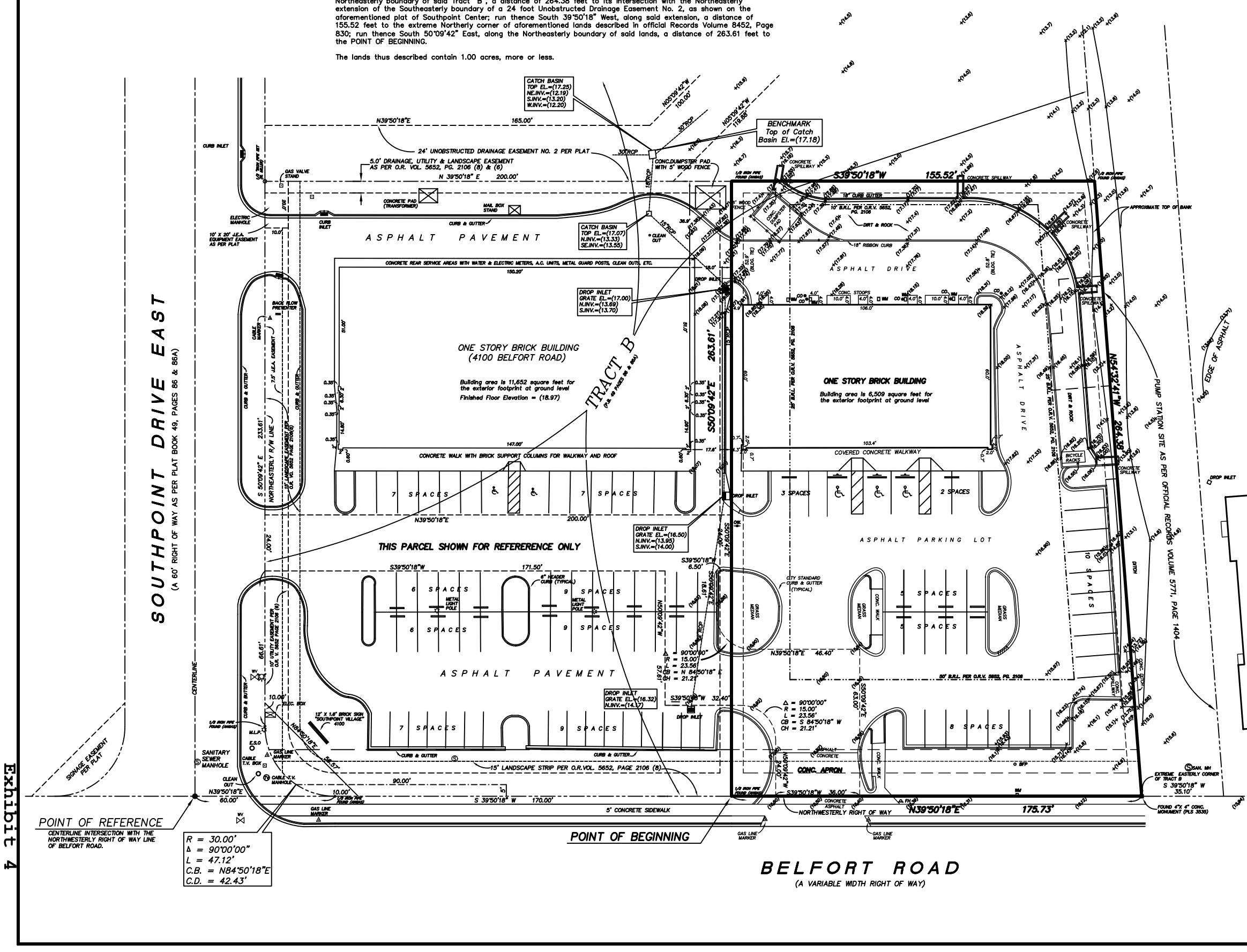
MAP SHOWING BOUNDARY SURVEY OF

PARCEL "C-1.2"

A portion of Tract "B", Southpoint Center, according to plat recorded in the Current Public Records of Jacksonville, Duval County, Florida, in Plat Book 49, Pages 86 and 86A, and being more particularly described as follows: For a Point of Reference, COMMENCE at the point of intersection of the centerline of Southpoint Drive East, a 60 foot right of way, as shown on the aforementioned plat of Southpoint Center, with the Northwesterly right of way line of Belfort Road, as said right of way is now established, and run North 39°50'18" East, along said Northwesterly right of way line, a distance of 230.00 feet to the extreme Easterly corner of those lands described in deed recorded at Official Records Volume 8452, Page 830, Public Records of said County, and the POINT OF BEGINNING; from the Point of Beginning thus described, continue North 39°50'18" East, along said Northwesterly right of way line, a distance of 175.73 feet to the extreme Easterly corner of aforementioned Tract "B"; run thence North 54°32'41" West, along the Northeasterly boundary of said Tract "B", a distance of 264.38 feet to its intersection with the Northeasterly extension of the Southeasterly boundary of a 24 foot Unobstructed Drainage Easement No. 2, as shown on the aforementioned plat of Southpoint Center; run thence South 39°50'18" West, along said extension, a distance of 155.52 feet to the extreme Northerly corner of aforementioned lands described in official Records Volume 8452, Page 830; run thence South 50°09'42" East, along the Northeasterly boundary of said lands, a distance of 263.61 feet to the POINT OF BEGINNING.

The lands thus described contain 1.00 acres, more or less.


SOUTHPOINT DRIVE EAST
(A 60' RIGHT OF WAY AS PER PLAT BOOK 49, PAGES 86 & 86A)
CATCH BASIN TOP EL.=(17.25) NE.INV.=(12.19) S.INV.=(13.20) W.INV.=(12.20)
BENCHMARK Top of Catch Basin El.=(17.18)
N39°50'18"E 165.00'
N05°09'42"W 100.00'
N05°09'42"W 119.85'
24' UNOBSTRUCTED DRAINAGE EASEMENT NO. 2 PER PLAT
5.0' DRAINAGE, UTILITY & LANDSCAPE EASEMENT AS PER O.R. VOL. 5652, PG. 2106 (8) & (6)
N 39°50'18" E 200.00'
CONC. DUMPSTER PAD WITH 5' WOOD FENCE
S39°50'18"W 155.52'
CONCRETE SPILLWAY
1/2 IRON PIPE FOUND (BENT)
CURB INLET
GAS VALVE STAND
CONCRETE PAD (TRANSFORMER)
MAIL BOX STAND
ELECTRIC MANHOLE
10' X 20' I.E.A. EQUIPMENT EASEMENT AS PER PLAT
ASPHALT PAVEMENT
CURB & GUTTER
CATCH BASIN TOP EL.=(17.07) N.INV.=(13.33) SE.INV.=(13.55)
CLEAN OUT
10' B.S.L. PER O.R.V. 5652, PG. 2106
DIRT & ROCK
18" RIBBON CURB
ASPHALT DRIVE
APPROXIMATE TOP OF BANK
CONCRETE REAR SERVICE AREAS WITH WATER & ELECTRIC METERS, A.C. UNITS, METAL GUARD POSTS, CLEAN OUTS, ETC.
DROP INLET GRATE EL.=(17.00) N.INV.=(13.69) S.INV.=(13.70)
ONE STORY BRICK BUILDING (4100 BELFORT ROAD)
Building area is 11,652 square feet for the exterior footprint at ground level
Finished Floor Elevation = (18.97)
TRACT B (PLAT BOOK 49, PAGES 86 & 86A)
263.61'
S50°09'42"E
ONE STORY BRICK BUILDING
Building area is 6,509 square feet for the exterior footprint at ground level
N54°32'41"W 264.38'
PUMP STATION SITE AS PER OFFICIAL RECORDS VOLUME 5771, PAGE 1404
EDGE OF ASPHALT
CONCRETE WALK WITH BRICK SUPPORT COLUMNS FOR WALKWAY AND ROOF
COVERED CONCRETE WALKWAY
BICYCLE RACKS
DROP INLET
7 SPACES
3 SPACES
2 SPACES
N39°50'18"E 200.00'
DROP INLET GRATE EL.=(16.50) N.INV.=(13.95) S.INV.=(14.00)
THIS PARCEL SHOWN FOR REFERENCE ONLY
ASPHALT PARKING LOT
S39°50'18"W 171.50'
6" HEADER CURB (TYPICAL)
6 SPACES
9 SPACES
5 SPACES
10 SPACES
METAL LIGHT POLE
MEDIAN
CONC. WALK
CITY STANDARD CURB & GUTTER (TYPICAL)
S39°50'18"W 6.50'
N39°50'18"E 46.40'
Δ = 90°00'00" R = 15.00' L = 23.56' CH = N 84°50'18" E = 21.21'
DROP INLET GRATE EL.=(16.32) N.INV.=(14.17)
S39°50'18"W 32.40'
Δ = 90°00'00" R = 15.00' L = 23.56' CB = S 84°50'18" W CH = 21.21'
30' B.S.L. PER O.R.V. 5893, PG. 2108
8 SPACES
CONC. APRON
CONCRETE ASPHALT
NORTHWESTERLY RIGHT OF WAY
N39°50'18"E 175.73'
EXTREME EASTERLY CORNER OF TRACT B S 39°50'18" W 35.10'
FOUND 4"X 4" CONC. MONUMENT (PLS 3938)
ONE STORY BRICK BUILDING NATIONWIDE INSURANCE
SIGNAGE EASEMENT PER PLAT
CENTERLINE
POINT OF REFERENCE
CENTERLINE INTERSECTION WITH THE NORTHWESTERLY R/W LINE OF BELFORT ROAD.
R = 30.00'
Δ = 90°00'00"
L = 47.12'
C.B. = N84°50'18"E
C.D. = 42.43'
POINT OF BEGINNING
BELFORT ROAD
(A VARIABLE WIDTH RIGHT OF WAY)
SANITARY SEWER MANHOLE
CABLE T.V. BOX
CLEAN OUT
CABLE T.V. MANHOLE
GAS LINE MARKER
BACK FLOW PREVENTER
CABLE MARKER
12" X 1.6" BRICK SIGN "SOUTHPOINT VILLAGE" 4100
15' LANDSCAPE STRIP PER O.R.VOL. 5652, PAGE 2106 (8)
5' CONCRETE SIDEWALK
90.00'
60.00'
170.00'
S 50°09'42" E 233.61' NORTHEASTERLY R/W LINE
O.R. VOL. 8452, PAGE 830, O.R.
24.00'
66.61'
15' UTILITY EASEMENT PER O.R. V. 5652 PAGE 2106 (6)
N39°50'18"E 68.57'
10.00'
ELEC. BOX
M.L.P.
E.S.O.
WV
GAS LINE
CURB & GUTTER
7.5' I.E.A. EASEMENT
51.00'
147.00'
103.4'
17.8'
14.67'
2.0'
0.7'
0.35'
0.30'
0.80'
0.40'
N 29°50'42" W 60.00'
S 39°50'18" W 32.40'
N 29°50'42" W 60.00'
S 39°50'18" W 36.00'
N 29°50'42" W 60.00'
S 39°50'18" W 6.50'
S 50°09'42" E 263.61'
S 50°09'42" E 263.61'
S 50°09'42" E 263.61'
N 54°32'41" W 264.38'
N 54°32'41" W 264.38'
N 54°32'41" W 264.38'
S 39°50'18" W 155.52'
S 39°50'18" W 155.52'
S 39°50'18" W 155.52'
N 39°50'18" E 175.73'
N 39°50'18" E 175.73'
N 39°50'18" E 175.73'
N 39°50'18" E 200.00'
N 39°50'18" E 200.00'
N 39°50'18" E 200.00