MAP SHOWING A SURVEY OF

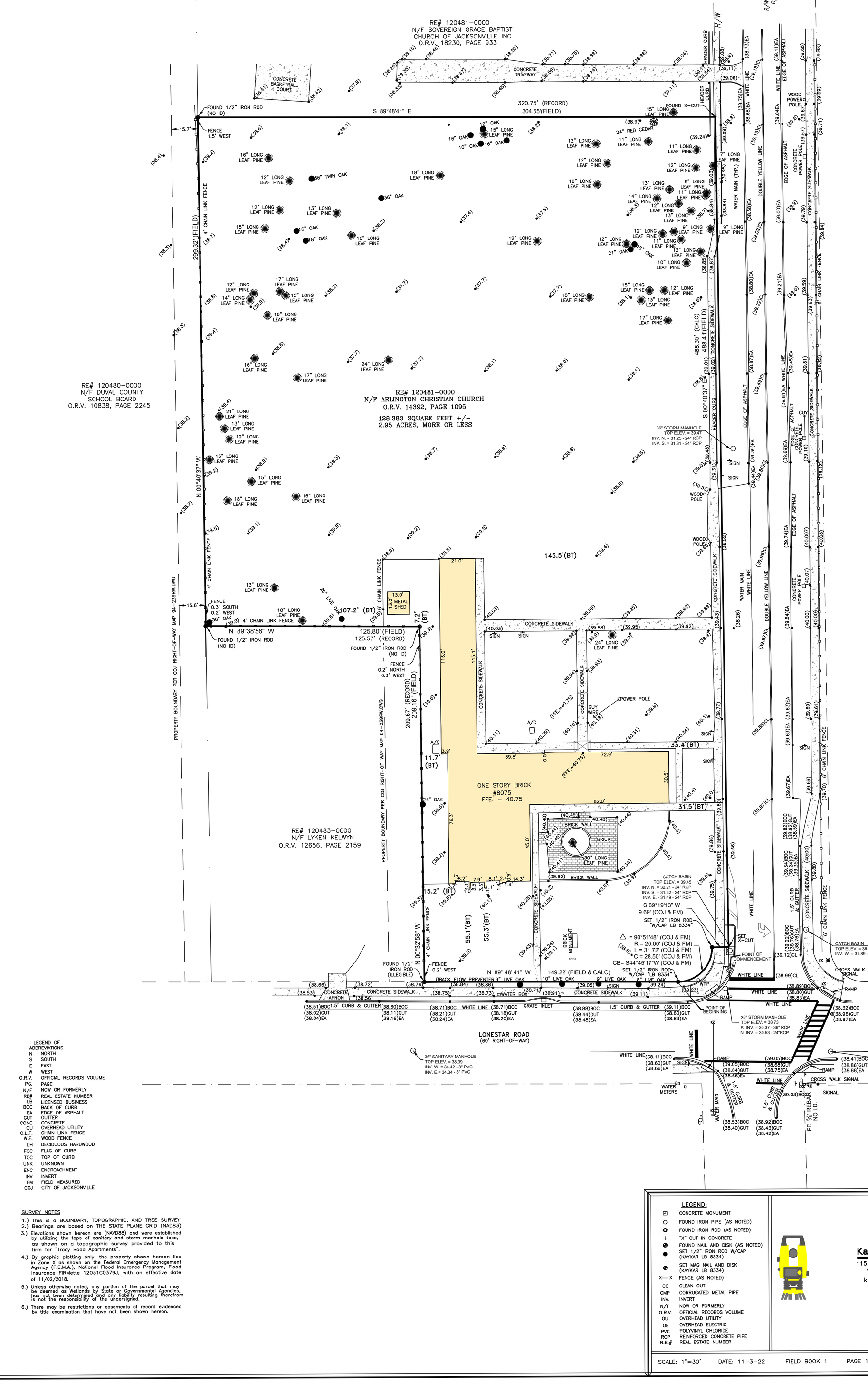
A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LONESTAR ROAD; A 60 FOOT WIDE RIGHT-OF-WAY, AS NOW ESTABLISHED AND THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF TRACY ROAD; A 60 FOOT WIDE RIGHT-OF-WAY, AS NOW ESTABLISHED; THENCE NORTH 89 DEGREES 48 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY EXTENSION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF LONE STAR ROAD, A DISTANCE OF 28.91 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 48 MINUTES 41 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 149.22 FEET, TO A POINT BEING LOCATED AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN AN INSTRUMENT RECORDED IN OFFICIAL RECORDS VOLUME 12656, PAGE 2959 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 32 MINUTES 58 SECONDS WEST, ALONG THE EASTERLY LINE OF LAST DESCRIBED LANDS, A DISTANCE OF 209.16 FEET, TO A POINT BEING LOCATED AT THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 89 DEGREES 38 MINUTES 56 SECONDS WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 125.80 FEET TO A FOUND 1/2" IRON ROD; THENCE NORTH 00 DEGREES 40 MINUTES 37 SECONDS WEST, ON A LINE PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED TRACY ROAD, A DISTANCE OF 299.32 FEET, TO A FOUND 1/2" IRON ROD; SAID IRON BEING LOCATED ON THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN AN INSTRUMENT RECORDED IN OFFICIAL RECORDS VOLUME 18230, PAGE 933 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 48 MINUTES 41 SECONDS EAST, ALONG SAID SOUTH LINE, ON A LINE PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED LONESTAR ROAD, A DISTANCE OF 304.55 FEET, TO A FOUND X-CUT; SAID POINT ALSO BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TRACY ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 488.41 FEET; (2) THENCE SOUTH 89 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 9.69 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET; (3) THENCE ON AND AROUND THE ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 90 DEGREES 51 MINUTES 48 SECONDS, AN ARC DISTANCE OF 31.72 FEET, TO THE POINT OF BEGINNING. SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 45 MINUTES 17 SECONDS WEST, A DISTANCE OF 28.50 FEET.

CERTIFIED TO:
TRACY ROAD LLC
EB-5 CHARTER SCHOOL REDEPLOYMENT FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
GIBRALTAR TITLE SERVICES
BERKSHIRE HATHAWAY HOME SERVICES FLORIDA NETWORK REALTY
LAKEVIEW CHRISTIAN FELLOWSHIP, INC.

N
W E
S

0′ 30′ 60′ 90′



LEGEND OF ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
O.R.V.	OFFICIAL RECORDS VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
RE#	REAL ESTATE NUMBER
LB	LICENSED BUSINESS
BOC	BACK OF CURB
EA	EDGE OF ASPHALT
GUT	GUTTER
CONC	CONCRETE
OU	OVERHEAD UTILITY
C.L.F.	CHAIN LINK FENCE
W.F.	WOOD FENCE
DH	DECIDUOUS HARDWOOD
FOC	FLAG OF CURB
TOC	TOP OF CURB
UNK	UNKNOWN
ENC	ENCROACHMENT
INV	INVERT
FM	FIELD MEASURED
COJ	CITY OF JACKSONVILLE

SURVEY NOTES

1.) This is a BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY.
2.) Bearings are based on THE STATE PLANE GRID (NAD83)
3.) Elevations shown hereon are (NAVD88) and were established by utilizing the tops of sanitary and storm manhole tops, as shown on a topographic survey provided to this firm for "Tracy Road Apartments".
4.) By graphic plotting only, the property shown hereon lies in Zone X as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance FIRMette 12031C0379J, with an effective date of 11/02/2018.
5.) Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6.) There may be restrictions or easements of record evidenced by title examination that have not been shown hereon.

LEGEND:

⊡	CONCRETE MONUMENT
○	FOUND IRON PIPE (AS NOTED)
⊙	FOUND IRON ROD (AS NOTED)
+	"X" CUT IN CONCRETE
◉	FOUND NAIL AND DISK (AS NOTED)
●	SET 1/2" IRON ROD W/CAP (KAYKAR LB 8334)
◉	SET MAG NAIL AND DISK (KAYKAR LB 8334)
X— X	FENCE (AS NOTED)
CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
INV.	INVERT
N/F	NOW OR FORMERLY
O.R.V.	OFFICIAL RECORDS VOLUME
OU	OVERHEAD UTILITY
OE	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R.E.#	REAL ESTATE NUMBER

KayKar Consulting, LLC
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JACKSONVILLE, FL 32225
(904) 508-7228
kaykarconsulting@gmail.com
LB 8334

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FROTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 (FORMERLY CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL D. BROWN LICENSE NUMBER LS 6990 STATE OF FLORIDA Professional Surveyor and Mapper

Michael D. Brown — Digitally signed by Michael D Brown Date: 2022.10.17 04:43:37 -04'00'

MICHAEL D. BROWN P.S.M. NO. 6990
Professional Surveyor and Mapper
State of Florida

Not valid unless Surveyor's Official Seal is embossed hereon.

SCALE: 1"=30' DATE: 11-3-22 FIELD BOOK 1 PAGE 1 PARTY CHIEF: JDF DRAFTSMAN: GST ORDER # CH 22-07