

LEGEND

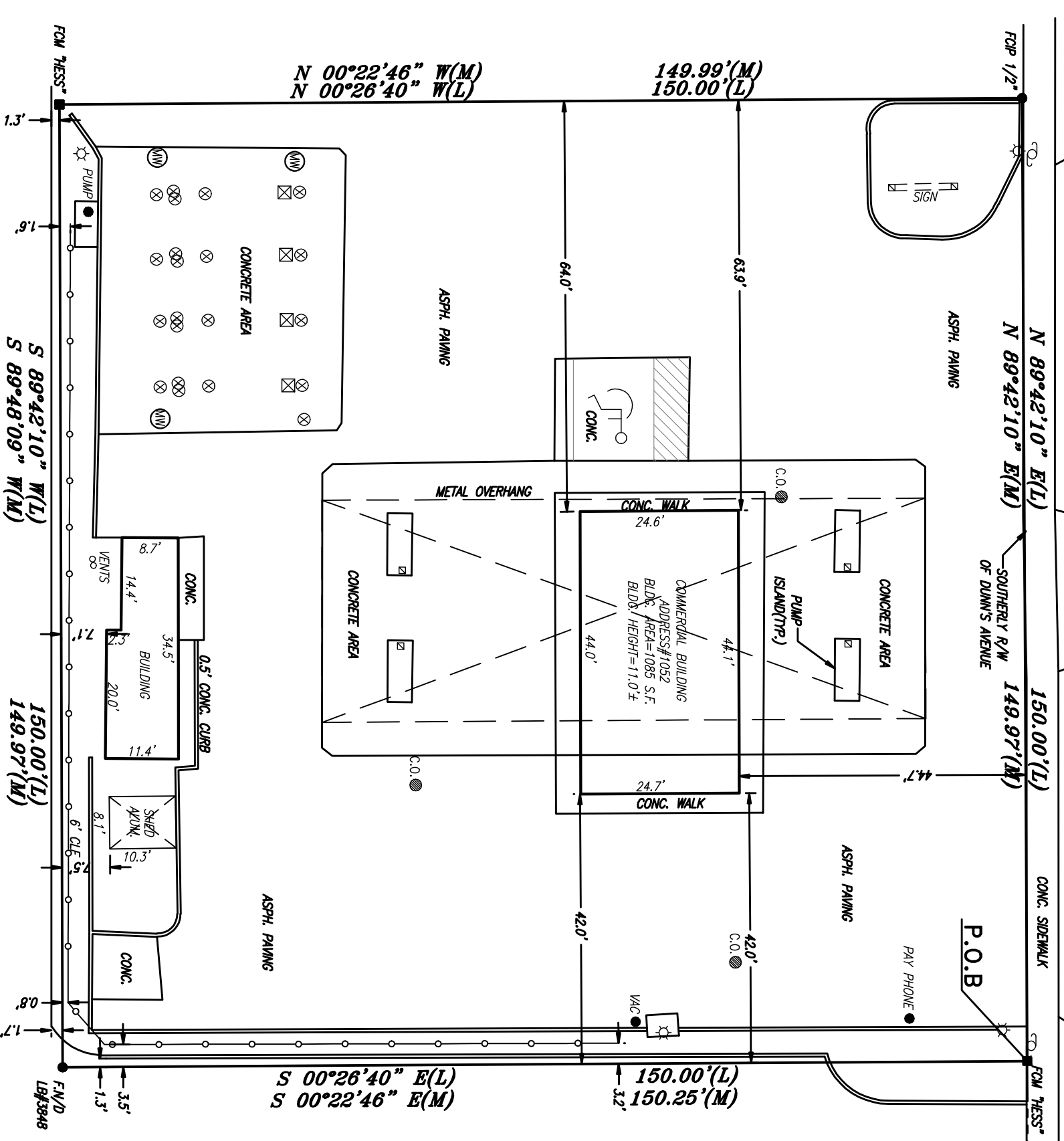
- | | |
|-----------------------------|-------------------------|
| (P) Measured | (WC) Witness Corner |
| (C) Calculated | (TRF) Typical |
| (O) Found Nail & Disc | (C) Covered |
| F, N/D Found Nail & Disc | ASPH. Asphalt |
| S, N/D Set Nail & Disc | CONC. Concrete |
| SCIR Set Copied Iron Rod | S/W Sidewalk |
| FCIR Found Copied Iron Rod | C.L.F. Chain Link Fence |
| FCIR Found Copied Iron Rod | R/W Right of Way |
| FCIR Found Copied Iron Rod | P.C. Point of Beginning |
| FCM Found Concrete Monument | P.T. Point of Tangency |
| U Utility Pole | O.W. Overhead Wires |
| Guy Anchor | E.O.P. Edge of Pavement |
| Light Pole | S.M. Sanitary Manhole |
| Signal Box | P.M. Point Mark |
| Sign | Monitoring Well |
| B.F.P. Back Flow Preventer | Grease Trap |
| Water Meter | Grease Valve |
| Water Valve | G.V. Fire Hydrant |
| Vertizon Box | Drainage Manhole |
| Transformer | Clean Out |
| Signal Pole | Cable Box |
| S.V. Sanitary Valve | Grade Inlet |
| Behind Metal Lid | |
| Mixed End Section | |

DUNN HESS
 1052 DUNN AVENUE
 JACKSONVILLE, FLORIDA

DUNN'S AVENUE
 100' R/W(L) ASPH. PAVING

POSSIBLE ENCROACHMENTS

NONE



ZONING NOTES

- CURRENT ZONING: COG-1 - COMMERCIAL/GENERAL
- SITE RESTRICTION:**
 1. MINIMUM BUILDING SETBACKS
 FRONT 0'
 SIDE 0'
 REAR 10'
- 25' MINIMUM YARD ADJOINING RESIDENTIAL DISTRICT.
 2. MAXIMUM BUILDING HEIGHT= 60'
 3. MAXIMUM LOT DENSITY= NONE
 4. MINIMUM LOT AREA= NONE
- PARKING REQUIREMENTS:**
 3 SPACES PER 1,000 S.F.
 OF GROSS FLOOR AREA
- REGULAR SPACES PROVIDED = 0
 HANDICAP SPACES PROVIDED = 1

ALTA/ACSM LAND TITLE SURVEY

CERTIFIED TO:

FLOOD ZONE INFORMATION
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 120077 NUMBER 12031C0191H, REVISED 6/3/2013.

EMBOSSED SEAL

Notes Corresponding to Schedule B
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 NO.28-2014-000317, EFFECTIVE 4/23/2014

15. DECLARATION OF EASEMENTS RECORDED IN O.R. BOOK 6101, PAGE 1579, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. DOES AFFECT SURVEY PROPERTY - LEAD BLANKET IN NATURE.
16. GRANT OF EASEMENT RECORDED IN O.R. BOOK 2982, PAGE 850, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. DOES AFFECT SURVEY PROPERTY - LEAD BLANKET IN NATURE.
17. DECLARATION OF RESTRICTIONS RECORDED IN O.R. BOOK 1280, PAGE 494 WITH RELEASE IN O.R. BOOK 2982, PAGE 854, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. DOES AFFECT SURVEY PROPERTY - LEAD BLANKET IN NATURE.

POINT OF COMMENCEMENT
 INTERSECTION OF WESTERLY R/W OF MONACO DRIVE
 AND THE SOUTHERLY R/W OF DUNN'S AVENUE

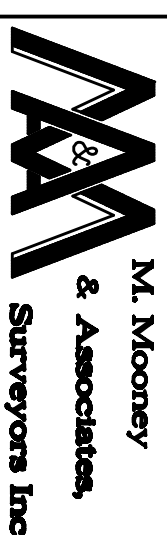
LEGAL DESCRIPTION

A PORTION OF LOT 3 OF A SUBDIVISION OF THE JOHN BROWNE GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGES 7 & 8 OF THE FOREMAN PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF MONACO DRIVE (A 60-FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF DUNN'S AVENUE, (A 100-FOOT RIGHT OF WAY), THENCE SOUTH 89°32' WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF DUNN'S AVENUE, 430.19 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE, THENCE SOUTH 89°42'10" WEST AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF DUNN'S AVENUE, 213.81 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 0°26'40" EAST, 150.00 FEET; THENCE SOUTH 89°42'10" WEST AND PARALLEL TO SAID SOUTHERLY RIGHT OF WAY LINE OF DUNN'S AVENUE, 150.0 FEET; THENCE NORTH 0°26'40" WEST, 150.0 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF DUNN'S AVENUE, THENCE NORTH 89°42'10" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF DUNN'S AVENUE, 150.0 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

THIS IS TO CERTIFY TO: SEA LION REAL ESTATE LLC, TAMPA ACQUISITIONS, INC., AUTOMATED PETROLEUM AND ENERGY COMPANY INCORPORATED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ATTORNEYS TITLE FUND SERVICES LLC, MODERWITT & THACKER, P.A., USAMERIBANK, 9200, INC. & TRENAM KEMER THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR SURVEYS' ALTA/ACSM LAND TITLE JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7, 8, 11(A), 16, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DATE 5/01/2014.

MICHAEL P. MOONEY PLS.#3930



M. Mooney & Associates, Inc.
 Surveyors Inc.
 333 Falkenberg Rd. C-305
 Tampa, Florida 33619
 (813) 681-4481 FAX 685-5832
 www.floridasurveyor.com

Drawn: MDR	Field Date: 5/14/14	Checked: MPH
Scale: 1" = 20'	Job #: 40403	S:49 T:15 R:26E