



8667 and 8669 Baypine Road
Jacksonville, Florida 32256
RE Number 152612-0320

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF

A tract of land situated in the Francis Richard Grant, Section 56, Township 3 South, Range 21 East, Jacksonville, Duval County, Florida, more particularly described as follows:
For a point of reference, commence at the point of intersection of the centerline of Baycenter Road (a 60 foot right-of-way as now established) with the centerline of Baymeadows Way (a 100 foot right-of-way as now established) as said roads are described in the public records of said county in Official Records Volume 3358, page 146 and run North 64 degrees 15 minutes 10 seconds East, along the easterly prolongation of the centerline of said Baycenter Road, a distance of 50.00 feet to a point in the easterly right-of-way line of the aforementioned Baymeadows Way; run thence North 25 degrees 44 minutes 50 seconds West, along said easterly right-of-way line, a distance of 28.20 feet to a point; run thence North 64 degrees 15 minutes 10 seconds East, a distance of 863.11 feet to a point near the centerline of an artificial lake for the point of beginning.
From the point of beginning thus described, continue North 64 degrees 15 minutes 10 seconds East, a distance of 434.31 feet; thence South 28 degrees 10 minutes 06 seconds West, 165.74 feet; thence South 62 degrees 50 minutes 24 seconds East, 28.04 feet; thence South 27 degrees 04 minutes 56 seconds West, 33.44 feet; thence South 04 degrees 18 minutes 52 seconds East, 54.00 feet; thence South 51 degrees 21 minutes 14 seconds East, 14.95 feet; thence South 03 degrees 40 minutes 07 seconds East, 131.50 feet; thence South 60 degrees 42 minutes 46 seconds West, 145.84 feet; thence North 28 degrees 34 minutes 06 seconds West, 43.30 feet; thence North 87 degrees 58 minutes 44 seconds West, a distance of 269.14 feet to a point within the aforementioned artificial lake and lying on the westerly line of a 30 foot wide drainage easement described in Official Records Volume 5598, page 1003 of the current public records of said county; run thence along said westerly line of said drainage easement North 06 degrees 44 minutes 19 seconds West, a distance of 143.36 feet to the point of beginning; being 3.05 acres, more or less, in area.

ZONING CLASSIFICATION:
IBP INDUSTRIAL BUSINESS PARK

FRONT SETBACK	20'
SIDE SETBACK	10'
REAR SETBACK	10'
MAX BUILDING HEIGHT	35'
MAX COVERAGE	65%

PARKING SPACES

REGULAR	60
HANDICAP	0
BICYCLE STALLS	0
REQUIRED	None Stated

- TITLE EXCEPTIONS
6. Agreement as set forth in instrument recorded in Book 3472, page 241 affects this property in a blanket nature.
 7. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 5428, page 338, together with amendment recorded in Book 5678, page 1819, as partially released in Book 5968, page 2120 and assignment of Developer Rights as recorded in Book 6070, page 1458 affects this property in a blanket nature.
 8. Terms, provisions and conditions contained in that certain Easement Agreement as set forth in instrument recorded in Book 5584, page 1327 affect this property in a blanket nature.
 9. Grant of Easement recorded in Book 5598, page 1003 affects this property and is shown hereon.
 10. Lake Maintenance Easement Reservations as set forth in Warranty Deed recorded in Book 5678, page 1822 affects this property in a blanket nature.
 11. Grant of Easement recorded in Book 6246, page 1746 affects this property and is shown hereon.
 12. Terms, provision and conditions contained in that certain Landlord Notice of Limitation of Mechanic Lien Liability pursuant to Fla. Stat. 73.10 recorded in Official Records Book 15672 page 797 affect this property in a blanket nature.
 13. Terms, provisions and conditions contained in that certain Declaration of Easements recorded in Official Records Book 16413, page 1583 affect this property in a blanket nature. The easement contained therein is shown hereon.

- LEGEND
- Found 4"x4" Concrete Monument
 - Found monumentation as noted
 - Set 1/2" Iron Pipe (LB 1381) or Nail & Disk in pavement or sidewalk
 - x— Fence
 - P— Powerline/Pole and Anchor
 - T— Telephone Line
 - C— Cable T/V Line
 - Concrete Air Conditioner Pad
 - Concrete Elec. Transformer Pad
 - ☆ Lamp Post

To: Narut Land Company, Inc., a Florida Corporation, Mainstreet Community Bank of Florida, Thomas L. Narut and The Metka Law Firm, PA.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11, and 14 of Table A thereof.

Date of Survey: August 7, 2023
Date of Map: August 9, 2023

GENERAL NOTES

1. Bearings shown hereon are based on the record bearing of N 64°15'10" E for the centerline of Baycenter Road.
2. This survey was based on Fidelity National Title Insurance Company's Title Commitment No. 11202021 dated June 20, 2023.
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.

Harold T. Eiland
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Florida Cert. No. 2518

ABBREVIATIONS

AC	Air Conditioner
DPT	Deadflow Preventer
DR	Drainage Restriction Line
ET	Electric Transformer
FM	Field Measurements
IP	Iron Pipe
RCP	Reinforced Concrete Pipe
WM	Water Meter
WV	Water Valve

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