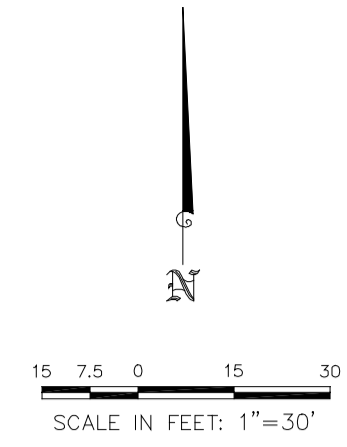


# MAP SHOWING BOUNDARY SURVEY

A PORTION OF TRACT 1, AS SHOWN OF THE PLAT OF RAMONA, AS RECORDED IN PLAT BOOK 18, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF TRACT 5, BLOCK 2, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 88°00'08" EAST, ALONG THE NORTH LINE OF SAID SECTION 22, ALSO BEING THE SOUTHERLY BOUNDARY OF MARIETTA FORREST UNIT 2-B, AS RECORDED IN PLAT BOOK 48, PAGES 96 AND 96A OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1006.04 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6315, PAGE 866, OF SAID CURRENT PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°00'08" EAST, ALONG SAID NORTH LINE OF SECTION 22, ALSO BEING THE SOUTHERLY BOUNDARIES OF SAID MARIETTA FORREST UNIT 2-B, MARIETTA FORREST UNIT 2-A, AS RECORDED IN PLAT BOOK 48, PAGES 21 AND 21A OF SAID CURRENT PUBLIC RECORDS, AND MARIETTA FORREST UNIT 1, AS RECORDED IN PLAT BOOK 44, PAGES 53, 53A AND 53B OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 335.34 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 22; THENCE SOUTH 88°04'34" EAST, CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID MARIETTA FORREST UNIT 1, AND ALONG THE NORTH LINE OF TRACT 1, AS SHOWN ON SAID PLAT OF RAMONA, A DISTANCE OF 29.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DEVOE STREET (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY, ALONG SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°31'13" WEST, 220.01 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°32'18" WEST, 33.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF BEAVER STREET (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 84°33'24" WEST, ALONG SAID LINE, A DISTANCE OF 343.08 FEET TO THE AFORESAID WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6315, PAGE 866, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°12'27" EAST, ALONG SAID LINE, AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9803, PAGE 1985, OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 289.90 FEET TO THE POINT OF BEGINNING.



- LEGEND:**
- = FOUND 1/2" IRON PIPE NO ID UNLESS OTHERWISE NOTED
  - = SET 5/8" IRON ROD LB 7944 UNLESS OTHERWISE NOTED
  - = FOUND 4"x4" CONCRETE MONUMENT NO ID UNLESS OTHERWISE NOTED
  - = SET 4"x4" CONCRETE MONUMENT LB 7944 UNLESS OTHERWISE NOTED
  - ⊙ = FOUND PK NAIL NO ID UNLESS OTHERWISE NOTED
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - P.C. = POINT OF CURVE
  - P.T. = POINT OF TANGENCY
  - PRC = POINT OF REVERSE CURVE
  - FB. = PLAT BOOK
  - O.R. = OFFICIAL RECORD BOOK
  - PS. = PAGE
  - ID = IDENTIFICATION
  - LB = LICENSED BUSINESS
  - (M) = FIELD MEASURED
  - (C) = CALCULATED
  - (P) = PLAT
  - (D) = DEED
  - NO. = NUMBER
  - W.O. = WORK ORDER
  - A.C. = AIR CONDITIONING UNIT
  - ⊕ = POWER POLE WOOD
  - ⊕ = POWER POLE CONCRETE
  - ⊕ = TRAFFIC ARM POLE
  - ⊕ = PEDESTRIAN WALK SIGNAL
  - ⊕ = LIGHT POLE
  - ⊕ = GUY ANCHOR
  - ⊕ = WATER METER
  - ⊕ = WATER VALVE
  - ⊕ = FIRE HYDRANT
  - ⊕ = ELECTRIC METER BOX
  - ⊕ = ELECTRIC PULL BOX
  - ⊕ = TELEPHONE PEDESTAL
  - ⊕ = TELEPHONE PULL BOX
  - ⊕ = TRAFFIC PULL BOX
  - ⊕ = FIBER OPTIC PULL BOX
  - ⊕ = CATCH BASIN
  - ⊕ = SEWER MANHOLE
  - ⊕ = CORRUGATED METAL PIPE
  - ⊕ = REINFORCED CONCRETE PIPE
  - ⊕ = CORRUGATED PLASTIC PIPE
  - PVC = POLYVINYL CHLORIDE PLASTIC PIPE
  - INV. = INVERT
  - B.M. = BENCH MARK
  - F.F.E. = FINISHED FLOOR ELEVATION
  - ELEV. = ELEVATION
  - (00.00) = HARD ELEVATION
  - (00.0) = SOFT ELEVATION
  - A = ASPHALT
  - G = GUTTER
  - C = CURB
  - ⊕ = WOOD BOARD FENCE
  - ⊕ = CHAIN LINK FENCE
  - ⊕ = WIRE FENCE
  - ⊕ = OVER HEAD UTILITY LINE
  - ⊕ = TOP OF BANK
  - ⊕ = BOTTOM OF BANK
  - ⊕ = CONCRETE
  - ⊕ = ASPHALT
  - ⊕ = GRAVEL
  - ⊕ = ADA WARNING SURFACE

- TREE LEGEND:**
- 00" = TREE SIZE
  - T = TRUNK TOTAL
  - M = MULTIPLE TRUNK TOTAL
  - = BAY
  - = BIRCH
  - = BUSH
  - = CAMPHOR
  - = CEDAR
  - = MAPLE
  - = MYRTLE
  - = LIVE OAK
  - = OAK
  - = OLIVE
  - = PALM
  - = PECAN
  - = CHERRY
  - = CHINABERRY
  - = CYPRESS
  - = ELM
  - = HICKORY
  - = HOLLY
  - = LIGUSTRUM
  - = MAGNOLIA
  - = LONGLEAF PINE
  - = SAGO
  - = SYCAMORE
  - = TALLOW
  - = WILLOW
  - = UNKNOWN TREE
  - = PINE

**GENERAL NOTES:**

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT OR REPORT; THEREFORE THERE MAY BE ADDITIONAL MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
2. UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED.
3. A BEARING OF S 88°00'08" E WAS HELD ON THE NORTHERLY LINE OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS RECORDED IN OFFICIAL RECORDS 15729, PAGE 721 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
4. PROPERTY HEREON LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP 130330330H, DATED JUNE 5, 2013.
5. ALL ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. TREES LOCATED IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S TREE PROTECTION AND TREE REMOVAL PERMITS.

**PRIMARY B.M.**

B.M. = IS A DEPARTMENT OF TRANSPORTION CONCRETE MONUMENT STAMPED 7201019-BM2 LOCATED 61.5 FEET OF THE CENTER LINE INTERSECTION OF STATE ROAD 10 (BEAVER ST.) AND DEVOE. ELEVATION 70.21 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

DONALD M. JOHNSON, JR.  
FLORIDA REGISTERED LAND SURVEYOR NO. 5613  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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