

MAP SHOWING SURVEY OF

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE WESTERLY 150 FEET OF TRACT 38, CEDAR SPRINGS, AS RECORDED IN PLAT BOOK 4, PAGE 22 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

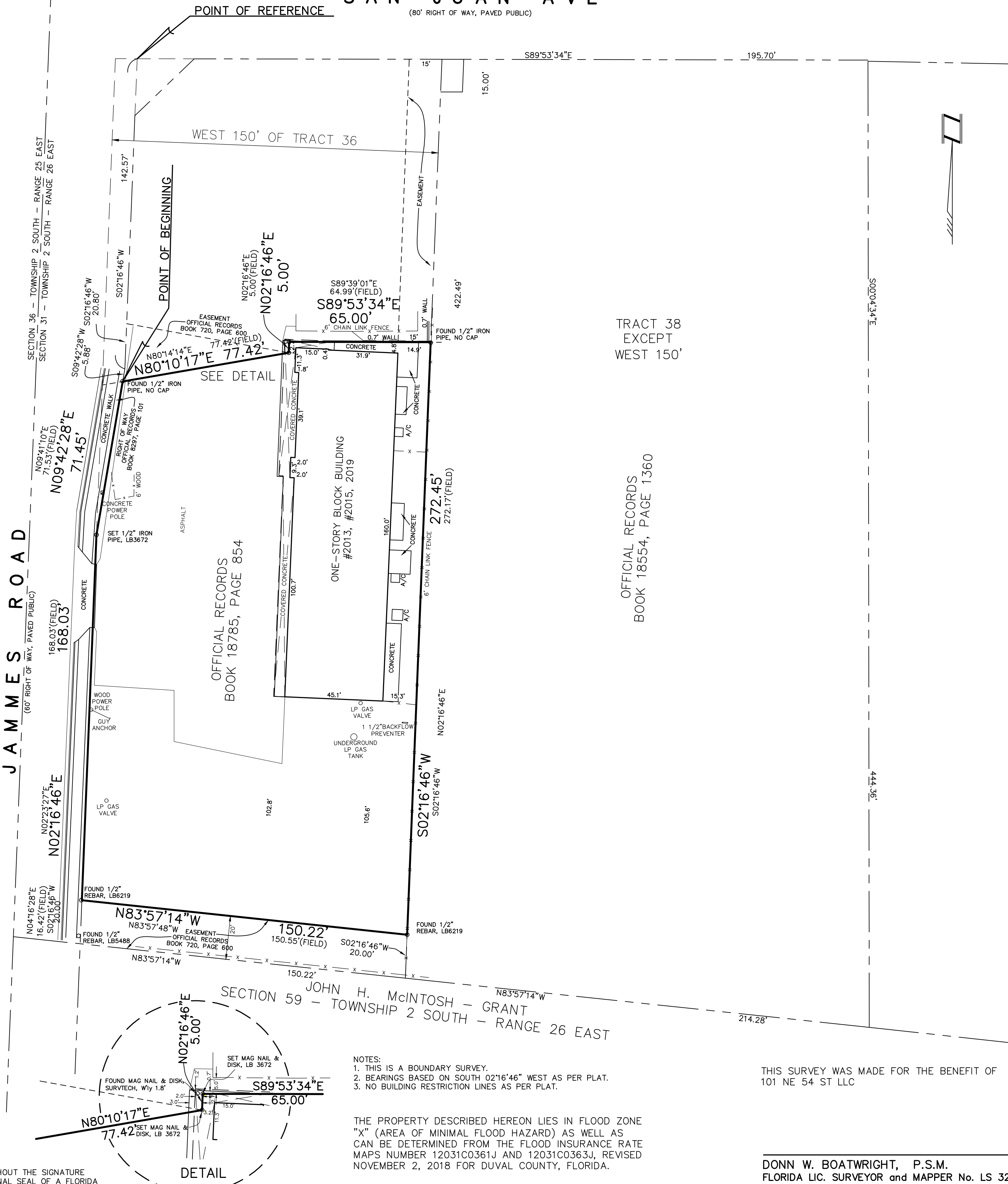
COMMENCING AT THE INTERSECTION OF A WESTERLY PROLONGATION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAN JUAN AVENUE (AN 80 FOOT RIGHT OF WAY) WITH A NORTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF JAMMES ROAD, AS PRESENTLY ESTABLISHED; THENCE SOUTH 02°16'46" WEST, ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID EASTERLY RIGHT OF WAY LINE OF JAMMES ROAD, 142.57 FEET TO A TRANSITION POINT IN SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 09°42'28" WEST, 5.88 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE NORTH 80°10'17" EAST, 77.42 FEET; THENCE NORTH 02°16'46" EAST, AND PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF JAMMES ROAD, 5.0 FEET; THENCE SOUTH 89°53'34" EAST, AND PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY LINE OF SAN JUAN AVENUE, 65.00 FEET; THENCE SOUTH 02°16'46" WEST, AND PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF JAMMES ROAD, 272.45 FEET; THENCE NORTH 83°57'14" WEST, PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID TRACT 38 AND 20 FEET DISTANT THEREFROM, AS MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 150.22 FEET TO A POINT IN SAID EASTERLY RIGHT OF WAY LINE OF JAMMES ROAD; THENCE NORTH 02°16'46" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF JAMMES ROAD, 168.03 FEET TO A TRANSITION POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 09°42'28" EAST, ALONG SAID TRANSITION LINE, 71.45 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT BOOK 8297, PAGE 101 AND OR ANY PART IN ROAD RIGHT OF WAY.

TOGETHER WITH THE FOLLOWING EASEMENTS AND RIGHTS: (1) THE RIGHT TO USE A ROADWAY OVER THE SOUTHERLY 20 FEET OF THE WESTERLY 150 FEET OF TRACT 38, CEDAR SPRINGS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 22 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN ACCORDANCE WITH THE TERMS AND CONDITIONS FOR SAID USE SET FORTH IN THE DEED FROM CHARLES W. EZERSKY AND HELEN EZERSKY TO ST. JOHNS ENTERPRISES, INC., ITS SUCCESSOR AND ASSIGNS, RECORDED IN OFFICIAL RECORDS VOLUME 720, PAGE 600 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND (2) THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS RESERVED TO THE ST. JOHNS ENTERPRISES, INC., AND ITS SUCCESSORS AND ASSIGNS, IN THAT CERTAIN DEED FROM ST. JOHNS ENTERPRISES, INC., TO SIDARCO CORPORATION, GRANTEE, RECORDED IN OFFICIAL RECORDS VOLUME 900, PAGE 317, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA: EASEMENTS FOR INGRESS AND EGRESS IN COMMON WITH THE GRANTEE IN THE ABOVE DEED, ITS SUCCESSORS AND ASSIGNS OVER AND ACROSS THE NORTHERLY 130 FEET OF THE EASTERLY 15 FEET OF THE WESTERLY 150 FEET OF THE SAID TRACT 38, CEDAR SPRINGS, AND ALSO OVER THAT PART OF SAID LOT 38 DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF A WESTERLY PROLONGATION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAN JUAN AVENUE (A 80 FOOT RIGHT OF WAY) WITH A NORTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF JAMMES ROAD, AS PRESENTLY ESTABLISHED; THENCE SOUTH 02°16'46" WEST, ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID EASTERLY RIGHT OF WAY LINE OF JAMMES ROAD, 121.77 FEET TO A POINT FOR THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUE SOUTH 02°16'46" WEST, 20.80 FEET TO A TRANSITION POINT IN SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 09°42'28" WEST, 5.88 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED HEREIN; THENCE NORTH 80°10'17" EAST, 77.42 FEET TO AN "X" CUT IN CONCRETE; THENCE NORTH 79°49'33" WEST, 75.66 FEET TO THE POINT OF BEGINNING.

SAN JUAN AVE

(80' RIGHT OF WAY, PAVED PUBLIC)



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

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
  2. BEARINGS BASED ON SOUTH 02°16'46" WEST AS PER PLAT.
  3. NO BUILDING RESTRICTION LINES AS PER PLAT.

THIS SURVEY WAS MADE FOR THE BENEFIT OF 101 NE 54 ST LLC

DONN W. BOATWRIGHT, P.S.M.  
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672