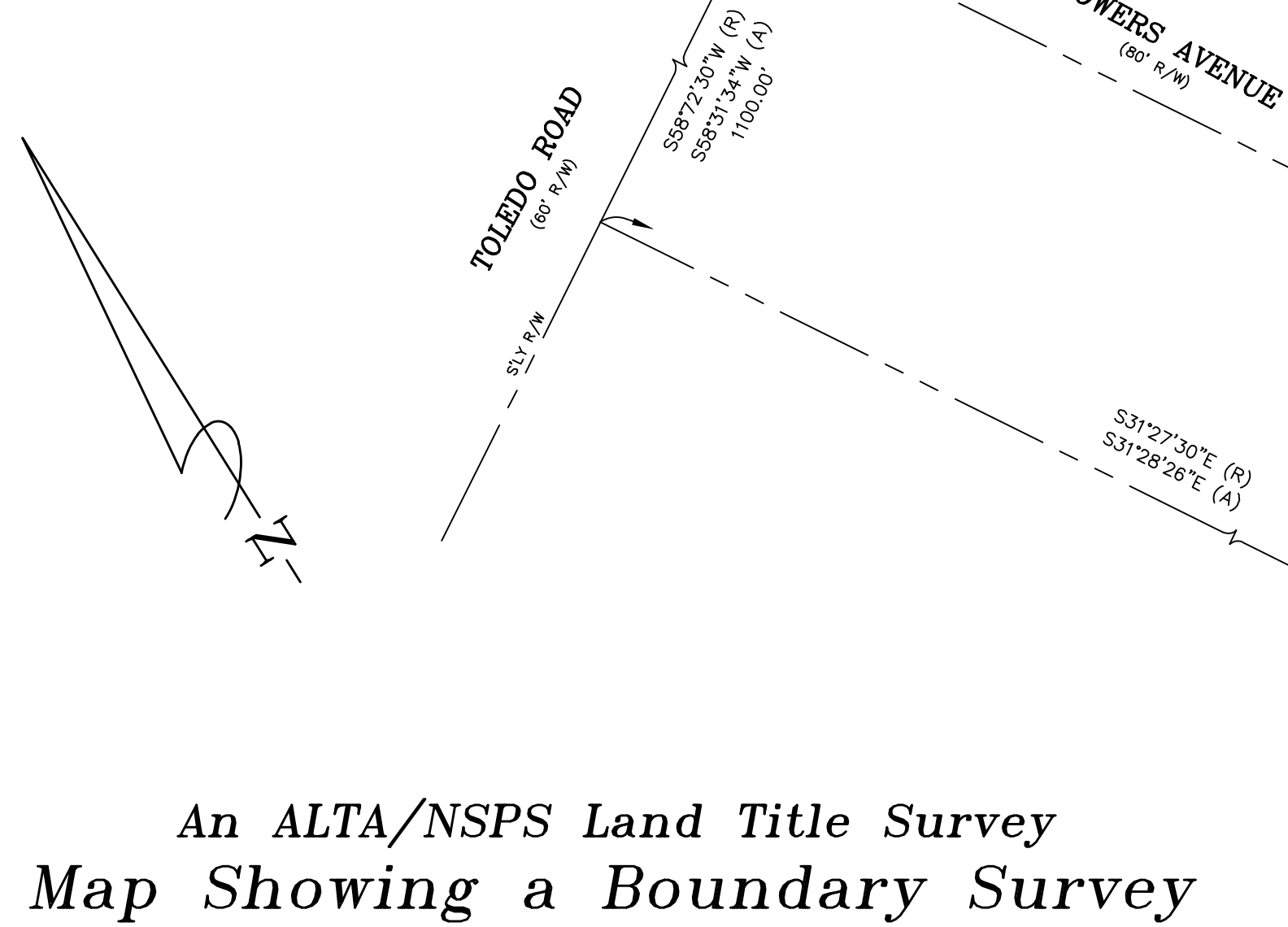


POINT OF COMMENCEMENT
INTERSECTION OF SLY R/W LINE OF TOLEDO ROAD AND THE WLY R/W LINE OF POWERS AVENUE



An ALTA/NSPS Land Title Survey Map Showing a Boundary Survey

(DESCRIPTION AS PROVIDED)

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE LYING AND BEING A PART OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

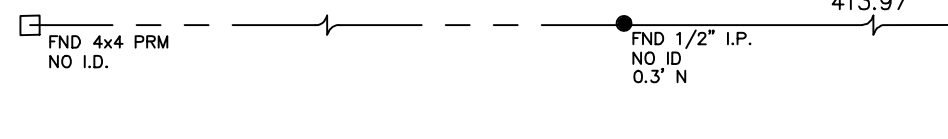
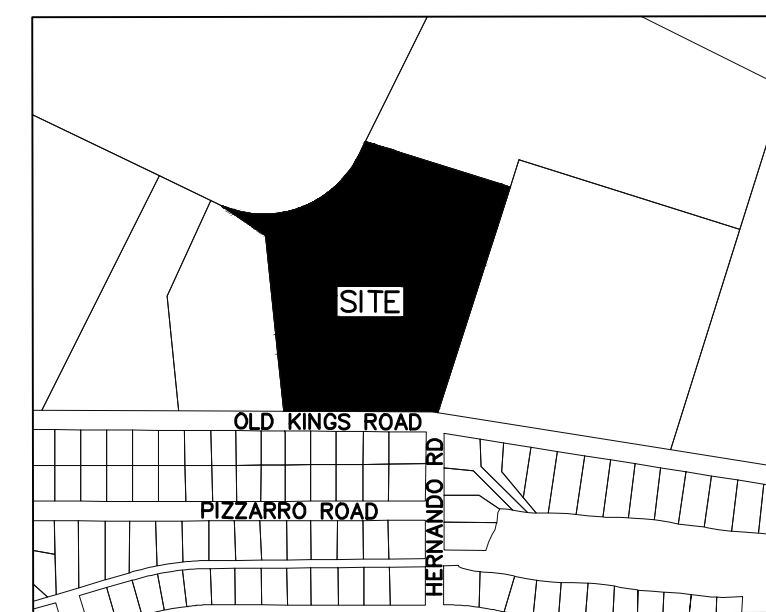
COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF TOLEDO ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT OF WAY LINE OF POWERS AVENUE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 58°27'30" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TOLEDO ROAD, 1100.00 FEET; THENCE SOUTH 31°27'30" EAST AND PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE OF POWERS AVENUE ALONG THE WESTERLY LINE OF THOSE CERTAIN LANDS CONVEYED TO THE DUVAL COUNTY BOARD OF PUBLIC INSTRUCTION AND NOW EMBRACING WOLFSON HIGH SCHOOL, A DISTANCE OF 1340 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET FOR THE POINT OF BEGINNING; THENCE AROUND AND ALONG SAID CURVE AND ALONG THE BOUNDARY LINE OF SAID LANDS OF THE DUVAL COUNTY BOARD OF PUBLIC INSTRUCTION, SOUTH 76°27'30" EAST, 424.26 FEET (CHORD BEARING AND DISTANCE) TO THE P.T. OF SAID CURVE; THENCE NORTH 58°32'30" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS OF THE DUVAL COUNTY BOARD OF PUBLIC INSTRUCTION, 74.96 FEET; THENCE SOUTH 40°28'30" EAST, 469.59 FEET TO A POINT SITUATE IN THE NORTHERLY BOUNDARY OF THOSE CERTAIN LANDS HERETOFORE CONVEYED TO THE DUVAL COUNTY BOARD OF PUBLIC INSTRUCTION AND NOW IN USE AS AN ELEMENTARY SCHOOL; THENCE SOUTH 49°31'30" WEST ALONG SAID NORTHERLY BOUNDARY OF THE LANDS OF THE DUVAL COUNTY BOARD OF PUBLIC INSTRUCTION, 720.50 FEET TO A POINT SITUATE IN THE NORTHEASTERLY RIGHT OF WAY LINE OF THE OLD KINGS ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 48°54'46" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE OLD KINGS ROAD, 17.18 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD, NORTH 57°58'26" WEST, 463.0 FEET; THENCE NORTH 32°01'24" EAST A DISTANCE OF 530.48 FEET, THENCE NORTH 31°27'30" WEST, 209.64 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE NELY R/W LINE OF OLD KINGS ROAD AS N57°58'26"W.
- THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES IF ANY NOT SHOWN OR LOCATED.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- THE LANDS SHOWN HEREON CONTAIN 65 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES.
- PROPERTY ADDRESS: 7373 OLD KINGS ROAD.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD BEARINGS AND DISTANCES. (UNLESS NOTED OTHERWISE)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE 'X', AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0551J, DATED NOVEMBER 02, 2018. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THE SITE CONTAINS 9.99 ACRES MORE OR LESS.
- THE LANDS SHOWN HEREON ARE ZONED "PBF-2" (PUBLIC BUILDINGS AND FACILITIES-2), PER THE DUVAL COUNTY ZONING DEPARTMENT, WITH THE FOLLOWING BUILDING SETBACKS:
FRONT = 20 FEET
SIDE = 10 FEET
REAR = 10 FEET
- THIS SURVEY WAS MADE WITH THE BENEFIT OF TITLE COMMITMENT BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 22000031307, EFFECTIVE DATE JULY 11, 2022.

LEGEND

- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA ANGLE
- CB = CHORD BEARING
- CH = CHORD LENGTH
- R/W = RIGHT OF WAY
- PVC = POLYVINYL CHLORIDE PIPE
- MES = MITRED END SECTION
- CONC = CONCRETE
- CMON = CONCRETE MONUMENT
- CLF = CHAIN LINK FENCE
- WBF = WOOD BOARD FENCE
- WIF = WROUGHT IRON FENCE
- INFO = INFORMATION
- ELEC = ELECTRIC
- BFP = BACK FLOW PREVENTER
- I.P. = IRON PIPE
- ID = IDENTIFICATION
- ☆ = LIGHTPOLE
- = UTILITY POLE
- = SIGN
- ⊕ = UTILITY JUNCTION BOX
- ⊙ = SANITARY SEWER CLEANOUT
- ⊖ = WATER VALVE (BELOW GROUND)
- ⊕ = WATER VALVE (ABOVE GROUND)
- ⊖ = WATER METER
- ⊖ = POST, TYPE AS NOTED
- = GUY ANCHOR
- ⊙ = MANHOLE-TELEPHONE
- ⊙ = MANHOLE-SANITARY SEWER
- ⊙ = TELEPHONE WIRING PEDESTAL
- ⊙ = ELECTRICAL OUTLET
- ⊙ = HANDICAP PARKING SPACE
- ⊙ = WATER SPIGOT
- ⊙ = NUMBER OF PARKING SPACES
- = FOUND IRON, SIZE/TYPED AS NOTED
- = FOUND CONC MON, SIZE/TYPED AS NOTED
- = SET 1/2" I.P. "CLARY ASSOC"



POINT OF BEGINNING

KINGS CROSSING GARDENS LP

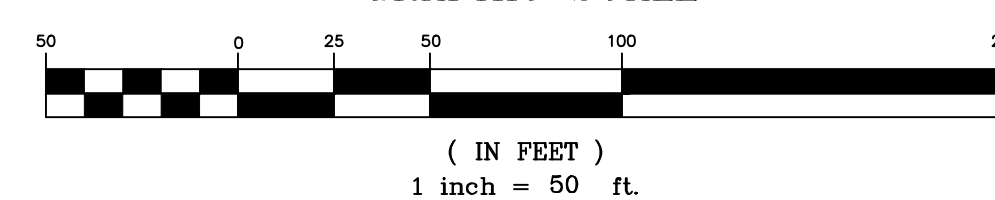
DUVAL COUNTY SCHOOL BOARD

POINTE SIENNA M O OWNER LLC

DUVAL COUNTY SCHOOL BOARD

LINE	LENGTH	BEARING
L1 (A)	15.90'	N48°54'32"W
L1 (R)	17.18'	N48°54'46"W
L2 (A)	209.15'	N31°28'26"W
L2 (R)	209.64'	N31°27'30"W

GRAPHIC SCALE



CURRENT FIELD DATE: 08-16-2022

CERTIFICATION

FOR: LIV DEVELOPMENT, LLC
STEWART TITLE GUARANTY COMPANY

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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11(c), 11(d), 13, 14, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08-16-2022.

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

7373 OLD KINGS ROAD
PARCEL 3D

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION
09-06-22	EJC	2022-637	TO SHOW WETLANDS; NO FIELD WORK THIS DATE.
08-16-22	EJC	2022-637	UPDATE SURVEY
1-15-15	JRS	2015-19	REVERSE CERTIFICATION; NO FIELD WORK THIS DATE.
12-16-13	MJC	2013-304-10	PER COMMENTS

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE).

