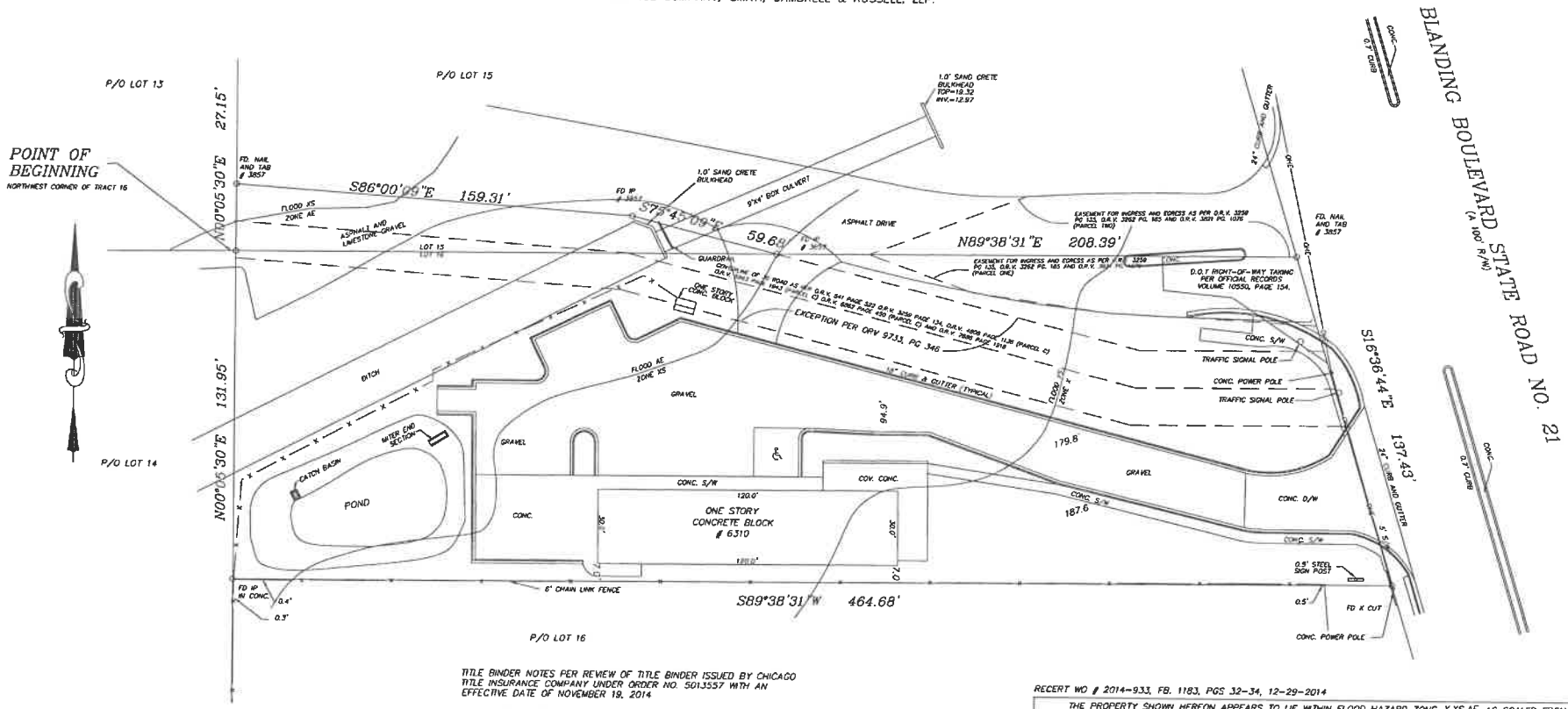
MAP SHOWING BOUNDARY SURVEY OF

PART OF THE NORTH 2 ACRES OF TRACT 16, BLOCK 3, TOGETHER WITH A PART OF TRACT 15, BLOCK 3, ALL BEING IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 16; THENCE NORTH 00°05' 30" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 15, A DISTANCE OF 27.15 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3259, PAGE 134 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING TWO COURSES ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3259, PAGE 134; COURSE NO. 1: SOUTH 86°00'09" EAST, DEPARTING SAID WEST LINE OF TRACT 15, A DISTANCE OF 159.31 FEET; COURSE NO. 2: SOUTH 75°45'09" EAST, A DISTANCE OF 59.68 FEET A POINT SITUATED IN THE LINE DIVIDING SAID TRACT 15 AND 16; THENCE NORTH 89°38'31" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 208.39 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BLANDING BOULEVARD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 16°36'44" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND DEPARTING SAID DIVIDING LINE BETWEEN TRACTS 15 AND 16, A DISTANCE OF 137.43 FEET; THENCE SOUTH 89°38'31" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF BLANDING BOULEVARD A DISTANCE OF 464.68 FEET TO A POINT SITUATED IN THE WEST LINE OF SAID TRACT 16; THENCE NORTH 00°05'30" EAST, ALONG SAID WEST LINE OF TRACT 16, A DISTANCE OF 131.95 FEET TO SAID NORTHWEST CORNER OF TRACT 16 AND THE POINT OF BEGINNING.
THUS LAND CONTAIN 1.43 ACRES MORE OR LESS

LESS AND EXCEPT A 30 FOOT ROADWAY DESCRIBED IN OFFICIAL RECORDS BOOK 9733, PAGE 346. OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3203, PAGE 266; JUDGMENT IN CONDEMNATION RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 721; AND IN DEED TO THE CITY OF JACKSONVILLE IN OFFICIAL RECORDS BOOK 10550, PAGE 1524 OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: JACKSONVILLE FIREMEN'S CREDIT UNION; WILLIAM S. MASON, III & RENEA K. MASON; CHICAGO TITLE INSURANCE COMPANY; SMITH, GAMBRELL & RUSSELL, LLP.



TITLE BINDER NOTES PER REVIEW OF TITLE BINDER ISSUED BY CHICAGO TITLE INSURANCE COMPANY UNDER ORDER NO. 5013557 WITH AN EFFECTIVE DATE OF NOVEMBER 19, 2014

ITEM 8) AS SHOWN
ITEM 9) AS SHOWN

RECERT WO # 2014-933, FB. 1183, PGS 32-34, 12-29-2014

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X,XS,AE AS SCALED FROM FLOOD INSURANCE RATE MAP 52E FOR DUVAL COUNTY, FLORIDA, DATED 6-3-2013 . AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

LEGEND	
CM CONC. MON	
IP IRON PIPE	
RB REBAR	
R/W RIGHT-OF-WAY	
S/W SIDEWALK	
D/W DRIVEWAY	
COV. COVERED AREA	
℄ CENTERLINE	
A/C AIR CONDITIONING PAD	
(R) RADIAL DISTANCE	
CONC. CONCRETE	
ESM'T EASEMENT	
B.R.L. BUILDING RESTRICTION LINE	
PC POINT OF CURVE	
PT POINT OF TANGENCY	

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BEARINGS BASED ON R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1" = 30'

FIELD WORK DATE: 10-29-2000

SIGNATURE DATE: 10-30-2000

GLENN M. BROADSTREET, P.S.M. NO. 5814

REGISTERED SURVEYOR AND MAPPER, STATE OF FLORIDA (LB #4921)

F.B. 775 PG. 29-34

CDF: 00-4069

ORDER NO. 2000-4069