MAP SHOWING BOUNDARY SURVEY OF

LEGAL DESCRIPTION AS CONTAINED WITHIN THAT TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 23, 2023 AT 8:00 AM, ISSUING AGENT: D.R. REPASS, P.A., DBA REPASS LAW, COMMITMENT No. 110096889, ISSUING OFFICE FILE No. 23–4145, PROPERTY ADDRESS: 14961 NORMANDY BLVD, JACKSONVILLE, FL 32234

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 10, NORMANDY ACRES, UNIT #7, BEING A PART OF THE SOUTHWEST 1/4, OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF YELLOW WATER ROAD AND THE NORTHWESTERLY LINE OF NORMANDY BOULEVARD; THENCE SOUTH 60°23' WEST, 635.83 FEET ALONG THE SAID NORTHWESTERLY LINE OF NORMANDY BOULEVARD TO AN IRON AND THE POINT OF BEGINNING; THENCE NORTH 39°46' WEST, 440.74 FEET; THENCE SOUTH 48°04'20" WEST, 196.0 FEET; THENCE SOUTH 37°55'20" EAST, 396.22 FEET; THENCE NORTH 60°23' EAST, ALONG THE SAID NORTHWESTERLY OF NORMANDY BOULEVARD, 211.94 FEET TO THE POINT OF BEGINNING.

LOT 11, NORMANDY ACRES, UNIT #7, BEING A PART OF THE SOUTHWEST 1/4, OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF YELLOW WATER ROAD AND THE NORTHWESTERLY LINE OF NORMANDY BOULEVARD; THENCE SOUTH 60°23' WEST, 423.89 FEET ALONG THE SAID NORTHWESTERLY LINE OF NORMANDY BOULEVARD TO AN IRON AND THE POINT OF BEGINNING; THENCE NORTH 41°16'30" WEST, 485.67 FEET; THENCE SOUTH 48°04'20" WEST, 196.0 FEET; THENCE SOUTH 39°46' EAST, 440.74 FEET; THENCE NORTH 60°23' EAST, ALONG THE SAID NORTHWESTERLY LINE OF NORMANDY BOULEVARD, 211.94 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY
D.R. REPASS P.A., DBA REPASS LAW

SURVEYOR'S ADDITIONAL NOTES:
a) THERE WERE NO SCHEDULE BII (EXCEPTIONS) ITEMS CONTAINED WITHIN THE TITLE COMMITMENT.
b) THE PROPERTY IS NOT VACANT, HOWEVER, AT THE REQUEST OF THE CLIENT THE INTERIOR IMPROVEMENTS WERE NOT LOCATED. ANY FENCES, IMPROVEMENTS OR ENCROACHMENTS WITHIN FIVE (5) FEET OF THE EXTERIOR BOUNDARY LINE ARE GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT–OF–WAY LINE OF NORMANDY BOULEVARD, AS SOUTH 60°23'00" WEST, AS MONUMENTED AND ARE BASED ON THE DEED RECORDED IN OFFICIAL RECORDS BOOK 13974, PAGE 2031, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

2) THIS MAP/SKETCH/SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS MAP/SKETCH/SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS MAP/SKETCH/SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS MAP/SKETCH/SURVEY IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS MAP/SKETCH/SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA, STANDARD OF PRACTICE SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J–17

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

5) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

6) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

FLOOD ZONE NOTE:

AT THE TIME OF THIS SURVEY, WAS PERFORMED, BY GRAPHIC PLOTTING ONLY. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE(S): "X" (OUTSIDE 500 YEAR) NAVD '88 DATUM, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY: CITY OF JACKSONVILLE, COMMUNITY No. 120077, MAP NUMBER 12031C 0480H, WITH AN EFFECTIVE DATE OF JUNE 3, 2013.

ANY PERSON, FIRM, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS SURVEY TO MAKE A FLOOD DETERMINATION SHOULD BE AWARE THAT THE DETERMINATION PROVIDED BY THIS FIRM IS PROVIDED AS A COURTESY, AND THIS FIRM ASSUMES NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON, NOR IS IT A REQUIREMENT OF 5J–17, FLORIDA ADMINISTRATIVE CODE.
FURTHER MORE, SINCE THE TIME OF THIS SURVEY, THIS FLOOD DETERMINATION MAY HAVE BEEN SUPERSEDED BY EITHER: (a) A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, (b) A LETTER OF MAP REVISION (LOMAR), OR (c) A LETTER OF MAP REVISION BASED ON FILL (LOMAR–F), ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

A LOCAL GOVERNMENTAL AGENCY (CITY AND/OR COUNTY) MAY HAVE A DIFFERENT INTERPRETATION OF THE LOCATION OF THE FLOOD ZONE, AND THE GOVERNMENTAL AGENCY LOCATION MAY BE USED BY THE BODY OF POLITIC, IN ORDER FOR PERMITS, CERTIFICATES OF OCCUPANCY, AND/OR FLOOD INSURANCE POLICIES.

JONATHON B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

JOB No. 58252
SCALE: 1" = 100'
CAD FILE NAME: 58252 NORMANDY ACRES.Dwg

FIELD BOOK: 638, PAGE 37
FIELD WORK DATE: SEPTEMBER 25, 2023
MAP DATE: OCTOBER 3, 2023

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