

POINT OF COMMENCEMENT

THE INTERSECTION OF THE SLY R/W LINE OF MAR VIC LANE WITH THE NELY R/W LINE OF DUNN AVENUE

M A R V I C L A N E

(60' R/W) O.R.V. 1877 PAGE 430

SOUTHERLY RIGHT OF WAY LINE

OFFICIAL RECORDS VOLUME 5501, PAGE 2023 (PARCEL 2)

O R. VOL. 5851 PAGE 872

O R. VOL. 1750 PAGE 144

O R. VOL. 5379 PAGE 52

O R. VOL. 4786 PAGE 486

O R. VOL. 4898 PAGE 570

O R. VOL. 3989 PAGE 367

O R. VOL. 1920 PAGE 25

O R. VOL. 5315 PAGE 348

POINT OF BEGINNING

N89°36'22"E

510.66'

N89°36'16"E

417.00'

OFFICIAL RECORDS VOLUME 5501, PAGE 2023 (PARCEL 1)

PART OF LOT 5 THE SUBDIVISION OF THE JOHN BROWARD GRANT (PLAT BOOK 1, PAGES 7 & 8)

OFFICIAL RECORDS BOOK 12614, PAGE 910

12' x 17' DRAINAGE EASEMENT, as per O.R. Vol. 4254, page 624

DUNN AVENUE (100' R/W) EASTERLY RIGHT OF WAY LINE

N58°36'17"E

378.86'

N13°35'02"W

285.35'

300,729 SQ.FT. 6.90 ACRES

N88°43'43"W

454.63'

A PORTION OF OFFICIAL RECORDS VOLUME 4397, PAGE 408

OFFICIAL RECORDS BOOK 12387, PAGE 1186

N00°22'00"W 218.00'

N88°46'41"W

316.33'

O. R. VOL. 3907, PAGE 365

WESTERLY RIGHT OF WAY LINE

S02°37'09"W

180.80'

N87°30'57"W

152.52'

O R. VOL. 211 PAGE 133

S87°48'55"E

162.24'

S00°28'18"E

7.00'

BISCAYNE BOULEVARD (100' R/W)



MAP SHOWING SKETCH AND DESCRIPTION OF

A portion of Lot 5, of the Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows: COMMENCING at the intersection of the Southerly right of way line of Mar Vic Lane (a 60 foot right of way, with the Easterly right of way line of Dunn Avenue (a 100 foot right of way); thence South 13°35'02" East, along said Easterly right of way line of Dunn Avenue, a distance of 165.85 feet; thence North 89°36'16" East, along the Northerly line of those lands described in Official Records Volume 5851, Page 872, of the Current Public Records of said County, and an Easterly prolongation thereof, a distance of 417.00 feet to the POINT OF BEGINNING; thence North 89°36'22" East along the Northerly line of those lands described in Official Records Volume 5501, Page 2023 (Parcel 1) of the Current Public Records of said County, a distance of 410.66 feet to the Westerly right of way line of Biscayne Boulevard (a 100 foot right of way); thence South 00°28'18" East along said Westerly right of way line, a distance of 279.21 feet to the Northeast corner of those lands described in Official Records Volume 211, Page 133 of the Current Public Records of said County; thence the following three courses along the County; thence Westerly and Southerly line of said lands: (1) North 87°30'57" West, 152.52 feet; (2) South 02°37'09" West, 180.80 feet; (3) South 87°48'55" East, 162.64 feet to the Southeast corner of said lands, said point lying on the aforementioned Westerly right of way line of Biscayne Boulevard (a 100 foot right of way); thence South 00°28'18" East along said Westerly right of way line, a distance of 7.00 feet; thence South 00°18'18" East continuing along said Westerly right of way line, a distance of 246.69 feet to the Southeast corner of those lands described in Official Records Volume 4397, Page 408 of the Current Public Records of said County; thence North 88°46'41" West along the Southerly line of said lands, a distance of 316.33 feet to the Southeast corner of those lands described in Official Records Book 12387, Page 1186 of the Current Public Records of said County; thence North 13°35'02" West along the Easterly line of said lands, a distance of 285.35 feet to the Northeast corner thereof and the POINT OF BEGINNING. Containing 6.90 acres, more or less.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES: 1. Bearings are based on Estery R/W line of Dunn Avenue (S13°35'02"E). 2. This is NOT A SURVEY. 3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands is shown as such, and any liability resulting therefrom is not the responsibility of the undersigned. 4. There may be restrictions or Easements of Record evidenced by title examination that have not been shown herein.

ABBREVIATIONS THAT MAY BE USED IN THIS SKETCH: DENYMENT, PERMITS, CONTROL, RIGHT, EASEMENT, INTEREST, ETC.

LEGEND: DENYMENT, PERMITS, CONTROL, RIGHT, EASEMENT, INTEREST, ETC. (Symbol: square with X)

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