

## BOUNDARY SURVEY

LEGAL DESCRIPTION  
The Land referred to herein below is situated in the County of DUVAL, State of Florida, and is described as follows:

A portion of Tract 16, Block 3, together with a portion of Tract 10, Block 4, together with a portion of that certain 30 foot roadway lying, between said Tract 16 and said Tract 10, Section 8, Township 3 South, Range 25 East all as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 8, said point also lying on the survey line for 103rd Street, and being designated as Station 246+41.81 as shown on the State of Florida Department of Transportation Right of Way Map, Section 72220-2508, Sheet 10, said survey line also being the former centerline of said 103rd Street, as formerly established as a 90.00 foot right of way, thence North 01°07'55" East, along the East line of said Southeast 1/4 of Section 8, a distance of 60.10 feet to the present Northerly right of way line of said 103rd Street, (as now established as a 100 foot right of way by said right of way map), thence run N 87°53'30"E, along the Northerly right of way line, a distance of 66.51 feet to a point of beginning, said point being a point of curvature of a curve concave Northerly with the radius of 25.00 feet; thence run Northerly along the Easterly right of way line of Connie Jean Drive and along the arc of said curve, a distance of 40.68 feet through a central angle of 83°14'25", with a chord bearing of N 45°29'18"W, a distance of 36.34 feet to a point of tangency, thence run N 01°07'55"E, along said Easterly right of way line, a distance of 242.07 feet to a point of curvature, of a curve concave Southwesterly, with a radius of 240.00 feet; thence run Northwesterly along said curve, a distance of 178.81 feet, through a central angle of 42°55'34", with a chord bearing of N 20°19'52"W, a distance of 175.63 feet, to a point of tangency; thence run N 41°47'39"W, along said Easterly right of way line, a distance of 31.50 feet to a point of curvature, of a curve concave Northerly with a radius of 160.00 feet; thence run Northwesterly along said arc, and along said Easterly right of way line, a distance of 111.70 feet through a central angle of 40°00'00", with a chord bearing of N 21°47'39" W, a distance of 109.45 feet to a point of tangency; thence run N 01°47'39" W, along said Easterly right of way line, a distance of 30.00 feet to the North line of said Tract 16; thence run N 88°21'21" E, along the North line of said Tract 16, a distance of 90.00 feet to the Northwest corner of said Tract 10; thence run N 87°05'59" E, along the North line of said Tract 10, a distance of 354.49 feet to the Northeast corner of the West 1/2 of said Tract 10; thence S 02°54'01" E, along the Easterly line of the West 1/2 of said Tract 10, a distance of 596.60 feet to a point on the Northerly right of way line of said 103rd Street; thence run S 87°53'30" W, along said Northerly right of way line, a distance of 329.41 feet to the point of beginning.

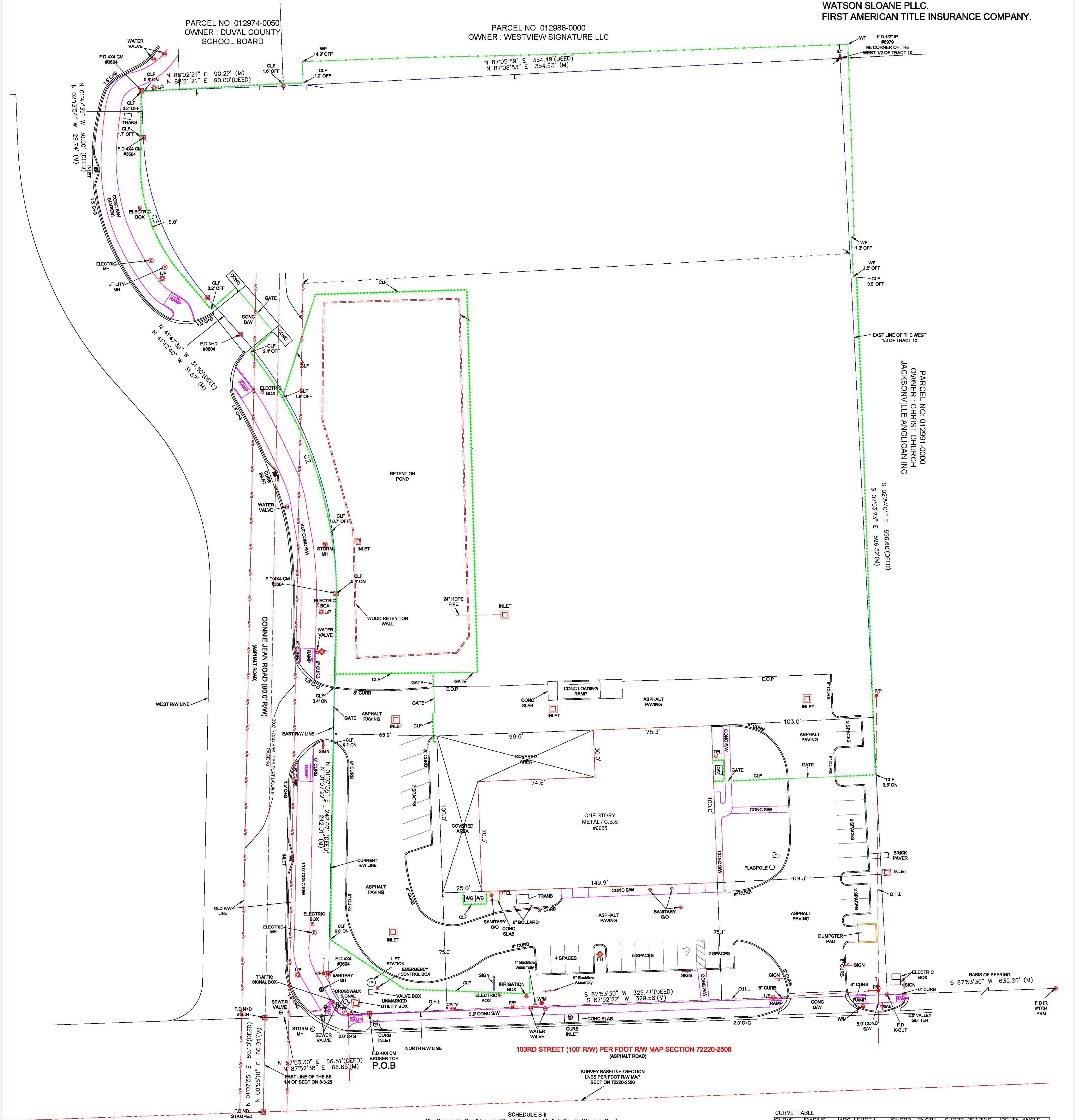
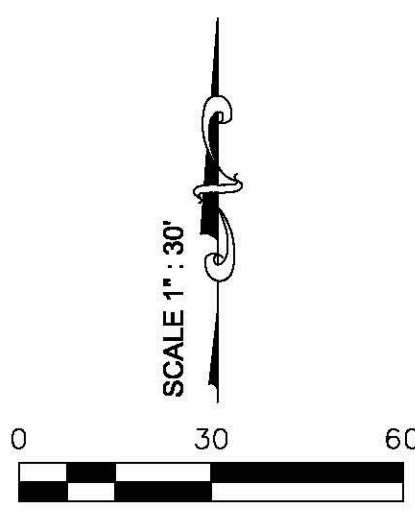
Bearings shown hereon are based on the north R/W line of 103rd St being assumed as S 87°53'30" W per FDOT right of way map Section 72220-2508.

Last Date of Field : 02/08/24  
Date Completed : 02/14/24

Property Address :  
9985 103rd STREET,  
JACKSONVILLE, FLORIDA 32210.

SURVEY NO : VS 2608

CERTIFIED TO:  
FCC ENVIRONMENTAL SERVICES, LLC  
WATSON SLOANE PLLC.  
FIRST AMERICAN TITLE INSURANCE COMPANY.



FLOOD ZONE INFORMATION:  
Community No : 120077 Panel : 0505  
Suffix : H F.I.R.M. Date : 06/03/2013  
Flood Zone : X

- SCHEDULE B-II
- Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded in Book 13403, Page 304. Affect the subject property and plotted as shown.
  - Rights of McLaren Industries, Inc., now in possession under an unrecorded lease, as evidenced by Subordination Agreements recorded in Book 18995, Page 1925 and Book 18995, Page 1954. Affect the subject property and subject to terms and conditions thereof, Not Plottable.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	25.00'	40.90'	36.49'	N 45°39'54" W	83°14'25"
C1(DEED)	25.00'	40.68'	36.34'	N 45°29'18" W	83°14'25"
C2(M)	240.00'	175.74'	175.53'	N 20°19'52" W	42°55'34"
C2(DEED)	240.00'	178.81'	175.63'	N 20°19'52" W	42°55'34"
C3(M)	160.00'	111.73'	109.47'	N 21°48'58" W	40°00'36"
C3(DEED)	160.00'	111.70'	109.45'	N 21°47'39" W	40°00'00"

LEGEND

A/C	Air Condition	E.O.P	Edge of Pavement	O.R	Official Record	S.I.R	Set Iron Rod #7772
A	Arc Length	E.O.W	Edge of Water	O.R.B	Official Record Book	S.W	Sidewalk
B.M	Bench Mark	EL	Elevation	O.H.L	Overhead Lines	S.W.E	Sidewalk Easement
B.S	Building Setback	F	Field	Pg	Page	X.98.50	Spot Elevation
CATV	Cable TV Riser	F.F	Finish Floor	P.C.P	Permanent Control Point	TEL	Telephone Riser
CL	Calculated	F.H	Fire Hydrant	P.R.M	Permanent Reference Marker	T.B.M	Temporary Bench Mark
CL/C	Centerline	F.D	Found	P	Plat	T.O.B	Top of Bank
CLF	Chain Link Fence	F.O.D	Found Iron Rod or Iron Pipe	P.O.C	Point of Commencement	TRANS	Transformer
C.B	Chord Bearing	F.N.D	Found Nail and Disk	P.C	Point of Curvature	TYP	Typical
C.LEN	Chord Length	IP	Iron Pipe	P.I	Point of Intersection	U.E	Utility Easement
C/O	Cleanout	IR	Iron Rod	P.R.C	Point of Reverse Curve	U.M	Water Meter
CONC	Concrete	L.P	Light Pole	P.T	Point of Tangency	WF	Wood Fence
C.B.S	Concrete Block Structure	L.A.E	Limited Access Easement	P.O.L	Point on Line		
C.M	Concrete Monument	M.H	Manhole	P.P	Power Pole		
C&G	Curb and Gutter	M	Measured	PROP	Proposed		
Δ	Delta	N&D	Nail and Disc	RAD	Radial		
D.E	Drainage Easement	N.R	Non Radial	R	Radius		
D.F	Drainfield	NHWE	Normal High Water Elevation	R.P	Radius Point		
D.W	Driveway	N.T.S	Not to Scale	R/W	Right of Way		
E.O.P	Edge of Pavement	O.R	Official Record	S.T	Septic Tank		

### Surveyor's Notes

- This survey is based on the legal description as provided by the Client.
- The property surveyed hereon is the same property as described in Title Commitment File No 110207129; Effective Date January 16th, 2024; issued by First American Title Insurance Company.
- No underground improvements or installations have been located unless noted. Only visible utilities located.
- Elevations if shown hereon are based on NAVD 1988 unless otherwise stated.
- Dimensions shown for the location of improvements hereon should not be used to reconstruct boundary lines.
- Dimensions and bearings shown are plat and measured only unless otherwise noted.
- Attention is directed to the fact that this plan may have altered in size by reproduction. This must be considered when obtaining scaled data.
- Features shown by symbols as indicated in legend may not be to scale.
- Wall ties are to face of wall.
- Only visible utilities and encroachment located.
- This survey is valid for 90 days from the completed or revised date shown.
- Septic Tanks and drainfield location are approximate and should be verified by the appropriate utility company.
- The accuracy of this survey is according to the Standards of Practice by the Board of Professional Land Surveyors and Mappers in Rule SJ-17 Florida Administrative Code.

This item has been electronically signed and sealed by Harry H. Sobhray PSM on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

This survey is not valid without the signature and the original raised embossed seal of a Florida licensed Surveyor and Mapper.

I certify that this survey was made under my direction and that it meets the Standards of Practice set forth by the Board of Professional Land Surveyors and Mappers Chapter SJ-17, Florida Administrative Code, pursuant to Section 472-027, Florida Statutes.

LB 7772  
Digitally signed by Harry H. Sobhray  
Date: 2024.02.15 17:30:49 -0500

Harry H. Sobhray  
Professional Surveyor and Mapper No. 5342

February 14, 2024