MAP OF BOUNDARY SURVEY OF

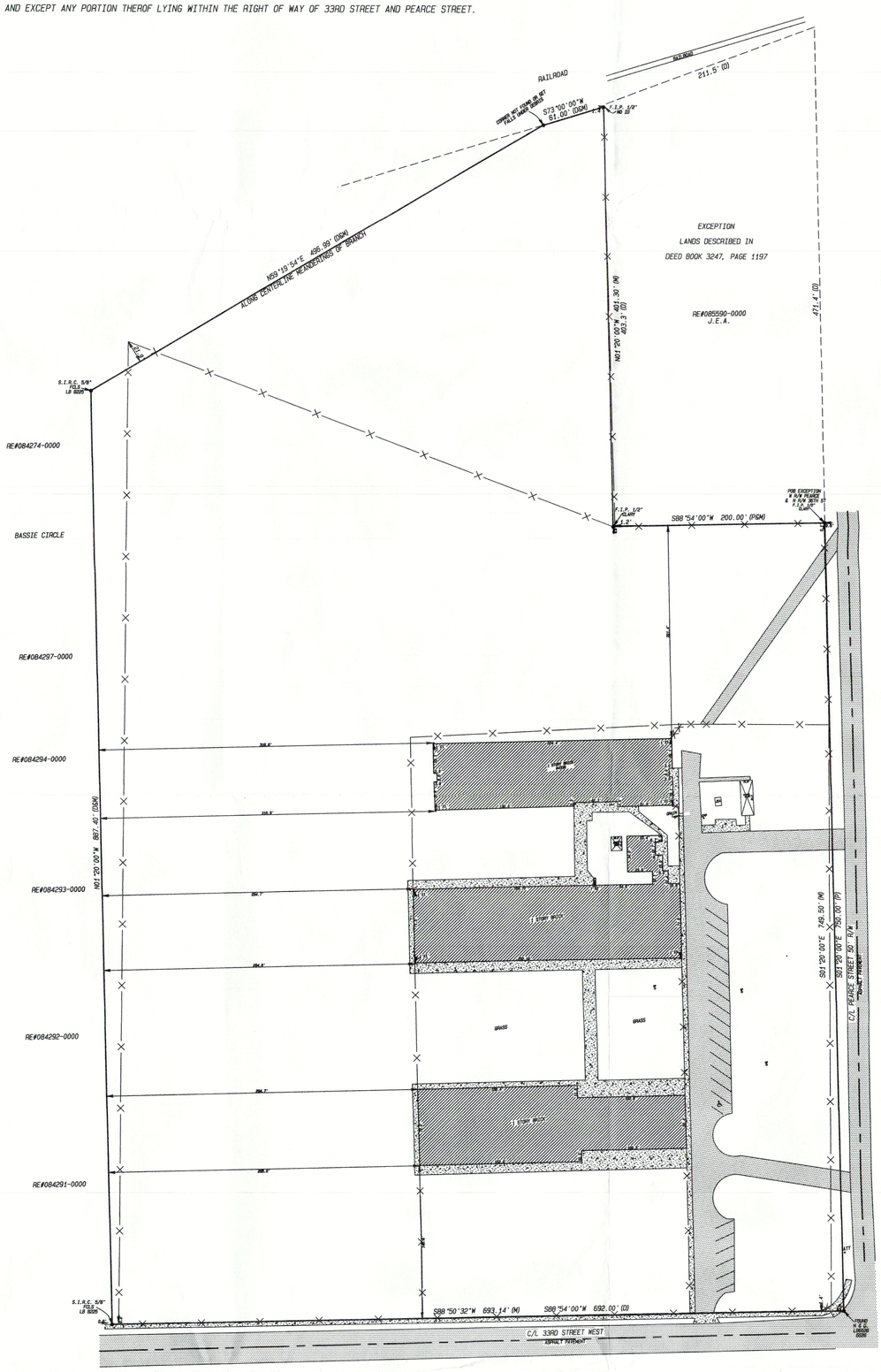
DESCRIPTION: PER O.R.B. 16192, P|AGE 1414

THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF TRACTS J AND F AS SHOWN ON PLAT OF ROYAL TERRACE REPLAT NO.2, AS RECORDED IN PLAT BOOK 7 PAGE 19, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 36TH STREET WITH THE WESTERLY RIGHT OF WAY LINE OF PEARCE STREET, SAID POINT BEING IN THE SE CORNER OF THE LANDS DESCRIBED IN DEED BOOK 1618, PAGE 530, OF SAID PUBLIC RECORDS; THENCE S1°20'EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID PEARCE STREET, 750 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 33RD STREET AS SHOWN ON PLAT OF MONCRIEF MANOR AS RECORDED IN PLAT BOOK 25, PAGE 42, OF SAID PUBLIC RECORDS; THENCE S88°54'WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID 33RD STREET, 692 FEET; THENCE NORTH 01°20'WEST PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF SAID PEARCE STREET, 887.4 FEET TO THE CENTER LINE OF A BRANCH; THENCE IN A NORTHEASTERLY AND NORTHERLY DIRECTION ALONG THE CENTER LINE OF SAID BRANCH FOLLOWING THE MEANDERINGS THEROF TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE ATLANTIC COAST RAILROAD; THENCE NORTH 73° EAST, ALONG SAID RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD 61 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 1618, PAGE 530; THENCE SOUTH 01°20 EAST ALONG THE WESTERLY LINE OF SAID LANDS 399.36 FEET TO THE SOUTHWEST CORNER THEROF; THENCE NORTH 88°54' EAST ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 1618, PAGE 530, 200 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 1197 (1203), PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TO WIT:

A PORTION OF TRACT "F", ROYAL TERRACE REPLAT #2, AS RECORDED IN PLAT BOOK 7, PAGE 19 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF 36TH AND PEARCE STREETS; THENCE WEST ALONG THE PRODUCTION WESTERLY OF THE NORTH LINE OF 36TH STREET, 50 FEET TO ITS INTERSECTION WITH THE WEST LINE OF PEARCE STREET BEING THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID PRODUCTION OF 36TH STREET, 200 FEET TO A POINT; THENCE NORTH ALONG A LINE 200 FEET WEST OF AND PARALLEL TO THE WEST LINE OF PEARCE STREET, 403.3 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE, 211.5 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WEST LINE OF PEARCE STREET; THENCE SOUTH ALONG THE WEST LINE OF PEARCE STREET, 471.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND FURTHER LESS AND EXCEPT ANY PORTION THEROF LYING WITHIN THE RIGHT OF WAY OF 33RD STREET AND PEARCE STREET.



CERTIFIED TO AND FOR THE
EXCLUSIVE BENEFIT OF:

JABEZ APARTMENTS AND HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BROWNSTONE TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

STREET ADDRESS:

4330 PEARCE STREET
JACKSONVILLE, FLORIDA

ABBREVIATIONS

F.I.P.	- FOUND IRON PIPE			EB	- ELECTRIC BOX
F.C.M.	- FOUND CONCRETE MONUMENT	P.B.	- PLAT BOOK	CB	- CABLE BOX
S.C.M.	- SET CONCRETE MONUMENT	D.B.	- DEED BOOK	PB	- PHONE BOX
F.I.R.C.	- FOUND IRON ROD AND CAP	O.R.	- OFFICIAL RECORDS	F/H	- FIRE HYDRANT
F.I.R.	- FOUND IRON ROD	BK	- BOOK	(D)	- DEED/DESCRIPTION
S.I.R.	- SET IRON ROD	PG	- PAGE	LB	- LICENSED BUSINESS
S.I.R.C.	- SET IRON ROD AND CAP	SEC	- SECTION	EL	- ELEVATION
P.O.C.	- POINT OF COMMENCEMENT	TWP	- TOWNSHIP	MH	- MANHOLE
P.O.B.	- POINT OF BEGINNING	RNG	- RANGE	CMP	- CORRUGATED METAL PIPE
F.I.P.	- FOUND IRON PIPE	COR	- CORNER	RCP	- REINFORCED CONCRETE PIPE
F.N&D	- FOUND NAIL AND DISK	N	- NORTH	MES	- MITERED END SECTION
FND	- FOUND	S	- SOUTH	WV	- WATER VALVE
(M)	- FIELD MEASUREMENT	E	- EAST	W.P.	- WOOD POWER POLE
(C)	- CALCULATED MEASUREMENT	W	- WEST	PRM	- PERMANENT REFERENCE MONUMENT
(P)	- PLAT MEASUREMENT	R/W	- RIGHT OF WAY	LP	- LIGHT POLE
C	- CURVE	C/L	- CENTERLINE	6' W.F.	-/-/-/-/-/-/-
D	- DEED	R	- RADIUS	4' C.L.F.	—X—X—

SURVEY NOTES:

1 - BEARINGS ARE BASED ON DEED WITH THE SOUTH LINE OF O.R.B. 3247, PAGE 1197 BEING S88°54'00"W.

2 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.

3 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL 12031C 0356 H, EFFECTIVE 06/03/2013, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".

4 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND RECORD UNLESS SHOWN OTHERWISE.

5 - UNDERGROUND UTILITES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED ON THIS SURVEY.

6 - ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.

7- THERE MAY BE ADDITIONAL RESTRICTIONS WHICH APPLY THAT ARE NOT SHOWN ON THIS SURVEY THAT CAN BE FOUND IN PUBLIC RECORDS OF SAID COUTNY.

8 - THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

9 - TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING; BUILDING MATERIAL, STORAGE PODS, PAVER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.

10. DESCRIPTION FURNISHED BY CLIENT.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESSED WRITTEN CONSENT OF THE SURVEYOR.

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DRAWING

SHEET 1 OF 1

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

CLYDE J. VAN KLEEK
FL REGISTERED SURVEYOR & MAPPER NO. 2548

BOUNDARY SURVEY
PEARCE STREET

Order No 28853	FIELD DATE: 05/19/2018-	REVISION	DATE
Scale 1"= 30'	06/02/2018	1	
Section	DATA COLLECTOR	2	
Township South	REVIEWED BY: VAN	3	
Range East	DRAWN BY: KMP	4	
	CHECKED BY: HF	5	