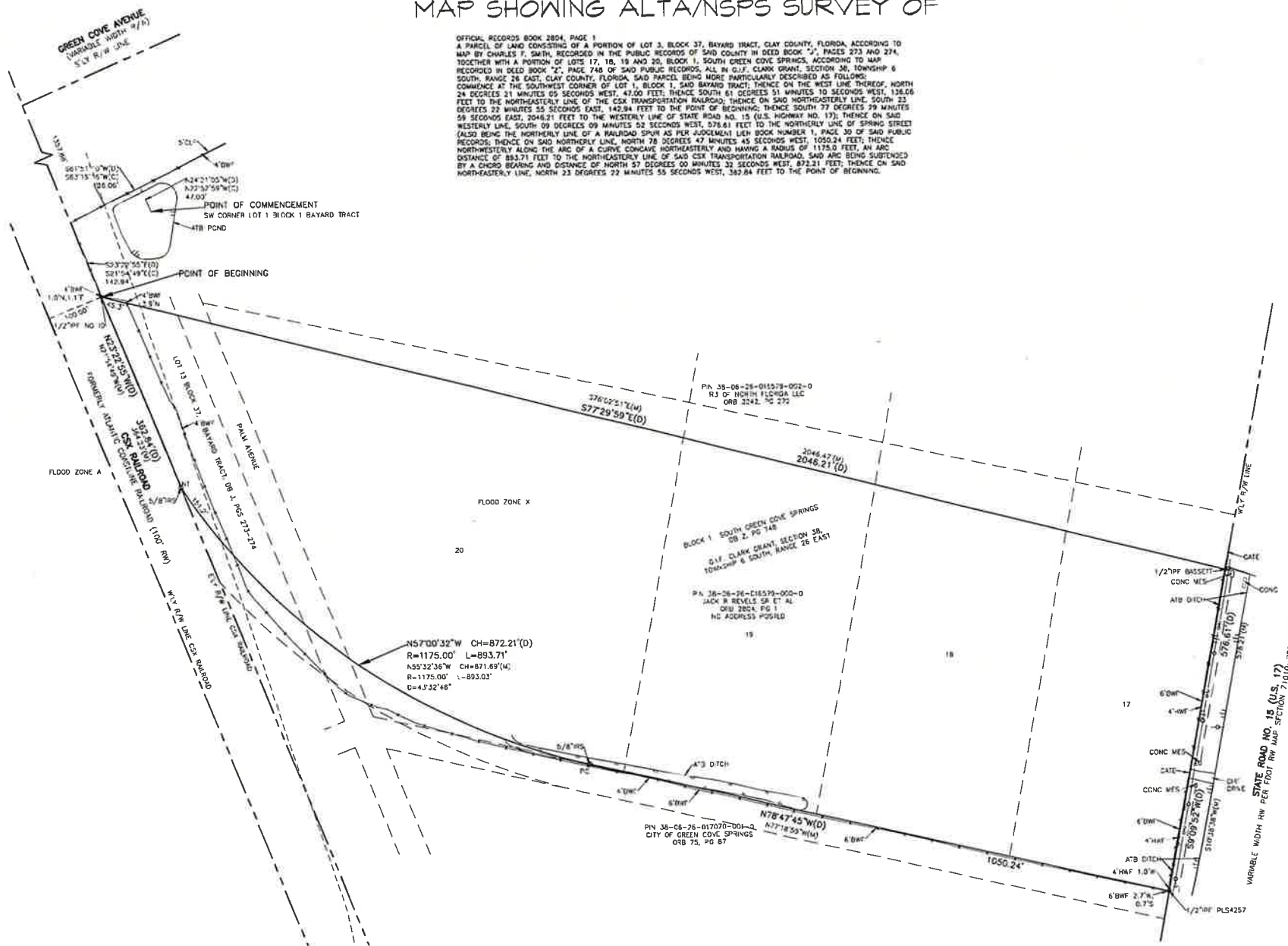


MAP SHOWING ALTA/NSPS SURVEY OF

OFFICIAL RECORDS BOOK 2804, PAGE 1
 A PARCEL OF LAND CONSISTING OF A PORTION OF LOT 3, BLOCK 37, BAYARD TRACT, CLAY COUNTY, FLORIDA, ACCORDING TO MAP BY CHARLES F. SMITH, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK "A", PAGES 273 AND 274, TOGETHER WITH A PORTION OF LOTS 17, 18, 19 AND 20, BLOCK 1, SOUTH GREEN COVE SPRINGS, ACCORDING TO MAP RECORDED IN DEED BOOK "C", PAGE 748 OF SAID PUBLIC RECORDS, ALL IN G.L.F. CLARK GRANT, SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SAID BAYARD TRACT; THENCE ON THE WEST LINE THEREOF, NORTH 24 DEGREES 21 MINUTES 09 SECONDS WEST, 41.00 FEET; THENCE SOUTH 61 DEGREES 51 MINUTES 10 SECONDS WEST, 126.65 FEET TO THE NORTHEASTLY LINE OF THE CSX TRANSPORTATION RAILROAD; THENCE ON SAID NORTHEASTLY LINE, SOUTH 23 DEGREES 22 MINUTES 09 SECONDS EAST, 142.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES 29 MINUTES 58 SECONDS EAST, 2048.21 FEET TO THE WESTERLY LINE OF STATE ROAD NO. 15 (U.S. HIGHWAY NO. 17); THENCE ON SAID WESTERLY LINE, SOUTH 09 DEGREES 09 MINUTES 52 SECONDS WEST, 578.61 FEET TO THE NORTHERLY LINE OF SPRING STREET (ALSO BEING THE NORTHERLY LINE OF A RAILROAD SPUR AS PER JUDGMENT LEM BOOK NUMBER 1, PAGE 20 OF SAID PUBLIC RECORDS; THENCE ON SAID NORTHERLY LINE, NORTH 78 DEGREES 47 MINUTES 45 SECONDS WEST, 1050.24 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1175.00 FEET, AN ARC DISTANCE OF 883.71 FEET TO THE NORTHEASTLY LINE OF SAID CSX TRANSPORTATION RAILROAD, SAID ARC BEING SUBSTENTED BY A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 00 MINUTES 32 SECONDS WEST, 873.21 FEET; THENCE ON SAID NORTHEASTLY LINE, NORTH 23 DEGREES 22 MINUTES 09 SECONDS WEST, 382.84 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.



SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. OWNERSHIP OF FENCES, IF ANY, UNDETERMINED; FENCE TIES ARE TO THE FACE OF THE FENCING.
3. THIS IS A SURFACE LOCATION SURVEY ONLY; UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER LINES, SEWER LINES, DRAINAGE LINES, ELECTRIC LINES, CABLE TELEVISION AND TELEPHONE LINES WERE NOT LOCATED BY THIS SURVEY; VISIBLE ABOVEGROUND APPURTENANCES WERE LOCATED AS DELINEATED ON THIS MAP, UNLESS OTHERWISE NOTED.
4. THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED, WHOLLY OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF R.E. HOLLAND & ASSOCIATES, INC.
5. THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
6. THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
7. ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
8. THE FIELD WORK WAS COMPLETED ON 11-13-20.
9. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WESTERY RIGHT OF WAY LINE OF STATE ROAD 15 BY A BEARING OF S10°38'36"W.
10. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "A" AND "X", AS SHOWN ON FLOOD INSURANCE RATE MAP 1201900281E (PANEL 281E) COMMUNITY NUMBER 120065, DATED MARCH 17, 2014 AND FLOOD LINES SHOWN ARE PER SAID MAPS; FLOOD ZONE ELEVATIONS ARE RELATIVE TO NAVY(1985). SAID FLOOD ZONE IS NOT WARRANTED BY THE UNDERSIGNED UNLESS THIS SURVEY IS ISSUED IN CONJUNCTION WITH A SIGNED AND SEALED FLOOD ZONE ELEVATION CERTIFICATE FROM THIS FIRM. FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE; 11. UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
12. THIS SURVEY IS CERTIFIED ONLY TO THE NAMED PARTIES HEREON AND MAY NOT BE TRANSFERRED TO ANY THIRD PARTIES OR SUCCESSORS IN TITLE, AND SAID SURVEY IS FURTHER CERTIFIED AS BEING CORRECT AS OF THE LAST DATE OF FIELD SURVEY.
13. THIS PARCEL CONTAINS 1,054,879 SQUARE FEET, OR 24.22 ACRES, MORE OR LESS.
14. THERE IS NO VISIBLE EVIDENCE OF A CEMETERY ON THE SUBJECT PROPERTY.
15. THE SIGNING SURVEYOR HAS RELIED SOLELY AND EXCLUSIVELY ON AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, TITLE ORDER NO. 8779836, DATED SEPTEMBER 10, 2020, FOR INFORMATION REGARDING EASEMENTS AND LEGAL DESCRIPTIONS USED IN THE PERFORMANCE OF THIS SURVEY.

SCHEDULE B SECTION 2

7. RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS AS SET FORTH IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2712, PAGE 1932. (BLANKETS SUBJECT PROPERTY)
8. EASEMENT SET FORTH IN OFFICIAL RECORDS BOOK 3544, PAGE 1318. (NOT PLOTTABLE)

LEGEND

| | | | |
|------|-------------------------------|--------|--------------------------------------|
| ATB | APPROXIMATE TOP OF BANK | LB | LICENSED BUSINESS |
| BWF | BARBED WIRE FENCE | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| (C) | CALCULATED | (M) | MEASURED |
| CH | CHORD | MES | METERED END SECTION |
| CLF | CHAIN LINK FENCE | OHU | OVERHEAD UTILITY |
| CONC | CONCRETE | ORB | OFFICIAL RECORDS BOOK |
| (D) | DEED | PC | POINT OF CURVATURE |
| DB | DEED BOOK | POS(S) | PARCEL IDENTIFICATION NUMBER |
| Δ | DELTA | PSM | PROFESSIONAL SURVEYOR & MAPPER |
| — | DOT ANCHOR | R- | RADIUS |
| — | HOT WIRE FENCE IDENTIFICATION | R/W | RIGHT OF WAY |
| ○ | IRON PIPE FOUND | — | SOIL |
| ○ | IRON ROD SET | — | WOOD POWER POLE |

SURVEYOR'S CERTIFICATE

TO NEED CERTS

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8a, 8b, 7b(1), 7c, 8, 9, 11, 13, 14, 19 & 20 OF TABLE A THEREOF; THE FIELDWORK WAS COMPLETED ON 11/13/2020

DATE: 11/16/2020



14775 S.E. 8th Avenue Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No. LR 3024

SCALE 1"=100'
 DATE NOVEMBER 16, 2020
 BOB L. FITMAN
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA, L.S. No. 4827
 Pfitman@etmsurvey.com

