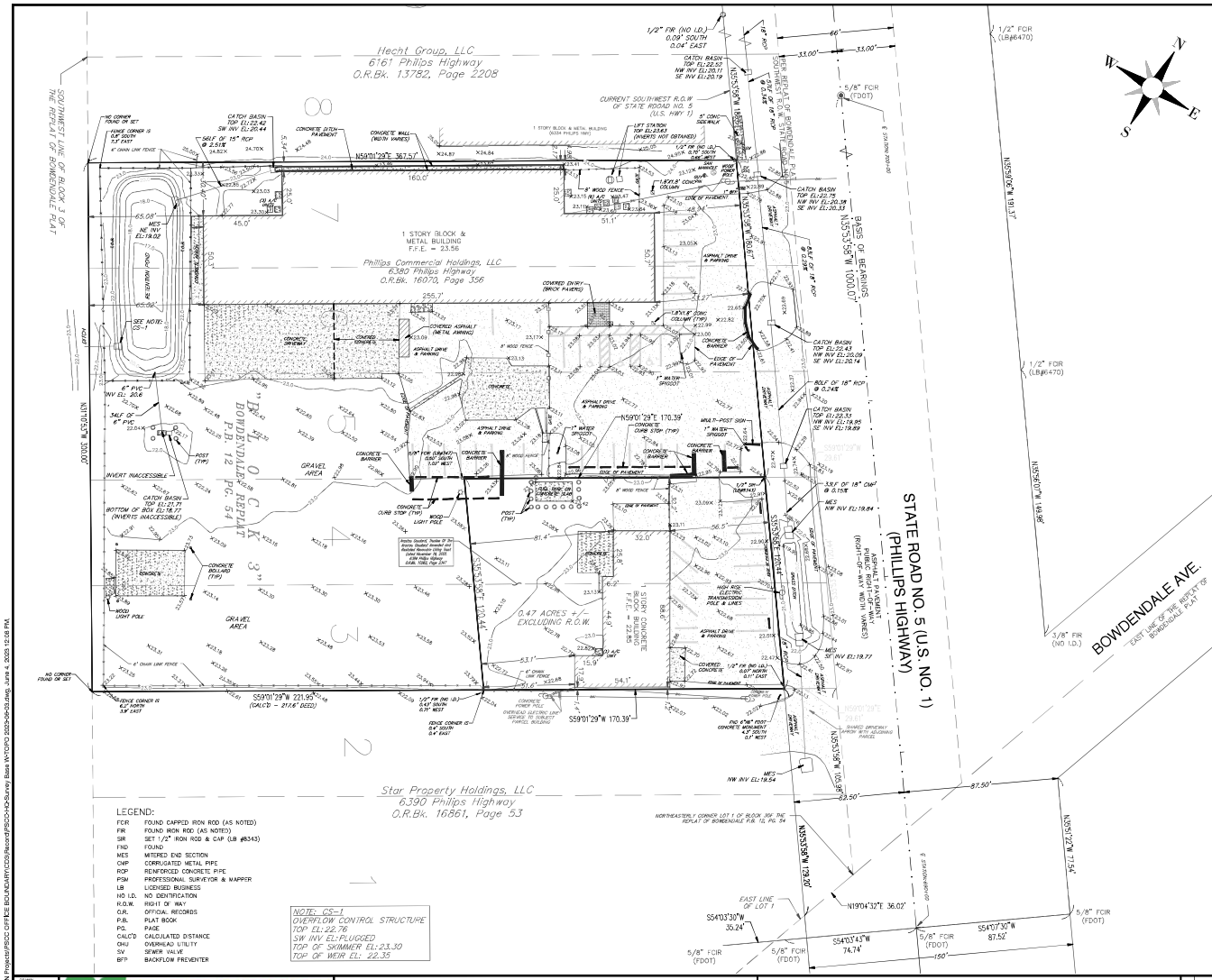


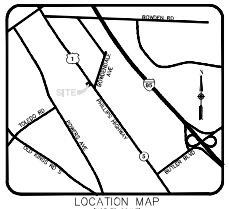
MAP SHOWING A BOUNDARY SURVEY OF:

SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST
DUVAL COUNTY, FLORIDA

DESCRIPTION:

(Per Quit Claim Deed as Recorded in Official Records Book 10262, Page 2347 thru 2349 of the Current Records of Duval County, Florida.)

Northeasterly 200 feet of Lots 3 and 4, Block 3, REPLAT OF BOWDENDALE, a subdivision according to the plat thereof as recorded in Plat Book 12, page 54, of the Public Records of Duval County, Florida.
Except any part lying within the right of way of Philips Highway.



LOCATION MAP
(NOT TO SCALE)

Surveyor's Report

1. This survey was prepared with the benefit of a Title Insurance Commitment provided by Old Republic National Title Insurance Company, Commitment number 20-0613LS, Schedule BII items listed below.

2. Bearings shown hereon are based upon the Centerline of S.R No 5 (U.S. No. 1) (Phillips Highway), having a bearing of N35°53'58"W.

4. No excavation was performed to verify the location or existence of any underground improvements, structures, or foundations. underground utilities shown hereon are shown per above ground evidence and/or record drawings or municipal atlas information and the location of any underground utility lines are approximate only. this document should not be relied upon for excavation or critical design functions without field verification of underground utility locations. utilities other than those shown hereon may exist.

5. Petticoat Schmitt Civil Contractors, Inc. and the certifying Land Surveyor accept no responsibility for rights-of-way, easements, restrictions of record or other matters affecting title to lands surveyed other than those recited in current deed and/or other instruments of record furnished by client.

6. The survey depicted hereon is not intended to show the location or existence of any wetland or jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.

7. Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

8. Any use of this survey for purposes other than which it was intended, without written verification, will be at the user's sole risk and without liability to the surveyor. nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.

9. Last Date of Field Survey: 11/11/2020.

10. By scaled determination from Flood Insurance Rate Maps for Duval County, Florida (unincorporated areas), the subject property appears to lie in Flood Zone "X". Community Panel Number 12031 C0388H. F.I.R.M. map index revised June 30, 1999. an accurate zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the local government agency having jurisdiction over such matters prior to any judgments being made from the zone as noted.

11. The subject parcel depicted hereon contains 0.47 acres, more or less.

Title Commitment Number 20-0613LS
Survey Related Matters Schedule BII Items:

7. Terms, conditions, covenants, restrictions and easement recorded in Deed Book 1415, page 176.

8. All matters contained on the Plat of Replat of Bowdendale, as recorded in Plat Book 12, page 54.

To Philips Commercial Holdings, LLC a limited liability company; Old Republic National Title Insurance Company; and its successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with Section 5J-17.052 of the Florida Administrative Rules for Standards of Practice for Boundary Surveys. undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Petticoat Schmitt Civil Contractors, Inc.
Certificate of Authorization No. LB 8343

Timothy W. Schram, Sr., P.S.M.
Florida Licence LS# 6533

Date:

LEGEND:

FCIR	FOUND CAPPED IRON ROD (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
SIR	SET 1/2" IRON ROD & CAP (LB #8343)
FND	FOUND
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
NO I.D.	NO IDENTIFICATION
R.O.W.	RIGHT OF WAY
O.R.	OFFICIAL RECORDS
P.B.	PLAT BOOK
PG.	PAGE
CALC'D	CALCULATED DISTANCE
OHU	OVERHEAD UTILITY
SV	SEWER VALVE
BFP	BACKFLOW PREVENTER

NOTE: CS-1
OVERFLOW CONTROL STRUCTURE
TOP EL: 22.76
SW INV EL: FLUGGED
TOP OF SKIMMER EL: 23.30
TOP OF WEIR EL: 22.35

DRAWN SML	PETTICOAT-SCHMITT CIVIL CONTRACTORS, INC.	6384 PHILLIPS HIGHWAY FOR PHILLIPS COMMERCIAL HOLDINGS, LLC.	BOUNDARY SURVEY OF A PARCEL OF LAND LOCATED IN SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA
CHECKED TWS	6380 Phillips Hwy, Jacksonville, FL 32216 TEL:(904) 751-0888		
APP. TWS			
LDD PROJECT 0000			

NO.	DATE	DESCRIPTION	APP'D

JOB NO. 0000
FIELD BOOK NO. JM01
DATE 2020-11-11
SCALE 1"=30'
SHEET 1 OF 1

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