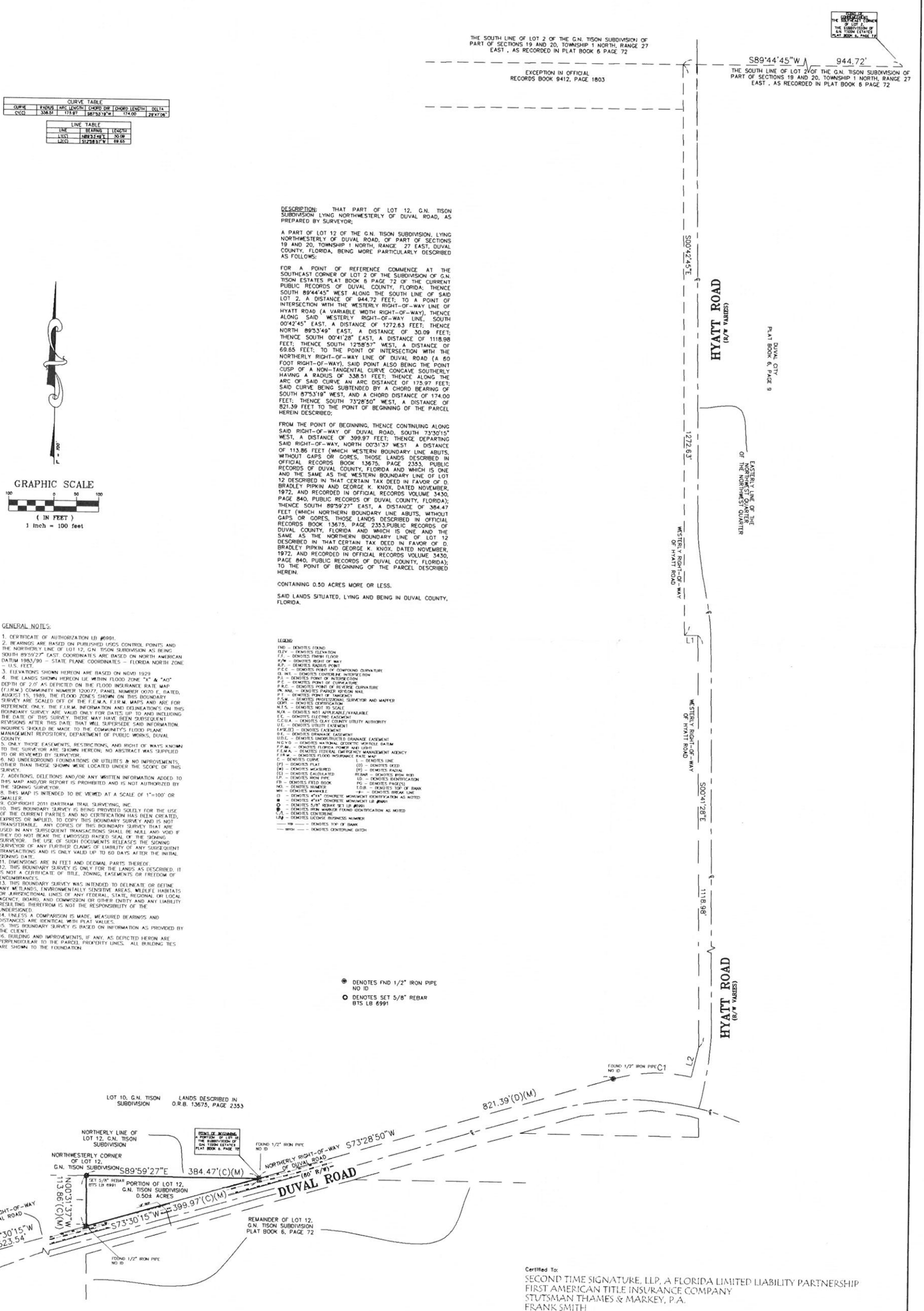
BOUNDARY SURVEY

A PART OF LOT 12 OF THE G.N. TISON SUBDIVISION, LYING NORTHWESTERLY OF DUVAL ROAD, PART OF SECTIONS 19 & 20, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BRG	CHORD LENGTH	DELTA
C(C)	338.51	175.97'	S87°53'19"W	174.00'	29°47'06"

LINE TABLE		
LINE	BEARING	LENGTH
L1(C)	N89°33'46"E	30.09'
L2(C)	S12°58'57"W	69.65'



DESCRIPTION: THAT PART OF LOT 12, G.N. TISON SUBDIVISION LYING NORTHWESTERLY OF DUVAL ROAD, AS PREPARED BY SURVEYOR;

A PART OF LOT 12 OF THE G.N. TISON SUBDIVISION, LYING NORTHWESTERLY OF DUVAL ROAD, OF PART OF SECTIONS 19 AND 20, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 2 OF THE SUBDIVISION OF G.N. TISON ESTATES PLAT BOOK 6 PAGE 72 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°44'45" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 944.72 FEET; TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HYATT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°42'45" EAST, A DISTANCE OF 1272.63 FEET; THENCE NORTH 89°33'46" EAST, A DISTANCE OF 30.09 FEET; THENCE SOUTH 00°41'28" EAST, A DISTANCE OF 1118.98 FEET; THENCE SOUTH 12°58'57" WEST, A DISTANCE OF 69.65 FEET; TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING THE POINT CUSP OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 338.51 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 175.97 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87°53'19" WEST, AND A CHORD DISTANCE OF 174.00 FEET; THENCE SOUTH 73°28'50" WEST, A DISTANCE OF 821.39 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF DUVAL ROAD, SOUTH 73°30'15" WEST, A DISTANCE OF 399.97 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 00°31'37" WEST A DISTANCE OF 113.86 FEET (WHICH WESTERN BOUNDARY LINE ABUTS, WITHOUT GAPS OR GORES, THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13675, PAGE 2353, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND WHICH IS ONE AND THE SAME AS THE WESTERN BOUNDARY LINE OF LOT 12 DESCRIBED IN THAT CERTAIN TAX DEED IN FAVOR OF D. BRADLEY PIPKIN AND GEORGE K. KNOX, DATED NOVEMBER, 1972, AND RECORDED IN OFFICIAL RECORDS VOLUME 3430, PAGE 840, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE SOUTH 89°59'27" EAST, A DISTANCE OF 384.47 FEET (WHICH NORTHERN BOUNDARY LINE ABUTS, WITHOUT GAPS OR GORES, THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13675, PAGE 2353,PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND WHICH IS ONE AND THE SAME AS THE NORTHERN BOUNDARY LINE OF LOT 12 DESCRIBED IN THAT CERTAIN TAX DEED IN FAVOR OF D. BRADLEY PIPKIN AND GEORGE K. KNOX, DATED NOVEMBER, 1972, AND RECORDED IN OFFICIAL RECORDS VOLUME 3430, PAGE 840, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

CONTAINING 0.50 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA.

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 feet

GENERAL NOTES:

1. CERTIFICATE OF AUTHORIZATION LB #6991.
2. BEARINGS ARE BASED ON PUBLISHED USCS CONTROL POINTS AND THE NORTHERLY LINE OF LOT 12, G.N. TISON SUBDIVISION AS BEING SOUTH 89°59'27" EAST. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 – STATE PLANE COORDINATES – FLORIDA NORTH ZONE – U.S. FEET.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929.
4. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" & "AO" DEPTH OF 2.0' AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120077, PANEL NUMBER 0070 E, DATED, AUGUST 15, 1989. THE FLOOD ZONES SHOWN ON THIS BOUNDARY SURVEY ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS BOUNDARY SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THESE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, DUVAL COUNTY.
5. ONLY THOSE EASEMENTS, RESTRICTIONS, AND RIGHT OF WAYS KNOWN TO THE SURVEYOR ARE SHOWN HEREON; NO ABSTRACT WAS SUPPLIED TO OR REVIEWED BY SURVEYOR.
6. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN, WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
7. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
8. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=100' OR SMALLER.
9. COPYRIGHT 2011 BARTRAM TRAIL SURVEYING, INC.
10. THIS BOUNDARY SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE INITIAL SIGNING DATE.
11. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
12. THIS BOUNDARY SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
13. THIS BOUNDARY SURVEY WAS INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
14. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
15. THIS BOUNDARY SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
16. BUILDING AND IMPROVEMENTS, IF ANY, AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.

LEGEND

FND – DENOTES FOUND
ELEV – DENOTES ELEVATION
F.F. – DENOTES FINISH FLOOR
R/W – DENOTES RIGHT-OF-WAY
R.P. – DENOTES RADIUS POINT
P.C.C. – DENOTES POINT OF COMPOUND CURVATURE
(I) INT. – DENOTES CONTEXUAL INTERSECTION
P.I. – DENOTES POINT OF INTERSECTION
P.T. – DENOTES POINT OF TANGENCY
P.R.C. – DENOTES POINT OF REVERSE CURVATURE
P.K. – DENOTES PARKER KALON NAIL
P.T. – DENOTES POINT OF TANGENCY
P.S.M. – DENOTES PROFESSIONAL SURVEYOR AND MAPPER
CERT. – DENOTES CERTIFICATION
N.T.S. – DENOTES NOT TO SCALE
N/A – DENOTES NOT APPLICABLE/AVAILABLE
E.E. – DENOTES ELECTRIC EASEMENT
U.E. – DENOTES UTILITY EASEMENT
U.T.A. – DENOTES UTILITY EASEMENT UTILITY AUTHORITY
(EASE) – DENOTES EASEMENT
D.E. – DENOTES DRAINAGE EASEMENT
U.D.E. – DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
N.G.V.D. – DENOTES NATIONAL GEODETIC VERTICAL DATUM
F.P.L.M.A. – DENOTES FLORIDA POWER AND LIGHT
F.E.M.A. – DENOTES FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. – DENOTES FLOOD INSURANCE RATE MAP
C – DENOTES CURVE
L – DENOTES LINE
(P) – DENOTES PLAT
(D) – DENOTES DEED
(M) – DENOTES MEASURED
(R) – DENOTES RADIAL
(C) – DENOTES CALCULATED
REBAR – DENOTES IRON ROD
I.D. – DENOTES IRON PIPE
I.D. – DENOTES IDENTIFICATION
P.B. – DENOTES PLAT BOOK
PG – DENOTES PAGE(S)
NO. – DENOTES NUMBER
T.O.B. – DENOTES TOP OF BANK
MH – DENOTES MANHOLE
BRL – DENOTES REBAR LINE
□ – DENOTES 4"x4" CONCRETE MONUMENT IDENTIFICATION AS NOTED
■ – DENOTES 4"x4" CONCRETE MONUMENT LB #6991
○ – DENOTES 5/8" REBAR SET LB #6991
● – DENOTES IRON MARKER FOUND IDENTIFICATION AS NOTED
C/A – DENOTES CENTERLINE
LB# – DENOTES LICENSE BUSINESS NUMBER
—— TOB —— – DENOTES TOP OF BANK
—— IRRIG —— – DENOTES CENTERLINE DITCH

● DENOTES FND 1/2" IRON PIPE NO ID

○ DENOTES SET 5/8" REBAR BTS LB 6991

Certified To:
SECOND TIME SIGNATURE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP
FIRST AMERICAN TITLE INSURANCE COMPANY
STUTSMAN THAMES & MARKEY, P.A.
FRANK SMITH

Prepared For:
SIGNATURE LANDS, INC.

REV.	DATE	BY	CKD	FB	PG	DESCRIPTION

DRAWN BY:	RPS
CHECKED BY:	ASD
F.I.R.M. FLOOD ZONE:	"X" & "AO"
ELEVATION:	N/A & DEPTH OF 2.0'
PANEL NO.	120077 0070 E 8/15/89
FB/PG:	N/A

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PHONE (904) 284-2224
FAX (904) 284-2258
LB #6991

NOTATION:

"I HEREBY CERTIFY, that this sketch graphically represents the results of a field survey made under my supervision in the direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17, F.A.C. Pursuant to Section 472.027, Florida statutes; subject to all notes and notations shown hereon."

FEBRUARY 15, 20011 — FIELD WORK COMPLETED
FEBRUARY 16, 2011 — MAP ORIGINALLY SIGNED

RAYMOND PAUL SUTHERLAND, P.S.M.
STATE OF FLORIDA LICENSE NUMBER LS 6477

The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DATE: 2/15/11	SCALE: 1"=100'
SHEET 1 OF 1	
PROJECT NO. 176-11-001	REVISION: