

## MAP SHOWING BOUNDARY SURVEY 0F

ALL OF LOTS 22 AND 23, TOGETHER WITH A PORTION OF LOTS 13 AND 24, REPLAT OF PART OF MURRAY HILL, AS RECORDED IN PLAT BOOK 17, PAGE 83 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING. COMMENCE AT THE NORTHEAST CORNER OF AFGRESAID LOT 13, REPLAT OF A PART OF MURRAY HILL, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED); THENCE SOUTH 00'01'05" WEST, ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 109.37 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13; THENCE SOUTH 87'44'15" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 23, A DISTANCE OF 55.00 FEET TO THE CORNER COMMON TO LOTS 14, 15, 22 AND 23 OF SAID REPLAT OF PART OF MURRAY HILL; THENCE SOUTH 00'0'05" WEST, ALONG THE EASTERLY LINE OF SAID LOT 23, A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23, A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED AT THIS LOCATION, AS DEAT AND NORTHERLY RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED AT THIS LOCATION, AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY LINE OF CASSATT AVENUE (AN 86 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED AT THIS LOCATION, AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY LINE OF LENOX AVENUE (A 60 FOOT RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED): THENCE NORTH 62'31'35" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.98 FEET TO AN INTERSECTION WITH SETABLISHED): THENCE NORTH 62'31'35" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LENOX AVENUE, A DISTANCE OF 40.98 FEET TO AN INTERSECTION WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LENOX AVENUE, A DISTANCE OF 40.98 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF LENOX AVENUE, A DISTANCE OF 40.98 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF LENOX AVENUE; THENCE SOUTH RIGHT-OF-WAY LINE OF LENOX AVENUE; THENCE SOUTH POINT OF BEGINNING.

CERTIFIED TO:

EXPERT T'S OF JACKSONVILLE

FIRST ATLANTIC BANK

FIRST AMERICAN TITLE INSURANCE COMPANY

CONTAINING 17,025.60 SQ. FT. OR 0.3909 ACRES, MORE OR LESS.

CPP CPSP CTSP DIA. DRAINAGE MH ABBREVIATION
(C)
(M)
(R)
C.M. MGEND CALCULATED DATA
MEASURED DATA
RECORD DATA
CONCRETE MONUMENT
CONCRETE POWER POLE
CONCRETE PEDESTRIAN SIGNAL POLE
CONCRETE TRAFFIC SIGNAL POLE
DIAMETER <u>DEFINITION</u> CALCULATE

FH
GA
INV.
I.P.
RCP
RTE.
SANITARY MH
SQ.
TSCB
W.F.

SANITARY MANHOLE SQUARE

TRAFFIC SIGNAL CONTROL BOX WIRE FABRIC

WOOD POWER POLE

IRON PIPE REINFORCED CONCRETE PIPE ROUTE SIGN

FIRE HYDRANT GUY ANCHOR

DRAINAGE MANHOLE FIBER-OPTIC CABLE MARKER

SEPTEMBER 7, 2016; FINAL SURVEY (2003–2133–5) WJM/G.J.B.
JUNE 7, 2016; FOUNDATION SURVEY (2003–2133–4) WJM 1374–17
FEBRUARY 18, 2016; ADD DRAINAGE AS-1123–13
JULY 30, 2015; UPDATE/TOPO/TREES (2003–2133–2) WJM
JULY 30, 2015; UPDATE/TOPO/TREES (2003–2133–2) WJM
JUNESS 17 BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

ABBREVIATION DEFINITION P.C.P. Permanent Control Point P.C.R.M. Permanent Reference Monument P.O.B. Point of Beginning P.C. Point of Tungency P.R.C. Point of Tangency P.R.C. Point of Intersection P.I. Point of Intersection P.I. Point of Mecords Volume O.R.V Official Records Volume	by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.  ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	1. Berings are based on the N. R/W LINE OF RAMONA BLVD. (N8744'15"W) 2. This is a BOUNDARY AND TOPOGRAPHIC SURVEY 2. This is a BOUNDARY AND TOPOGRAPHIC SURVEY 3. Elevations shown thus (15.0) reter to U.S. coastal and Geodetic Survey Datum, North American Vertical Datum of 1988, (N. A.V.D. of 1988). 4. By Graphic plotting only, the property shown hereon lies within Zone: "X" 4. By Graphic plotting only, the property shown hereon lies within Zone: "X" 5. Shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community—Panel Number 120077 0.353 H Map Revised date: 6–3–13 5. Unless otherwise noted any portion of the parcel that may be deemed as Wellands 5. Unless otherwise noted any portion of the parcel that may be deemed as Wellands
ABBREVIATION DEFINITION L.B. R.L.S. Registered Lond Surveyor J.E.A. Jacksonville Electric Authority EQUIPP Explanent A/C. Alt. Conditioner C.A.T.V. Combine Television OHL Overhead Lines (F.M.) Field Measured R. Radius enuris	in determined and any liability resulting gned.  USED IN THIS SURVEY	ONA BLVD. (N874415"W)  'al and Geodetic Survey Datum, North  988),  eaon lies within Zone: "X"  t Agency (F.E.M.A.), National Flood Insurance  mmunity—Panel Number 120077 0353 H  al that may be deemed as Wetlands
THIS IS TO CERTIFY THAT THIS SUPLEY IS A TRUE REPRESENTATION OF AN A FIELD SUPLEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE MITH THE MANNIAL TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLOW BOARD OF PROFESSIONAL LAND SUPREYORS AND MAPPERS, IN CHAPTER SI-I- (former) CHAPTER 6167-6.0), ELORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	RICHARD A. MILLER PROFESSIONAL LAND SURVEYORS 6701 BEACH BLVD., SUITE #200 ACKSONVILLE, FLORIDA 32216	DENOTES CONCRETE MONUMENT  A DENOTES SENT  DENOTES 1/2" IRON PIPE SET  MITH CAP, R. MILLER & ASSOC.  DENOTES IRON PIPE FOUND  (AS NOTED)  X DENOTES CROSS CUT
TRUE REPRESENTATION OF AN ACTUAL AND IN ACCORDANCE WITH THE O AND SET FORTH BY THE FLORIDA AND MAPPERS, IN CHAPTER 5.1-17, MINISTRATUE CODE, PURSUANT TO	& ASSOCIATES, INC.  Fax (904) 721-5758 Tele. (904) 721-1226	DAIL 1"=20" SCALE 1"=20" JOB No. 2003-2133 F.B. MAP page Comp. File 03-2133-2.dwg Drawn by B.R.B.

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	BY. WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843	THIS IS TO CERTIFY THAT THIS SURERY IS A TRUE REPRESENTATION OF AN ACTUAL RELD SURERY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMAM TECHNICAL STANDARDS, AS OUTUNED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURFEYORS AND MAPERS, IN CHAPTER 5.1-17, (formerly CHAPTER 61617—6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Conc

Arc Lenth equals Arc Lenth equals Chord Bearing & Distance equals Delta or Central Angle equals Iron Pipe Concrete