

Legal Description
February 19, 2022

SUBJECT PARCEL (OVERALL)
(SURVEYORS DESCRIPTION)

A PARCEL OF LAND BEING A PORTION OF THE WILLIAM CRAIG GRANT, SECTION 47, TOWNSHIP 2 SOUTH, RANGE 26 EAST AND ALSO BEING A PORTION OF BLOCK 1 AND BLOCK 2 FELCH SUBDIVISION AORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 18 AND A PORTION OF BLOCK 104 SECTION "B" SOUTH RIVERSIDE ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 6, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT, BEGIN AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 104 SECTION "B" SOUTH RIVERSIDE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, POINT ALSO LYING ATTHE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INWOOD TERRACE (A 50 FOOT RIGHT OF WAYAS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 79°15'49" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAD NWOOD TERRACE, A DISTANCE OF 540.88 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 10°44'11" EAST A DISTANCE OF 115.51 FEET; THENCE SOUTH 78°53'35" EAST A DISTANCE OF 41.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, (STATE ROAD NO. 47, A 100 FOOT RIGHT OF WAY NOW ESTABLISHED); THENCE NORTH 10°44'1 1" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1035.46 FEET TO A POINT OF APEX AT THE NTERSECTION OF THE SAID WESTERLY RIGHT OF WAY LINE OF SAID HENDRICKS AVENUE WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 23°07'08" WEST ALONG SAID SOUTHERLY RIGHT OF WAYLINE OF SAID SAN JOSE BOULEVARD, A DISTANCE OF 624.11 FEET TO A POINT OF CURVATURE OF A CURVE (CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 301.83 FEET); THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND SAID CRVE, AN ARC

DISTANCE OF 304.78 FEET (SAID CURVE SUSPENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°31'23" WEST, 301.83 FEET); THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE; SOUTH 51°29'05" WEST, A DISTANCE OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID INWOOD TERRACE AND THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD TO THE POINT OF BEGNNING.
CONTAINING 238,769 SQUARE FEET / 5.48 ACRES MORE OR LESS;
CERTIFIED TO: BAKER DESIGN BUILD

(1) RE #082683-0000 3120 HENDRICKS AVENUE

8-1847-2S-26E 4.019
FELCH S/D
LOTS 20, 21, 22, W 55 FT LOT 19, N 1/2
CLOSED RD RECD O/R 17745-932 BLK 1
LOTS 21, 22, 23, CLOSED RD
RECD O/R 7677-2395 BLK 2,
WM CRAIG GRANT
PT RECD D BKS 1582-246, 1584-96, PT
CLOSED PARK N THEREOF

(2) RE #082703-0000 3200 HENDRICKS AVENUE

8-1847-2S-26E .119
FELCH S/D
W 55 FT LOT 19, S 1/2 OF CLOSED
RD LYING IN THEREOF BLK 2

(3) RE #082704-0000 1414 FELCH AVENUE

8-1847-2S-26E .162
FELCH S/D
LOT 20, S 1/2 OF CLOSED ROAD
LYING IN THEREOF BLK 2

(4) RE #070222-0000 1425 INWOOD TERRACE

6-1236-2S-26E
SEC B SOUTH RIVERSIDE
LOT 14 BLOCK 104
O/R BK 6177-2038

(5) RE #070221-0000 1411 INWOOD TERRACE

6-1247-2S-26E
SEC B SOUTH RIVERSIDE
LOT 12 BLK 104

(6) RE #070220-0000 1405 INWOOD TERRACE

6-12 36-2S-26E
SEC B SOUTH RIVERSIDE
LOT 10 BLOCK 104
O/R BK 7127-617

(7) RE #070219-0000 1345 INWOOD TERRACE

06-01247-2S-26E
SOUTH RIVERSIDE SEC B
LOT 8 BLOCK 104
O/R BK 6393-753

(8) RE #070218-0000 1335 INWOOD TERRACE

6-12 36-2S-26E
SEC B SOUTH RIVERSIDE
LOT 6 BLK 104

(9) RE #070217-0000 1321 INWOOD TERRACE

06-01247-2S-26E
SEC B SOUTH RIVERSIDE
LOTS 2, 4 BLK 104
O/R BK 6091-903

MAP SHOWING BOUNDARY SURVEY OF

PARCEL A

A PARCEL OF LAND BEING A PORTION OF THE WILLIAM CRAIG GRANT, SECTION 47, TOWNSHIP 2 SOUTH, RANGE 28 EAST AND ALSO BEING A PORTION OF BLOCK 1, FELCH SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FELCH AVENUE WITH THE WESTERN RIGHT OF WAY LINE OF HENDRICKS AVENUE (STATE ROAD NO. 47), A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE, A DISTANCE OF 443.21 FEET TO A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID WESTERN RIGHT OF WAY LINE, A DISTANCE OF 30.83 FEET TO AN IRON PIPE MARKING THE CORNER OF A TRACT OF LAND KNOWN AS A CITY PARK; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LINE OF SAN JOSE BOULEVARD, (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, WITH AN INTERIOR ANGLE OF 110°04'30" TO THE RIGHT, A DISTANCE OF 456.32 FEET TO A POINT OF CURVATURE; SAID CURVE AND SAID RIGHT OF WAY LINE, CURVING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°45'20" AN ARC OF DISTANCE OF 304.82 FEET TO A POINT OF TANGENCY; THENCE CONTINUE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.23 FEET TO THE AFORESAID NORTH RIGHT OF WAY OF FELCH AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE, WITH AN INTERIOR ANGLE OF 48°28'50" TO THE RIGHT, A DISTANCE OF 353.79 FEET TO THE POINT OF BEGINNING.

PARCEL B

THAT PARCEL OF FELCH AVENUE LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 20, BLOCK 2, FELCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 20, BLOCK 2, FELCH SUBDIVISION; THENCE NORTHERLY ACROSS SAID FELCH AVENUE ALONG SAID NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 20, A DISTANCE OF 32.54 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID FELCH AVENUE; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, WITH AN INTERIOR ANGLE OF 89°28'34" TO THE RIGHT, A DISTANCE OF 254.14 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY ACROSS FELCH AVENUE, WITH AN INTERIOR ANGLE OF 131°01'04" TO THE RIGHT, A DISTANCE OF 42.63 FEET TO THE SOUTHWESTERLY INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SAN JOSE BOULEVARD WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE AFORESAID FELCH AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, WITH AN INTERIOR ANGLE OF 23°17'03" TO THE RIGHT, A DISTANCE OF 256.02 FEET TO THE POINT OF BEGINNING.

PARCEL C

ALL OF LOTS 21, 22, AND 23, BLOCK 3, FELCH SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

TOGETHER WITH ALL OF LOTS 2, 4, 6, AND 10, BLOCK 10A, SECTION "B" SOUTH RIVERSIDE AS RECORDED IN PLAT BOOK 6, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

PARCEL D

THAT PART OF FELCH AVENUE LYING EASTERLY OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 20, BLOCK 2, FELCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTH WEST CORNER OF SAID LOT 20, BLOCK 2, FELCH SUBDIVISION; THENCE NORTHERLY ACROSS SAID FELCH AVENUE, ALONG SAID NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 20, A DISTANCE OF 32.54 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID FELCH AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, WITH AN INTERIOR ANGLE OF 89°28'34" TO THE LEFT, A DISTANCE OF 128.85 FEET TO THE WESTERN RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY ACROSS FELCH AVENUE, WITH AN INTERIOR ANGLE OF 90°02'18" TO THE LEFT, A DISTANCE OF 32.83 FEET TO THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF SAID HENDRICKS AVENUE WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE AFORESAID FELCH AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, WITH AN INTERIOR ANGLE OF 90°00'00" TO THE LEFT, A DISTANCE OF 129.88 FEET TO THE POINT OF BEGINNING.

EASEMENT FOR INGRESS AND EGRESS

A PARCEL OF LAND BEING A PORTION OF THE WILLIAM CRAIG GRANT, SECTION 47, TOWNSHIP 2 SOUTH, RANGE 28 EAST AND ALSO BEING A PORTION OF BLOCK 1, FELCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FELCH AVENUE WITH THE WESTERN RIGHT OF WAY LINE OF HENDRICKS AVENUE (STATE ROAD NO. 47), A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 81.72 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO LYING ON A CURVE, SAID CURVE BEING CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE NORTHERLY, NORTHWESTERLY, WESTERLY, SOUTHWESTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CURVING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 158°02'07", AN ARC DISTANCE OF 118.88 FEET TO A POINT ON SAID CURVE; SAID POINT ALSO LYING ON THE AFORESAID NORTH RIGHT OF WAY LINE OF FELCH AVENUE; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 69.63 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL (OVERALL)

(SUMMERS DESCRIPTION)

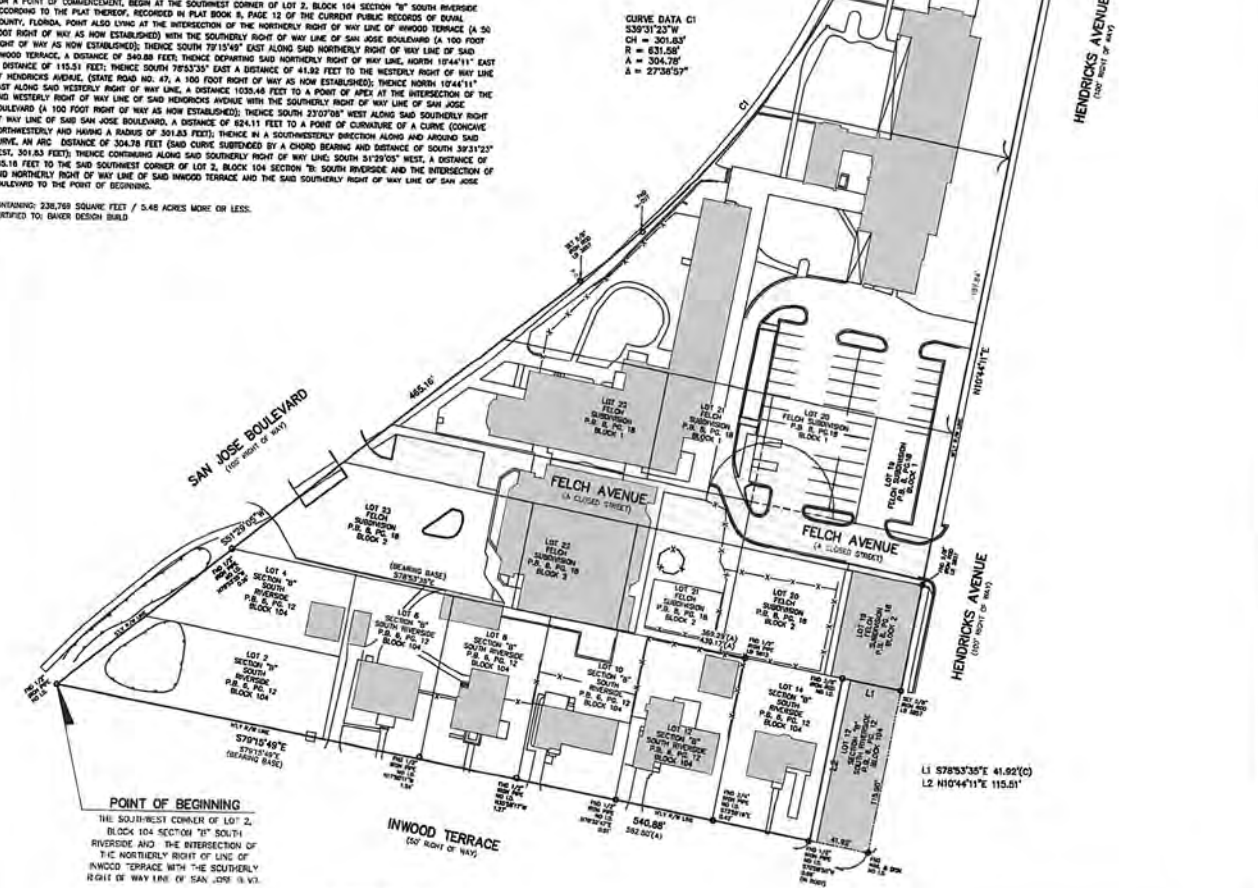
A PARCEL OF LAND BEING A PORTION OF THE WILLIAM CRAIG GRANT, SECTION 47, TOWNSHIP 2 SOUTH, RANGE 28 EAST AND ALSO BEING A PORTION OF BLOCK 1 AND BLOCK 2, FELCH SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 18 AND A PORTION OF BLOCK 10A, SECTION "B" SOUTH RIVERSIDE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, BEGIN AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 10A SECTION "B" SOUTH RIVERSIDE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, POINT COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INWOOD TERRACE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 79°15'49" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAID INWOOD TERRACE, A DISTANCE OF 580.88 FEET THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD, A DISTANCE OF 115.51 FEET; THENCE SOUTH 78°53'35" EAST A DISTANCE OF 41.92 FEET TO THE WESTERN RIGHT OF WAY LINE OF HENDRICKS AVENUE (STATE ROAD NO. 47), A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH 10°44'11" EAST ALONG SAID WESTERN RIGHT OF WAY LINE, A DISTANCE OF 1035.48 FEET TO A POINT OF APEX AT THE INTERSECTION OF THE BOUNDARY OF SAID SAN JOSE BOULEVARD, A DISTANCE OF 128.11 FEET TO A POINT OF CURVATURE OF A CURVE (CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 301.83 FEET); THENCE ON A SOUTHWESTERLY CURVE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 304.78 FEET (SAID CURVE SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°31'23" WEST, 301.83 FEET); THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 31°39'05" WEST, A DISTANCE OF 465.18 FEET TO THE SAID SOUTHWEST CORNER OF LOT 2, BLOCK 10A SECTION "B" SOUTH RIVERSIDE AND THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID INWOOD TERRACE AND THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAID SAN JOSE BOULEVARD TO THE POINT OF BEGINNING.

CONTAINING: 236,769 SQUARE FEET / 5.48 ACRES MORE OR LESS; CERTIFIED TO: BAKER DESIGN GROUP



VICINITY MAP (NOT TO SCALE)



SITE PLAN (1" = 40')

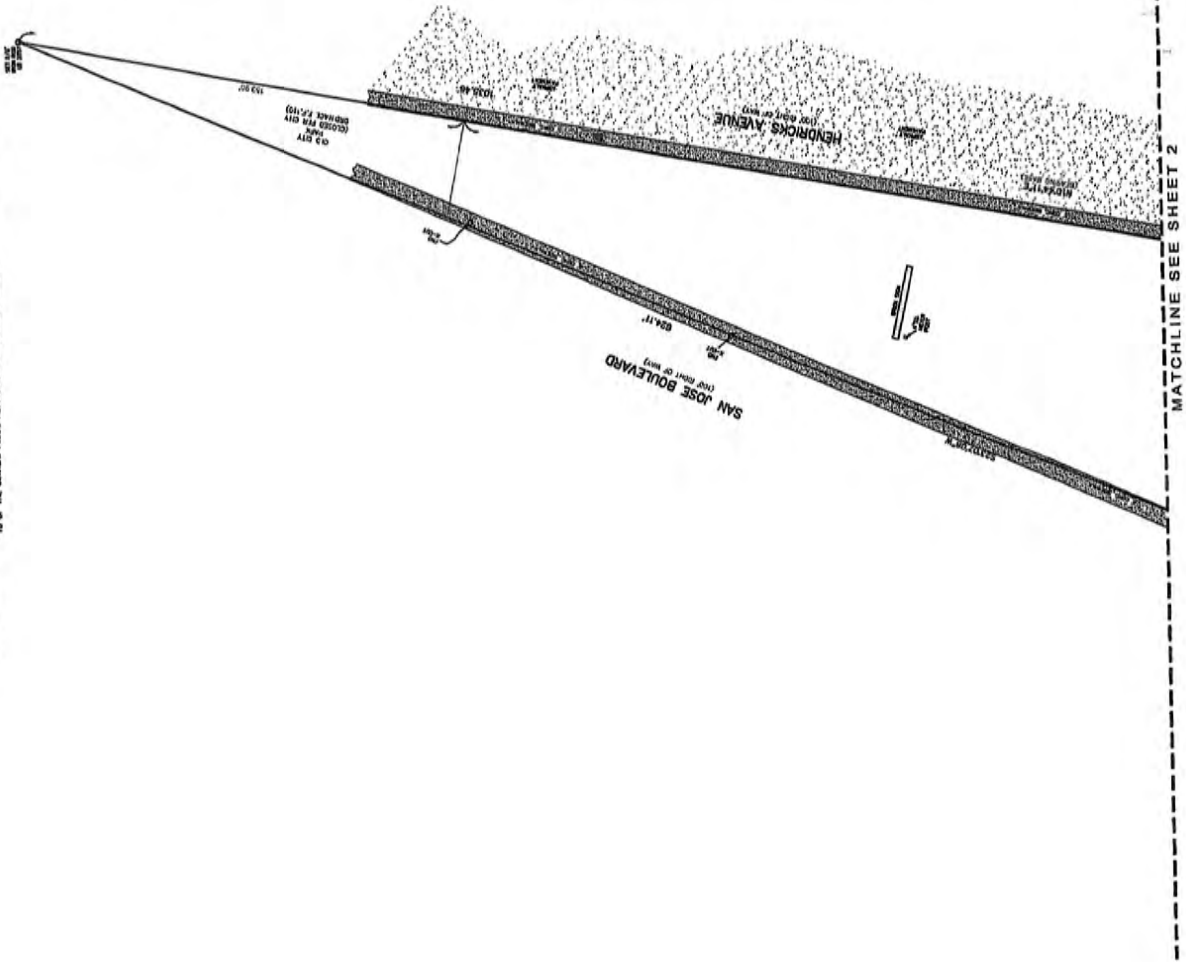
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 LAND SURVEYORS - 3911 SAN JOSE PLACE, SUITE 119 - JACKSONVILLE, FLORIDA 32217 - 904/772-5888 - LICENSED LAND SURVEYORS NO. 3487

Scale: 1" = 40'

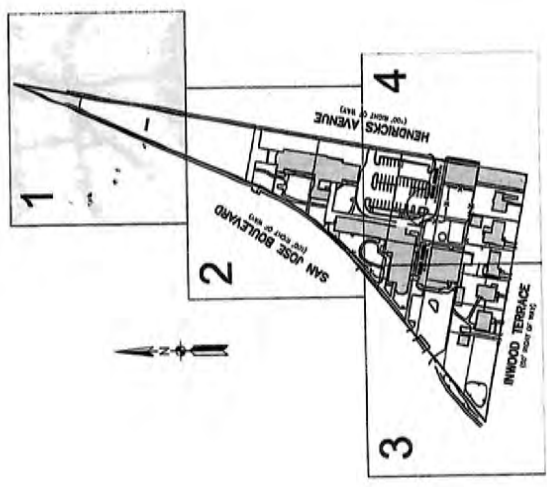
Page 4 of 8

MAP SHOWING BOUNDARY SURVEY OF

A PARCEL OF LAND BEING A PORTION OF THE VILLAGE CONDOMINIUM, SECTION 41, TOWNSHIP 2 SOUTH, RANGE 28 EAST AND ALSO BEING A PORTION OF BLOCK 1, REEL 30000, COUNTY RECORDS OF DALLAS COUNTY, TEXAS.



- LEGEND & ABBREVIATIONS:**
- SURVEY LINE
 - BOUNDARY WITH THIS
 - BOUNDARY WITH OTHER
 - BOUNDARY WITH OTHER
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SHEET LAYOUT
(NOT TO SCALE)

SHEET 2 OF 5

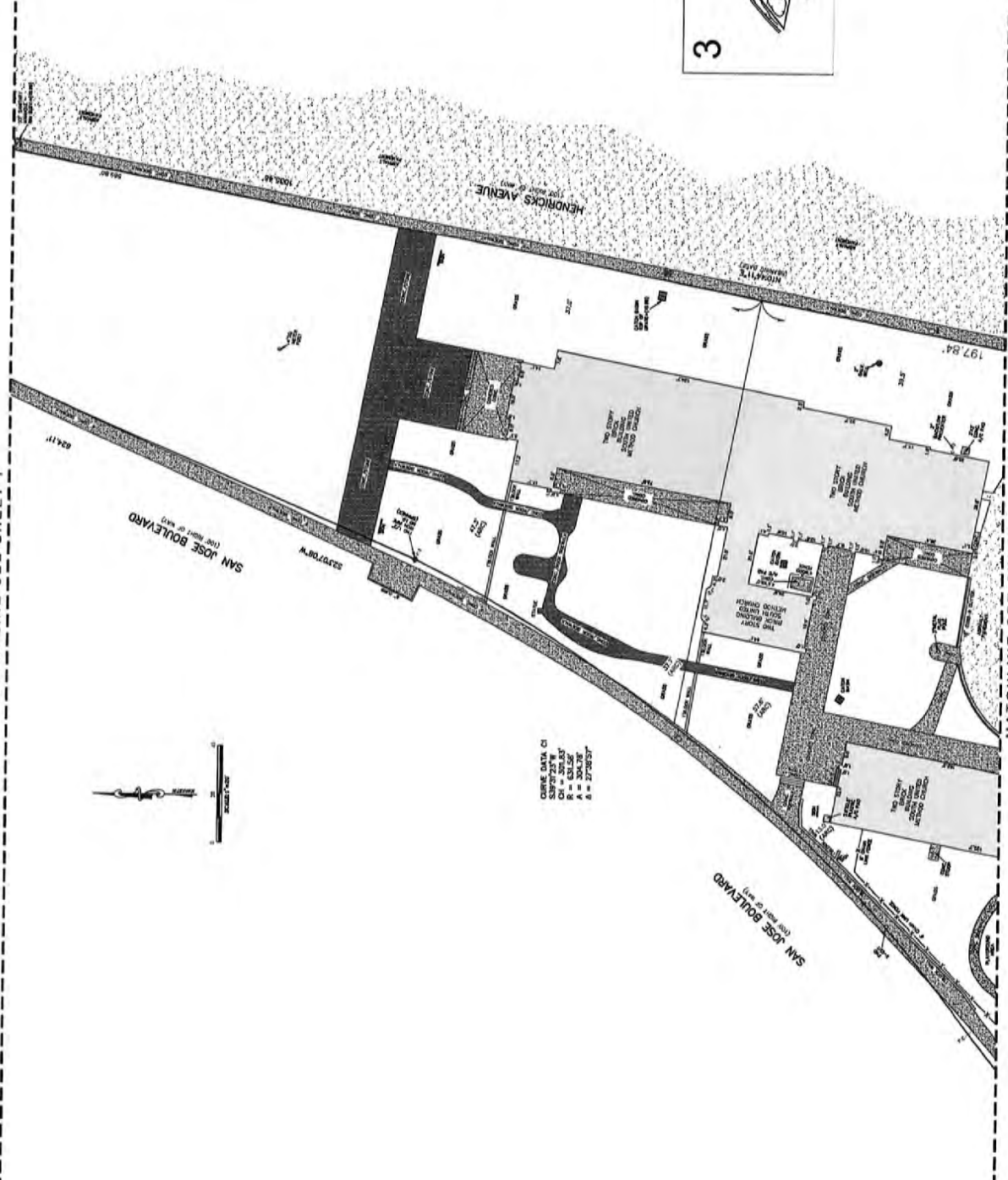
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

STATE OF FLORIDA
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
1000 N. W. 10th Street, Suite 1000, Ft. Lauderdale, Florida 33304
Tel. (305) 555-1111

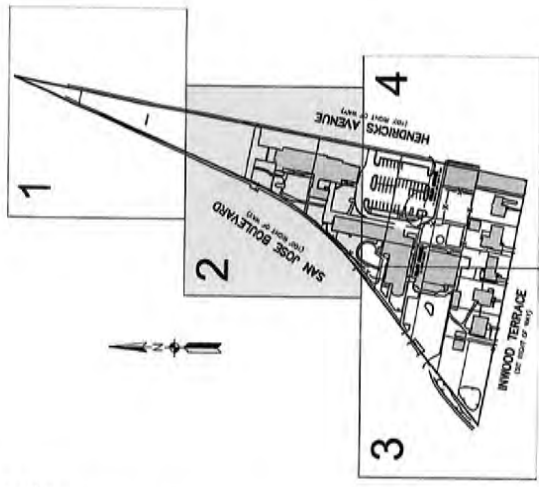
MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF LAND BEING A PORTION OF THE WILLIAM ORMS BANK, SECTION 42, TOWNSHIP 2 SOUTH RANGE 30 EAST AND ALSO BEING A PORTION OF BLOCK 1, TOWN SUBDIVISION ACCORDING TO THE MAP THEREOF, RECORDED IN PLAT BOOK 6, PAGE 14 OF THE COUNTY PUBLIC RECORDS OF DUNN COUNTY, FLORIDA.

- LEGEND & ABREVIATIONS:**
- ① - SURVEYED AREA
 - ② - EXISTING CONCRETE DRIVE
 - ③ - EXISTING DRIVE
 - ④ - EXISTING DRIVE
 - ⑤ - EXISTING DRIVE
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CURVE DATA (C)
 CH = 328.837'
 R = 631.567'
 Δ = 104.717°
 A = 27.76737°

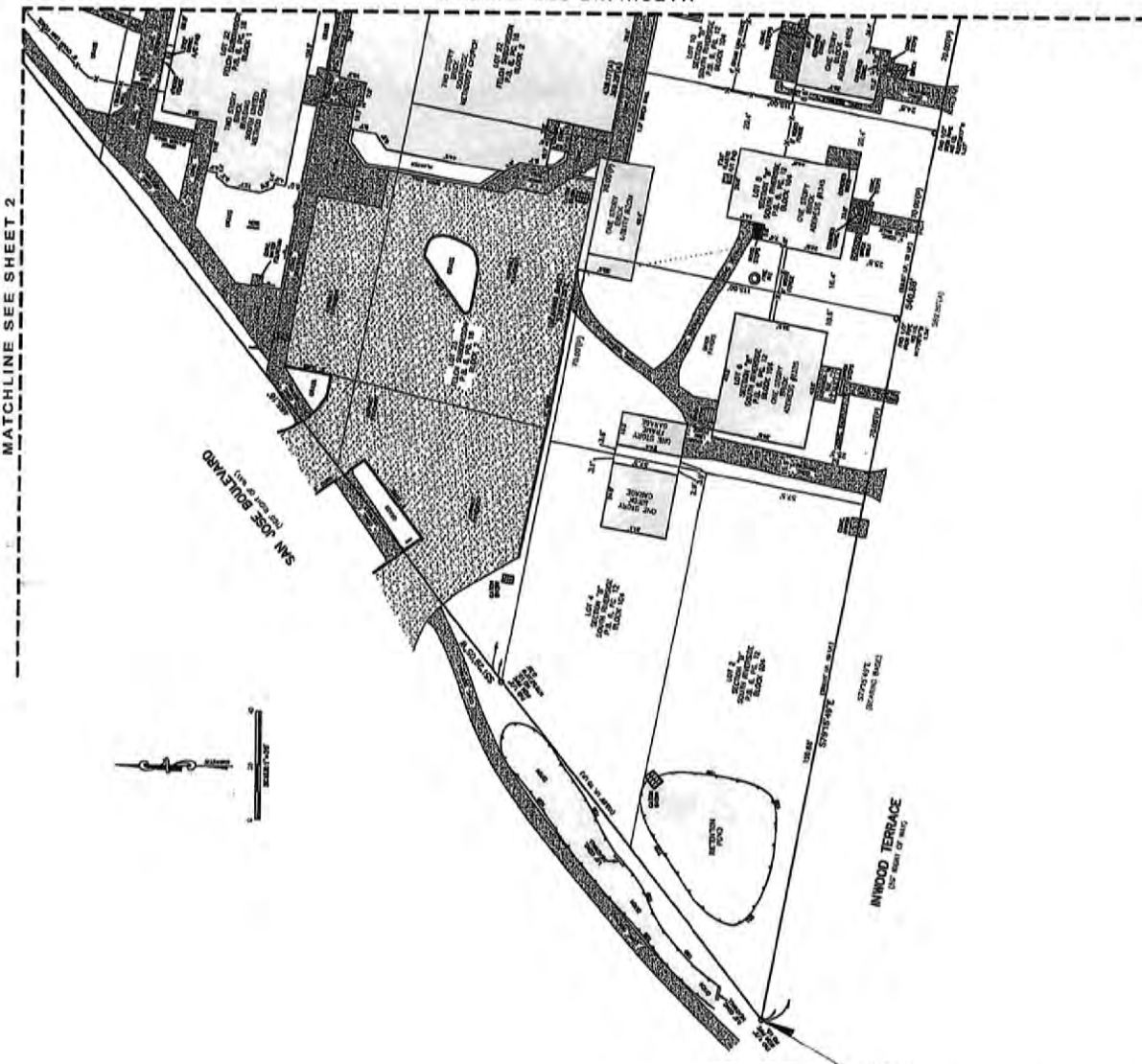


SHEET 3 OF 5
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 1000 W. UNIVERSITY BLVD., SUITE 100, GAITHERSBURG, MD 20878
 1000 W. UNIVERSITY BLVD., SUITE 100, GAITHERSBURG, MD 20878
 1000 W. UNIVERSITY BLVD., SUITE 100, GAITHERSBURG, MD 20878

MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF LAND BELONGING TO THE STATE OF FLORIDA, TO-WIT: A PORTION OF BLOCK 1, LOT 1, IN SUBDIVISION ACCORDING TO THE PLAN OF THE COURSE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

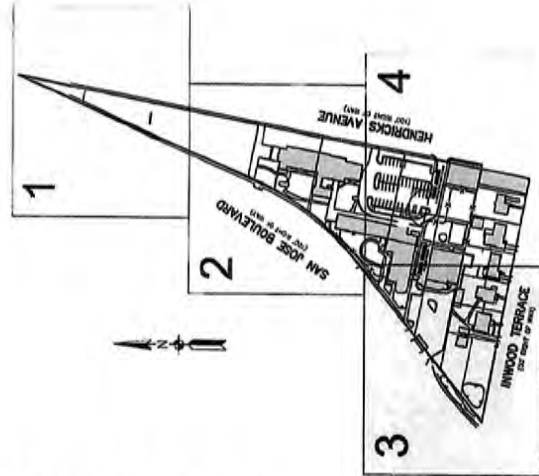
- LEGEND:**
- 1 - BOUNDARY SURVEY
 - 2 - EXISTING BUILDING
 - 3 - EXISTING DRIVEWAY
 - 4 - EXISTING DRIVEWAY
 - 5 - EXISTING DRIVEWAY
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 - 100 - EXISTING DRIVEWAY



POINT OF BEGINNING
 THE POINT OF BEGINNING OF THE SURVEY IS AT THE CORNER OF THE INTERSECTION OF THE BOUNDARY SURVEY OF THE INWOOD TERRACE AND SAN JOSE BOULEVARD.

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 2



SHEET LAYOUT
(NOT TO SCALE)



SHEET 4 OF 5
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 1400 UNIVERSITY AVENUE, SUITE 100, UNIVERSITY MICROFILMS INTERNATIONAL, ANN ARBOR, MI 48106
 734-769-1234 • FAX 734-769-1235 • WWW.AASOF.COM

