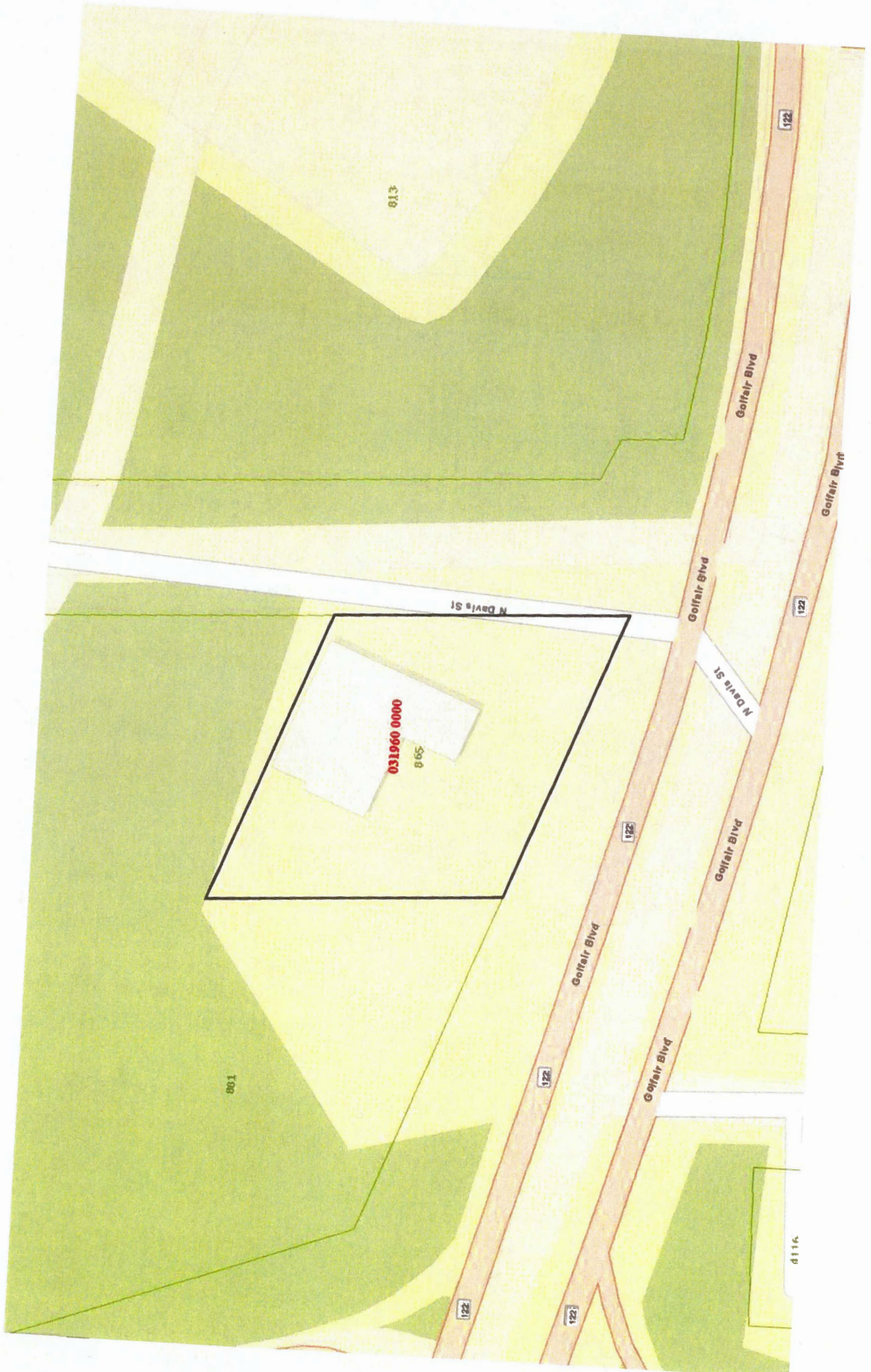


RE 031960-0000
865 Golfair Blvd
Location Map



RE 031960-0000
865 Golfair Blvd
Aerial View Map



SKETCH AND LEGAL DESCRIPTION OF:

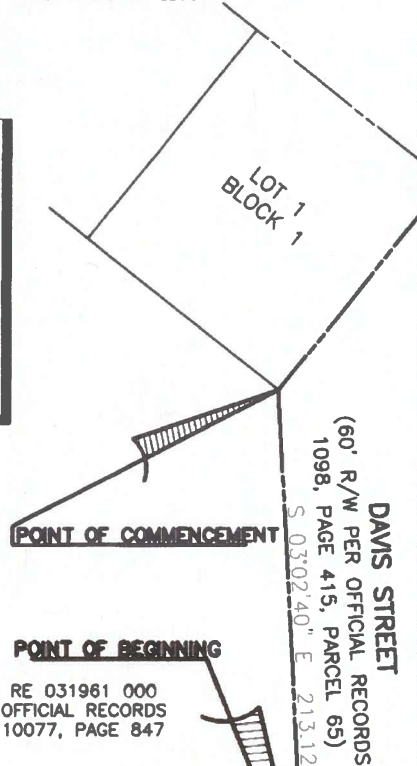
A PORTION OF TRACT C, AS SHOWN ON GOLFAIR MANOR UNIT ONE, AS RECORDED IN PLAT BOOK 24, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 1, OF SAID GOLFAIR MANNOR UNIT ONE; THENCE SOUTH 3°02'40" EAST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT C, SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF RELOCATED DAVIS STREET, (A 60 FOOT RIGHT OF WAY), A DISTANCE OF 213.12 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH 3°02'40" EAST, ALONG SAID LINE BOUNDARY AND WESTERLY RIGHT OF WAY LINE 130.00 TO THE NORTHERLY RIGHT OF WAY LINE OF GOLFAIR BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 68°00'10" WEST, ALONG LAST SAID RIGHT OF WAY LINE, 140.00 FEET; THENCE NORTH 3°02'40" WEST, 130.00 FEET; THENCE SOUTH 68°00'10" EAST 140.00 FEET BACK TO **THE POINT OF BEGINNING**. THE ABOVE DESCRIBED PARCEL CONTAINS 16489 SQUARE FEET OR 0.38 ACRES MORE OR LESS.

GENERAL NOTES:

1. A BEARING OF SOUTH 03°02'40" EAST, HELD ALONG THE WESTERLY LINE OF DAVIS STREET, AS SHOWN HEREON WAS TAKEN FROM OFFICIAL RECORDS BOOK 18995, PAGE 1750 OF THE CURRENT PUBLIC RECORDS.
2. THE SKETCH WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE EASEMENT, COVENANTS, AND RESTRICTIONS OF OTHERS MATTERS OF PUBLIC RECORDS THAT MAY OR MAY NOT AFFECT THIS PARCEL.
3. THIS NOT A FIELD SURVEY.
4. **CROSS REFERENCE:**
BOUNDARY SURVEY PREPARED BY THE CITY OF JACKSONVILLE FL, DATED 02-07-23. ON FILE AT THE TOPOGRAPHICAL SECTION OF THE CITY OF JACKSONVILLE, FL.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 10/9/23

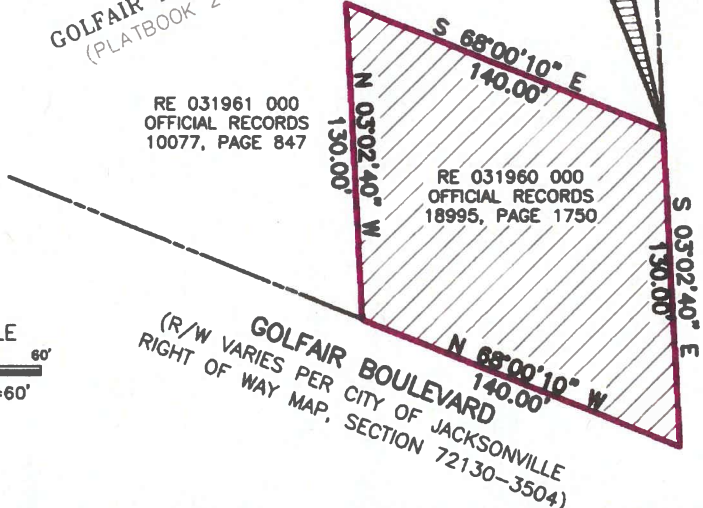


TRACT C
GOLFAIR MANOR UNIT ONE
(PLATBOOK 24, PAGE 79)

RE 031961 000
OFFICIAL RECORDS
10077, PAGE 847

RE 031961 000
OFFICIAL RECORDS
10077, PAGE 847

RE 031960 000
OFFICIAL RECORDS
18995, PAGE 1750



CERTIFICATION
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 5-J-17 (050-052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

<p>CITY OF JACKSONVILLE 214 N. HOGAN STREET, 10TH FLOOR JACKSONVILLE, FLORIDA 32202</p>	<p>ENGINEERING DIVISION DEPARTMENT OF PUBLIC WORKS (904)255-8760</p>	<p>LEGEND</p> <ul style="list-style-type: none"> <input type="checkbox"/> CONCRETE MONUMENT X-X FENCE o NAIL ○ IRON PIPE x CROSS CUT
<p><i>Danny S. Wheeler</i> DANNY S. WHEELER, P.L.S. FLORIDA REGISTRATION NUMBER 6902 10th FLOOR, 214 N. HOGAN STREET 32202 (904)-255-8760</p>		<p>SHEET NO. 1 OF 1</p>
<p>DATE: <u>10-09-23</u> SCALE: <u>1"=60'</u> ROAD NO.: _____ ER NO.: _____</p>		