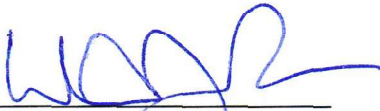


SURVEYOR'S CERTIFICATE

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



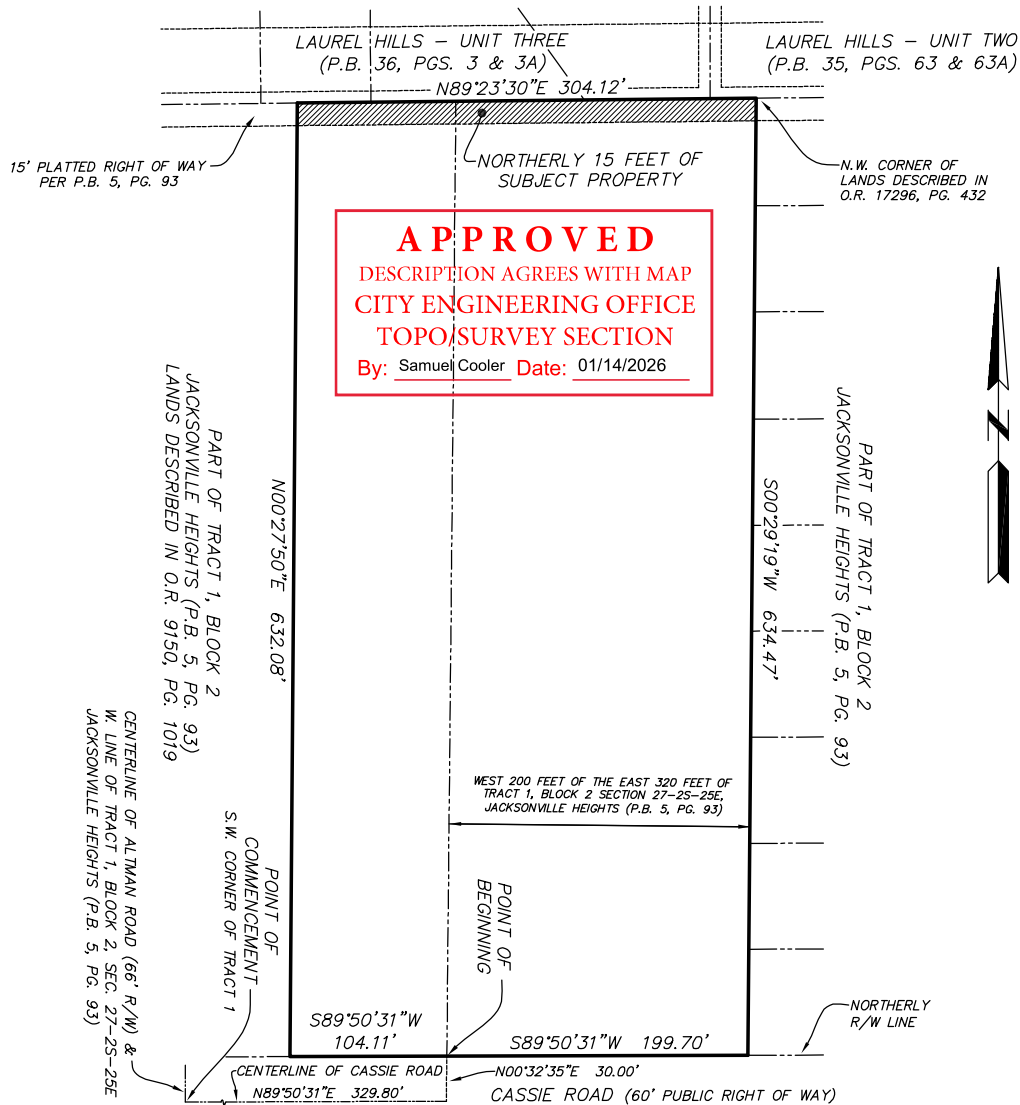
William J. Melrose IV
Professional Surveyor and Mapper
Florida Registration # 5843
Melrose Surveying and Mapping, Inc.
11437 Central Parkway, Suite 107
Jacksonville, FL 32224



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 0°32'35" 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 0°27'50" 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 0°29'19" 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.



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 the North right-of-way line of Cassie Road as S89°50'31"W.
2. This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
3. 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.
4. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- ⊙ DENOTES FENCE
- ⊙ DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295
- DENOTES IRON PIPE FOUND (NOTED)

DATE 11-18-25
SCALE 1"=100'
JOB No. 25-14774
F.B. -
page -
Comp. File 25-14774.dwg
Drawn by WJM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32244
P.L.S. No. 8295
Tel. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS (CHAPTER 61-17, (formerly CHAPTER 61-17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

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

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.O.B.	Point of Beginning
P.C.	Point of Curvature
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
Page	Page
B.R.L.	Building Restriction Line
Easmt	Easement

ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
EQUIP	Equipment
A/C	Air Conditioner
C.A.T.V.	Cable Television
O.H.L.	Overhead Lines
(F.M.)	Field Measured
R=	Radius equals
L=	Arc Length equals
Ch=	Chord Bearing & Distance equals
Δ=	Delta or Central Angle equals
I.P.	Iron Pipe
Conc.	Concrete

Exhibit 1