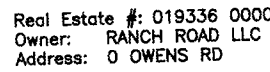


A PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF RANCH ROAD (ABOUT 80.00 FEET RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF RANCH ROAD (A 66 FEET RIGHT OF WAY) THENCE SOUTH $88^{\circ}05'10''$ WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 400.00 FEET; THENCE SOUTH $00^{\circ}09'01''$ WEST, A DISTANCE OF 500.00 FEET; THENCE NORTH $88^{\circ}05'10''$ EAST, A DISTANCE OF 400.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH $00^{\circ}09'01''$ EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA. THE LANDS SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THIS SURVEY MEETS THE STANDARDS OF QUALITY OF THE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
2. THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY LINE OF RANCH ROAD, BEING NORTH 00°11'01" EAST, PER DEED.
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: 11833857, WITH AN EFFECTIVE DATE OF JUNE 12, 2024 AT 5:00 PM., AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN IN THE TITLE, OR APPROPRIATE OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. THE PROPERTY HAS DIRECT ACCESS TO OWENS ROAD AND RANCH ROAD, BOTH OF WHICH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. (TABLE A ITEM #2) THE ADDRESS FOR THE PROPERTY SHOWN HEREON IS: 0 OWENS ROAD, JACKSONVILLE, FLORIDA, 32218, ACCORDING TO THE DUVAL COUNTY PROPERTY APPRAISERS WEBSITE.
6. (TABLE A ITEM #3) THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD MAP NO. 12031C0182J, WITH A REVISED DATE OF JULY 7, 2019, FOR DUVAL COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
7. (TABLE A ITEM #4) THE GROSS LAND AREA OF THE SURVEYED PROPERTY IS 4.59 ACRES ±.
8. (TABLE A ITEM #16) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. (TABLE A ITEM #17) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING THE CITY OF JACKSONVILLE. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. UTILITY NOTE: SURVEYOR USED ELECTROMAGNETIC (EM) EQUIPMENT TO LOCATE UNDERGROUND UTILITIES. UNDERSIGNED MAKES NO GUARANTEES REGARDING CERTAIN UTILITIES THAT WOULD NOT BE DETECTABLE TO SUCH EQUIPMENT. CUSTOMER UNDERSTANDS THAT MARKINGS ARE NOT ALWAYS PRECISE, AND CUSTOMER OR ANY EXCAVATOR USED WILL EXPOSE ALL MARKED UTILITIES PRIOR TO EXCAVATION, AND WILL USE SOFT EXCAVATION TECHNIQUES WITHIN 24 INCHES OF A FACILITY PATH AS SHOWN HEREON.
12. PROTECTED TREES AS DEFINED BY THE CITY OF JACKSONVILLE LANDSCAPE CODE ARE SHOWN HEREON. NOTE – TREES ARE LOCATED BY THE SURVEYOR AND ARE NOT IDENTIFIED BY A CERTIFIED ARBORIST.



SYMBOL LEGEND		ABBREVIATION LEGEND	
	● FIRE HYDRANT	BTP	BACK-FLOW PREVENTER
	○ LIGHT POLE	(CALD)	CALCULATED
GV	GA VALVE	(F)	FIELD MEASUREMENT
WV	WA VALVE	ARF	ALUMINUM RAIL FENCE
	○ CLEAN OUT	CF	CHAIN LINK FENCE
	○ UTILITY POLE	VF	VINYL FENCE
	○ JOINT AND/OR	RF	ROUND FENCE
	● BOLLARD	CONC	CONCRETE
WM	WM WATER	REC	RECORDING RECORDS BOOK
	○ GAS RISER	PLB	PLAST BOB
	○ GAS RISER	PG	PAGE
CLB	CLB CABLE RISER	MIS	MISSED END SECTION
	○ ELECTRIC BOX	OMP	CORRUGATED METAL PIPE
	○ TRANSFORMER	PLV	PLV VINYL CHAIN LINK FENCE
	● MANHOLE	RCF	REINFORCED CONCRETE PIPE
		INF	INVERT
		FTE	FINISHED FLOOR ELEVATION
		INFV	INVERT ELEVATION
		PC	POINT OF CURVATURE
		PI	POINT OF TANGENCY OF CURVE
		POC	POINT OF COMING AND GOING
		PRC	POINT OF REVERSE CURVE

FILE: 2024-0843
DRAWN BY: WWR
SCALE: 1" = 30'

BOATWRIGHT LAND SURVEYORS, INC
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: JULY 30, 2024
SHEET 1 OF 1

THE ABOVE CAPTIONED LANDS ARE SUBJECT TO THE FOLLOWING MATTERS,
WHICH ARE SET FORTH IN FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE NUMBER: 11833857, WITH AN EFFECTIVE DATE OF JUNE 12,
2024 AT 5:00 PM


[illegible]

FIDELITY NATIONAL TITLE INSURANCE COMPANY
LANDMARK TITLE, LLC DBA LANDMARK TITLE
TERRAVEST DEVELOPMENT PARTNERS, INC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, NOTICALLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11(a), 13, 16, & 18 OF THAT A THEREOF.

THE FIELDWORK WAS COMPLETED ON JULY 15, 2022.

DATE OF PLAT OR MAP: JULY 26, 2022.


JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7292

FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

