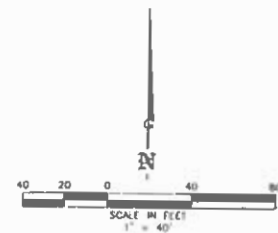
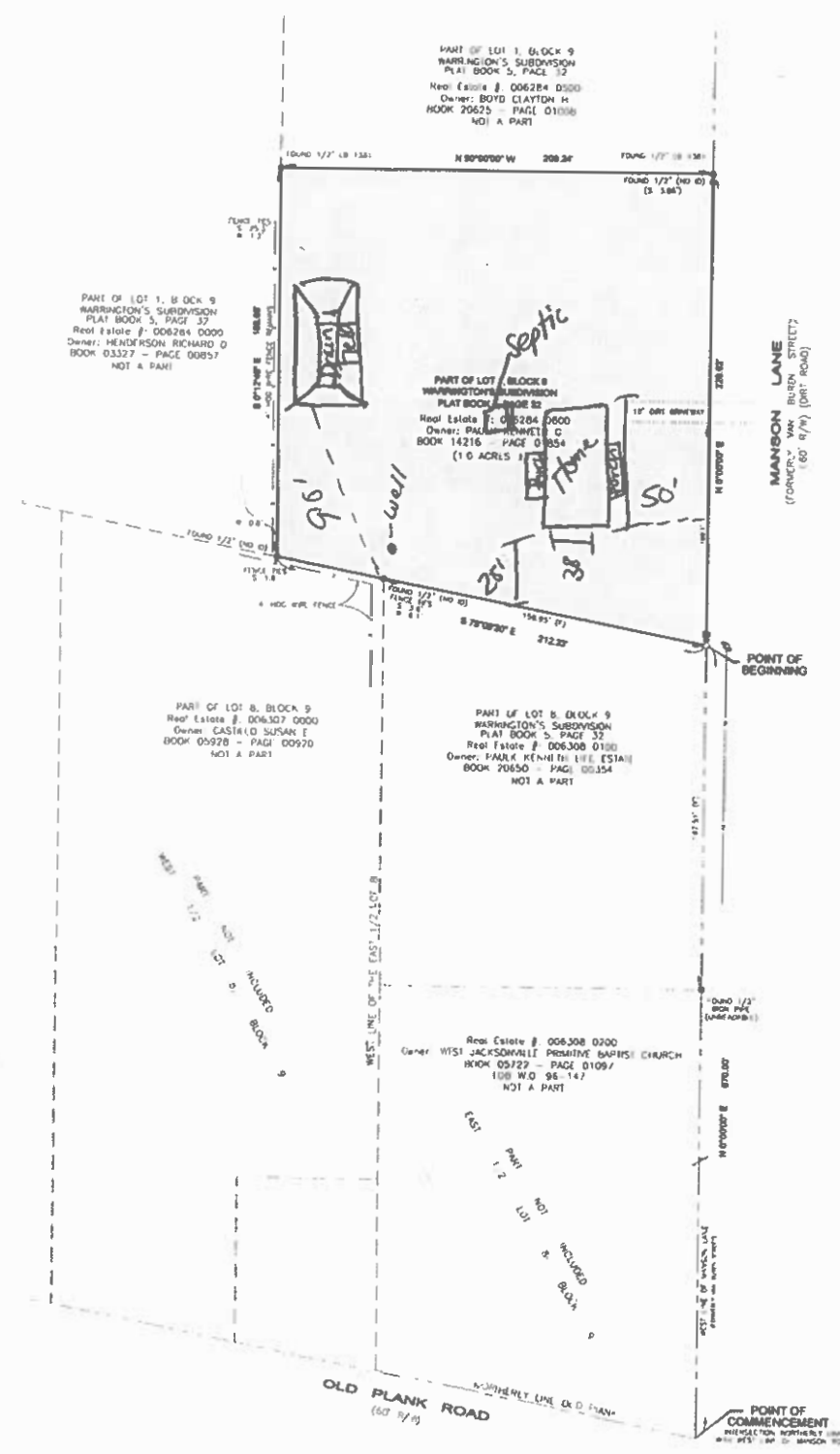


MAP SHOWING A BOUNDARY SURVEY OF

Don. # 2007317713
 A parcel of land situated in Lot 1, Block 9, Warrington's Subdivision, Section 16, Township 2 South, Range 25 East, Duval County, Florida, according to Plat Book 5, Page 32, of the Current Public Records of said County, said parcel being more particularly described as follows:

COMMENCE at the intersection of the northerly line of Old Plank Road with the West line of Manson Road (formerly Van Buren Street); thence on last said line run North 00°00'00" East, 670.0 feet to the Point of Beginning; thence continue on last said line North 00°00'00" East, 228.52 feet; thence run North 90°00'00" West, 209.74 feet; thence run South 00°12'48" East, 188.66 feet; thence run South 79°09'30" East, 212.33 feet to the Point of Beginning. Being 1.00 acre, more or less, in area.



- LEGEND**
- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
 - FOUND IRON ROD UNLESS OTHERWISE NOTED
 - SET 1/2" IRON PIPE & CAP STARTED IN GROUND
 - FENCE
 - OVERHEAD UTILITY LINES
 - DIRT ROAD
 - UTILITY POLE
 - 1 = COORDINATE POINT NUMBER
 - A.C. = AIR CONDITIONER
 - B.R.L. = BUILDING RESTRICTION LINE
 - (C) = CALCULATE
 - (S) = SET
 - O.S. = OIL SKID
 - (T) = FIELD MEASURED
 - S = IDENTIFICATION
 - LB = LICENSED BUSINESS
 - L.S. = LICENSED SURVEYOR
 - N.S. = NATIONAL GEODESIC SURVEY
 - N.M.S. = NORTH AMERICAN VERTICAL DATUM
 - P.C. = POLE
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - R.L.S. = REGISTERED LAND SURVEYOR
 - R.M. = RIGHT OF WAY
 - = BOUNDARY

Site plan

- GENERAL NOTES:**
- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A SITE ASSESSMENT
 - 2) UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED
 - 3) A BEARING OF 90° DEGREES WAS FIELD ON THE WESTLY BEAM OF WAY LINE OF MANSON ROAD SHOWN HEREON. HOLDING MONUMENTATION SHOWN HEREON PLACING SAME BEARING RELATIVE TO G.M.V. 142 E. PAGE 0854
 - 4) SOURCE OF EXISTING RECORDS:
 - A) DEED OF RECORD - INSTRUMENT NO. 2007-17713
 - B) SURVEY REFERENCE ON THIS MAP TO BE MADE TO
 - C) DUVAL COUNTY TAX MAP

Donald S. Johnson
 DONALD S. JOHNSON
 FLORIDA REGISTERED LAND SURVEYOR NO. 8422
 NOT VALID WITHOUT HIS SIGNATURE AND THE ORIGINAL RASSEL
 S.A. OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISED 12/16/2024 TO L311 ROAD NAME	
LD BRADLEY LAND SURVEYORS One World Expressway, New Acquisitions	L. D. BRADLEY LAND SURVEYORS 510 SOUTH 5TH STREET MACCLENNY, FLORIDA 32083 PHONE (904) 786-8400 FAX (904) 786-1478
	LICENSED BUSINESS NO. 0886
W.O. NO. 24-424 CHECKED BY: AJJ	SURVEY DATE: 6-19-2024 CAD FILE: 24-424.dwg DRAFTED BY: 6 WEEKS PG. 1 OF 1

W.O. NO. C-24-424