

SURVEYOR'S CERTIFICATE

William J. Melrose, a registered land surveyor, License No. 5843, in and for the State of Florida and legally doing business in Duval County, does hereby certify to the City of Jacksonville:

- (1) The accompanying sketch and legal description (Job No. 25-14774) complies with the Standards of Practice for Professional Surveyors and Mappers in the State of Florida, pursuant to Chapter 5J-17.051 and 5J-17.052, F.A.C.
- (2) The vacation of the platted but unopened rights of way from the Plat of Jacksonville Heights, recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida (the "Plat"), and shown on the accompanying sketch and legal description, will not eliminate any existing access created by the Plat as defined in Section 656.407 of the Jacksonville Ordinance Code.

Date: December 9, 2025



William J. Melrose IV
Professional Surveyor and Mapper
Florida Registration # 5843
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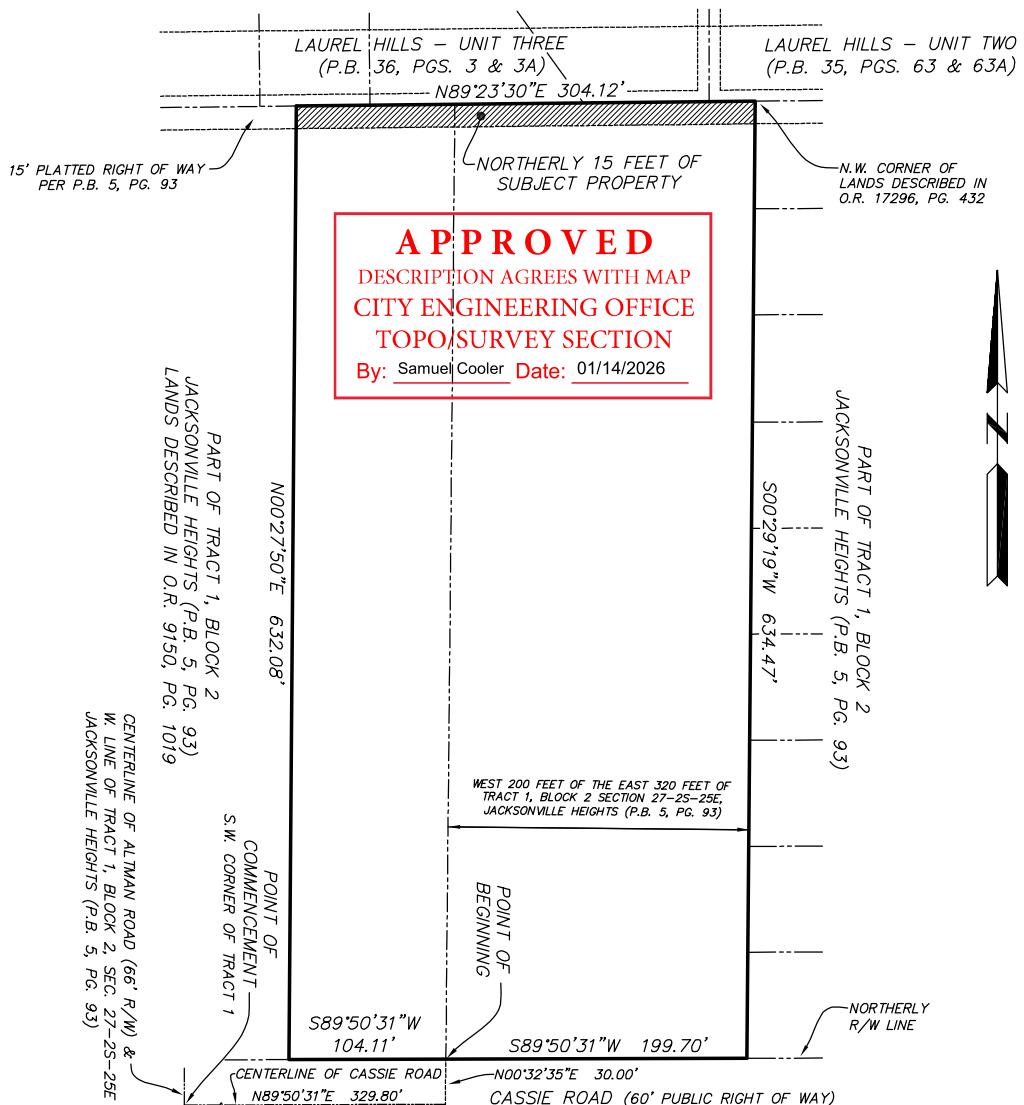


MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

THE NORTHERLY 15 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF TRACT 1, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEING ALONG THE CENTERLINE OF CASSIE ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 89°50'31" EAST, ALONG THE CENTERLINE OF SAID CASSIE ROAD, 329.8 FEET; THENCE NORTH 032°35" EAST, 30.00 FEET TO AN IRON PIPE IN THE NORTHERLY RIGHT OF WAY LINE OF SAID CASSIE ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 89°50'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 104.11 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9150, PAGE 1019 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE NORTH 027°50" EAST ALONG THE EAST LINE OF SAID LANDS, 632.08 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT LYING ON THE SOUTHERLY LINE OF LAUREL HILLS - UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 3 AND 3A OF SAID PUBLIC RECORDS; THENCE NORTH 89°23'30" EAST ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF LAUREL HILLS - UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 63 AND 63A OF SAID PUBLIC RECORDS, 304.12 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17296, PAGE 432 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 029°19" WEST ALONG THE EAST LINE OF THE WEST 200 FEET OF THE EAST 320 FEET OF SAID TRACT 1, BLOCK 2, 634.47 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF CASSIE ROAD; THENCE SOUTH 89°50'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 199.70 FEET TO THE POINT OF BEGINNING.



NOTES

- Bearings are based on the North right-of-way line of Cassie Road as S89°50'31"W.
- This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
- Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
- There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

LEGEND	DATE
○ DENOTES CONCRETE MONUMENT	11-18-25
× DENOTES FENCE	1' = 100'
○ DENOTES 1/2" IRON PIPE SET WITH CAP, LB. 225	25-14774
● DENOTES IRON PIPE FOUND (NOTED)	JOB No. —
	F.B. —
	page —
	Comp. File 25-14774.dwg
	Drawn by WJM

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THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS
MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE
MANUFACTURING STANDARDS, METHODS AND PRACTICES OF THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 51-17,
(formerly CHAPTER 61617-6), FLORIDA ADMINISTRATIVE CODE, PERTAINING TO
SECTION 472.022, FLORIDA STATUTE.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE NO. 5843

Exhibit 1

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ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	
APP.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.O.B.	Point of Beginning
P.C.	Point of Tangency
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
O.R.V.	Official Records Volume
D.B.	Deed Book
Pg.	Page
B.R.L.	Building Restriction Line
Easmt	Easement
DEFINITION	
P.C.P.	Licensed Business
P.R.M.	Registered Land Surveyor
P.O.B.	Jacksonville Electric Authority
P.C.	Equipment
P.T.	A/C
P.R.C.	Car Conditioner
P.I.	Car Revision
R/W	OHL
O.R.V.	Field Measured
D.B.	Field Measured
Pg.	Radius equals
B.R.L.	Radius equals
Easmt	Arc Length equals
DEFINITION	Delta or Central Angle equals
P.C.P.	Iron Pipe
P.R.M.	Concrete
P.O.B.	
P.C.	
P.T.	
P.R.C.	
P.I.	
R/W	
O.R.V.	
D.B.	
Pg.	
B.R.L.	
Easmt	