994 989 O.R.B. 1368, PG. 41 O.R.B. 1368, PG. 41 O.R.B. 1368 7, 2930, PG. 1250 N 1975:00" BLOCK FERRIS 2, PG. "EXCEPTION" (O.R.B.) O.R.B. 1854, PG. 1 The East R/W line of Ruby \$9) The East R/W 1841, pg. (as per O.R.B. 1841, pg. 148.00===== ン 材な これを7 Vacant 117.86 (FM) 118.00 450 907 177.78 (FM) PALMER . PALMER & F 80,00 SSMHO OF BLOCK 54, CT OF EERRIS TRACT & FERRIS (1) -Conc. S 19'30'00" E (FM) 13'53'53" E (FM) 6.32' - Asphalt S 70.45.00" M (EW) O.R.B. 1647, PG. 2144 6.25' (FM) S & Roadway PART OF BLOCK 54, TRACT PALMER & FERRIS 1) PALMER 2, PG. 1) O.R.B. 3585, PG. 820 101 ABBREVIATIONS Concrete Deed Book Conc. D.B. SSMH CROSS REFERENCES: F55: 18 F20: 20 F337: 04 F634: 14 LF12: 10 FF12: 99 FF29: 211 Sanitary Sewer Manhole Found Fleid Measurements Iron Pipe Official Records Book Plat Book Fnd. (FM) GREEN COVE HEIGHTS 58-60) O.R.B. P.B. R/W LOT (P.B./19, PGS. Flight-of-May FLOOD ZONE NOTE: I have examined the Federal Emergericy Management Agency Flood Insurance Rate Map dated March 17, 2014 and find that this property is situated in Flood Zone "X". Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. GENERAL NOTES I. Bearings shown hereon are based on the record bearing of 5 19°30'00" E for the Northeasterly line of lands described in O.R.B. 3585, pg. 820 of the public records of Clay County, Florida. 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. 183:16 MA W LEGEND Set Nail & Disk (LB 1381) Found 4"x4" Concrete Monument (no I.D. #) Found 1/2" Iron Pipe (no I.D. #) Set 1/2" Iron Pipe (LB 1381) Fence HAROLD T. EILAND License No. LS 2518 EILAND & ASSOCIATES, INC. Set I/2" Iron Pipe (LB 1381) Fence Powerline/Pole and Anchor Telephone Line -Cable T/V Line Concrete Air Conditioner Pad Concrete Elec. Transformer Pad Professional Surveyors & Mappers Certificate of Authorization No. LB 1381 615 BLANDING BOULEVARD ORANGE PARK, FLORIDA 32073 Telephone: (904)-272-1000 Field Book No.'s 26:76 (MEM), 1605:31 Job No. 42480-B

MAP SHOWING BOUNDARY SURVEY OF

A parcel of land consisting of a portion of Block 54, Palmer and Ferris Tract, Green Cove Springs, Clay County, Florida, according to Plat Book 2, page 1 of the public records of said county, said parcel being more particularly described as follows:

Commence at a point on the east line of Ruby Street at the southwest corner of Lot 4 of the ROBERTS BLOCK in the City of Green Cove Springs, Florida, and run South 19 degrees 15 minutes 00 seconds East, on the southerly extension of said east line of Ruby Street, 30.00 feet; thence North 70 degrees 45 minutes 00 seconds East, 50.00 feet to the point of beginning; thence continue North 70 degrees 45 minutes 00 seconds East, 50.00 feet; thence South 19 degrees 15 minutes 00 seconds East, 118.00 feet; thence South 70 degrees 45 minutes 00 seconds West, 50.00 feet; thence North 19 degrees 15 minutes 00 seconds West, 118.00 feet to the point of beginning.

Certified to: Clay County Habitat for Humanity

Date of survey: February 1, 2021

Scale 1" = 30'