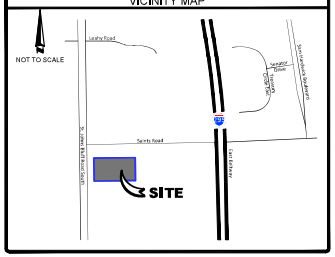
VICINITY MAP



BUILDING AREA

Building :	8,897 square feet

BUILDING HEIGHT

Building 1:	19.4 feet

PARKING

Regular :	23 spaces
Handicap :	1 spaces
Total Parking:	24 spaces

LAND AREA

Parcel:	72,000 square feet	1.653 acres

LEGEND

Symbols

- Power Pole
- Light Pole
- Water Valve
- Water Meter
- Sewer Clean Out
- Ground Light
- Electric Meter
- Air Conditioner Unit
- Fiber Optic Marker
- TV Vault
- Storm Drain Inlet
- Drainage End Section
- Mail Box
- Bollard
- Slide Gate
- Stop Sign
- Handicap Sign
- Handicapped Parking
- Building Height Location

Hatching & Line Type

- Concrete
- Building
- Striping
- Property Line
- Building Setback Line
- Building Line
- Wall
- Overhead Utilities
- Chain/ink Fence
- Iron Fence

ALTA Notations

- Schedule 'B' Item Number

Monumentation

- Found 1/2" Iron Rod No Cap

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

8 Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 21, at Page(s) 6, 6A and 6B, of the Public Records of Duval County, Florida.
Plat covers the subject property but does not contain any plottable items.

TITLE DESCRIPTION

The Westerly 360 feet of Lots 16 and 17, Block 56, Robinwood Acres Unit No. 1, a subdivision according to the plat thereof recorded in Plat Book 21, Pages 6, 6A and 6B, of the Public Records of Duval County, Florida.

The surveyed property is the same property as shown on the Westcor Land Title Insurance Company, Commitment No. 23-032525, having an effective date of May 16, 2023.

BASIS OF BEARING

Bearings shown hereon are based on the Easterly right-of-way line of St. Johns Bluff Road, as being North 01°51'34" West.

SURVEYOR'S NOTES

1. All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, foundations and possible encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
2. Bearings and distances shown hereon are the same record as measured unless otherwise noted.
3. This property has direct physical access to St. Johns Bluff Road, which is a dedicated public road or highway, with no gaps, gores or overlaps.
4. Buildings located on this property are as shown. The address of this property was physically observed or noted as being 2823 St Johns Bluff Road South, (Table A Item #2)
5. The gross land area of this property is 72,000 square feet or 1,653 acres, (Table A Item #4)
6. The buildings shown on this survey reflect the exterior dimensions along with the square footage of each building as located at ground level. The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level. (Table A Item #7a, 7b1, & 7c)
7. All substantial features and improvements located and observed on site and within five feet of the property boundaries are shown, (Table A Item #8)
8. Adjacent owner information including the tax parcel number was taken from the latest tax assessors property owners map when this land title survey was prepared. (Table A Item #13)
9. At the time of this survey, the building was not under construction including additions. No evidence of earth moving or other construction was observed, (Table A Item #16)
10. There are no proposed changes in street rights-of-way. There is no observable evidence of recent street or sidewalk construction or repairs, (Table A Item #17)
11. There is no observable evidence of cemeteries, gravesites, and burial grounds at the time of this survey. No cemeteries, gravesites, and burial grounds were disclosed in the record documents provided to the surveyor.
12. This survey does not provide a determination or opinion concerning the location or existence of wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
13. The surveyed boundary shown hereon are contiguous with adjoining properties and/or rights of way without any gaps, gores or overlaps.
14. No visible evidence of substantial areas of refuse were observed at the time the fieldwork was performed.
15. The boundary of the survey property as described forms a mathematically closed figure.

OBSERVED SIGNIFICANT OBSERVATIONS

The surveyor did not observe any significant observations over or upon the subject property.

UTILITY NOTE

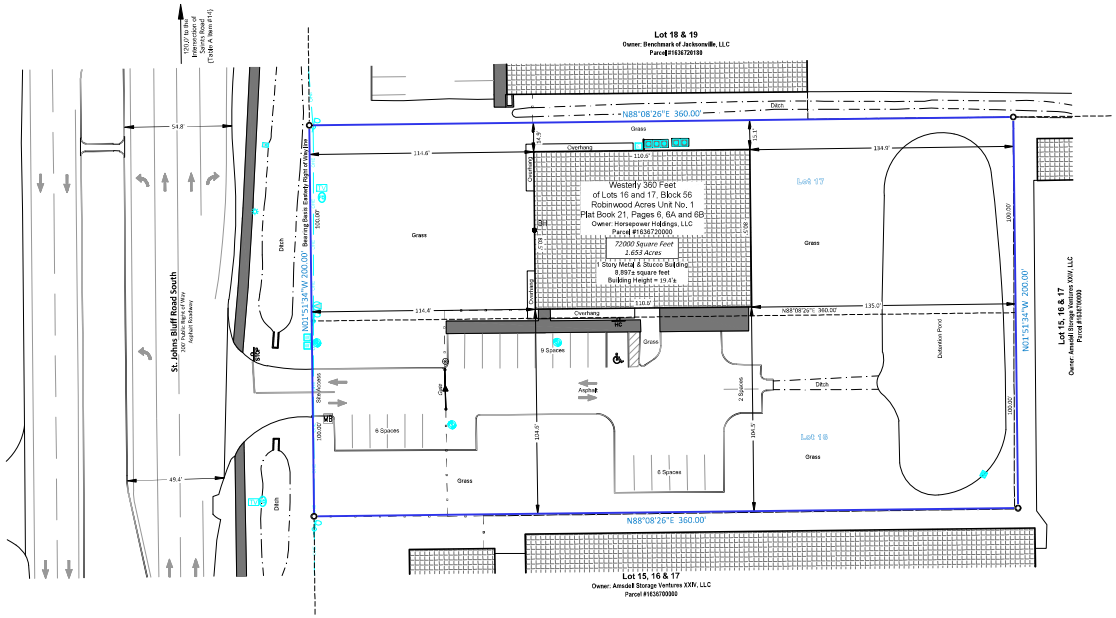
The survey shows the location of utilities existing on or serving the surveyed property as determined by observed evidence collected pursuant to ALTA Section 5 E IV.

FLOOD NOTE

By graphic plotting only, the subject property lies completely within Flood Zone "X" as shown on the Flood Insurance Rate Map, Community Panel No. 120077 0392 H (Map Number 12031C0392H), which bears an effective date of June 3, 2013 and does not lie within a special flood hazard area. No field surveying was performed to determine this zone. Flood Zone "X" denotes areas of minimal flood hazard, above the 500-year flood level. (Table A Item #3)

ZONING INFORMATION

No zoning information was provided by the title insurer at the time of the survey. (Table A Item #6a & #6b)



TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by Westcor Land Title Insurance Company, Commitment No. 23-032525, having an effective date of May 16, 2023.

SURVEYOR'S CERTIFICATE

To : Horsepower Holdings, LLC, a Florida limited liability company; and Westcor Land Title Insurance 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 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on July 20, 2023.

I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the Minimum Technical Standards for property boundary surveys as found in Chapter 5J-17.052.

ALFRED J. KESLER LICENSE NUMBER 6942 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Preliminary

PRELIMINARY DOCUMENT FOR REVIEW ONLY

This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

Alfred J. Kesler
Professional Surveyor & Mapper #6947
in the State of Florida

Date of Survey: July 20, 2023
Date of Last Revision: July 24, 2023

2021 ALTA/NSPS LAND TITLE SURVEY

2823 ST. JOHNS BLUFF ROAD SOUTH

SITE ADDRESS
2823 St Johns Bluff Road South
City of Jacksonville
Duval County, Florida

PARTNER PROJECT NUMBER: 23-415170.2

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 866-215-4719
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY:	RRA	DRAWING SCALE:	1" = 30'
07/24/2023	First Draft	FIELD CREW:	AJK	JOB NO.:	23-160

FILE NAME: 23-160 ST JOHNS BLUFF RD SOUTH JACKSONVILLE FL.DWG

SURVEYED BY

SOUTHERN GEOMATICS SERVICES

Southern Geomatics Services, LLC
3737 South Atlantic Avenue, Suite 402
Daytona Beach Shores, Florida 32118
Phone: (985) 801-9990
Surveys@southerngeomatics.com

1 inch = 30 feet
Graphic Scale
0 15' 30' 60'

This survey was coordinated, not performed, by Partner. This survey was obtained from and certified by a Professional Land Surveyor licensed to practice in the same state that the subject property is located.

SHEET 1 OF 1

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July 24, 2023

Exhibit 4

Page 1 of 1