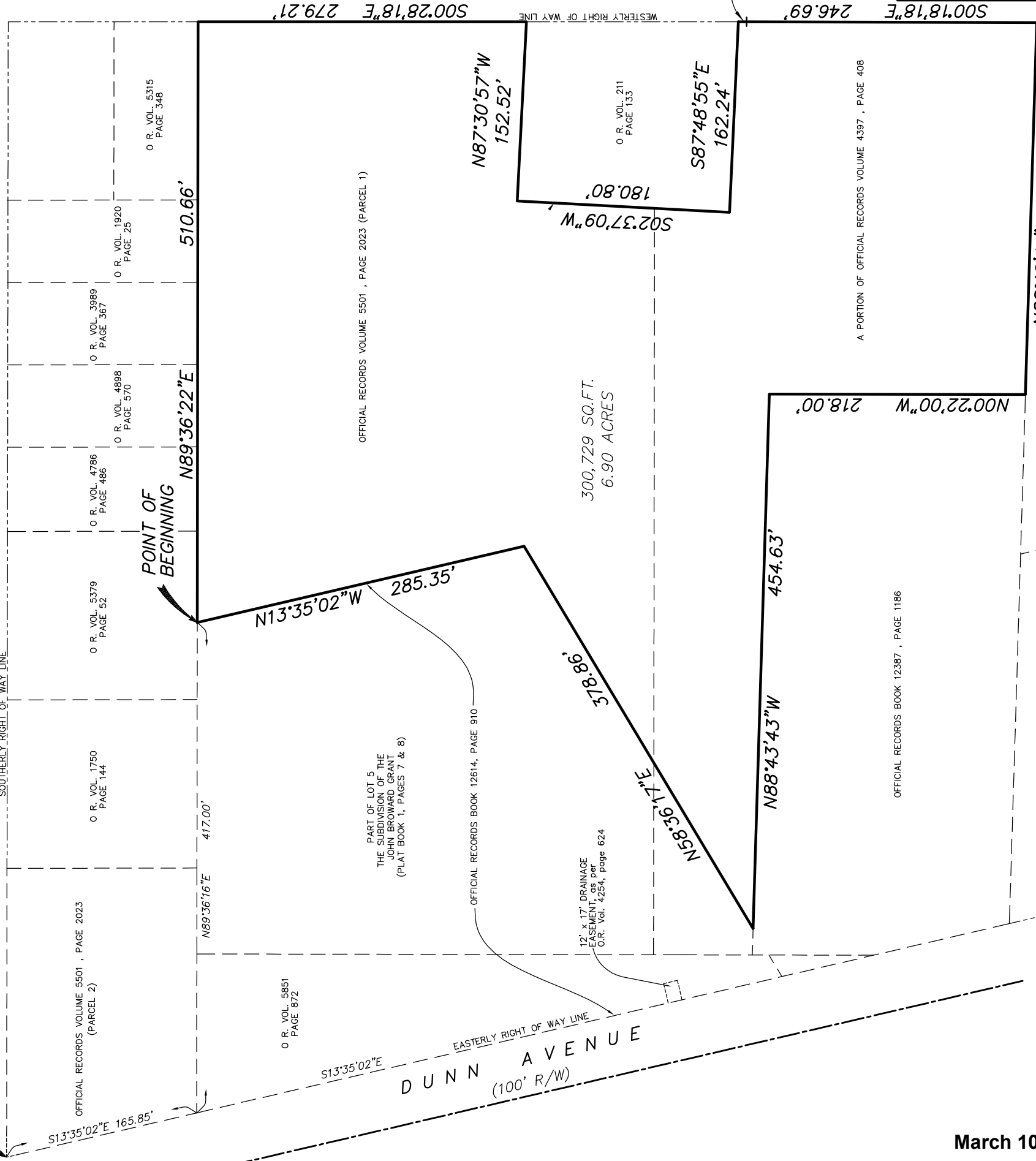


**POINT OF COMMENCEMENT**  
THE INTERSECTION OF THE SLY R/W LINE OF  
MAR VIC LANE WITH THE NELY R/W LINE OF DUNN AVENUE



B I S C A Y N E B O U L E V A R D  
(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 of 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 Northerly, 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 00°22'00" West along the Easterly line of said lands, a distance of 218.00 feet to the Northeast corner thereof; thence North 88°43'43" West along the Northerly line of said lands, a distance of 454.63 feet to a point on the Southerly line of those lands described in Official Records Book 12614, Page 910 of the Current Public Records of said County; thence North 89°36'17" East along said Southerly line, a distance of 378.86 feet; 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 Easterly 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 "lands" 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.

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
CONC.	Permanent Concrete Monument	K.A.S.	Keystone Surveying & Mapping, Inc.
CONC.	Concrete	LA.S.	Land Associates, Inc.
CONC.	Concrete	U.S.A.	U.S. Army Corps of Engineers
CONC.	Concrete	A.C.	Air Conditioner
CONC.	Concrete	C.A.T.V.	Cable Television
CONC.	Concrete	R.	Radius
CONC.	Concrete	INT.	Point of Intersection
CONC.	Concrete	OFF.	Official Records Volume
CONC.	Concrete	D.B.	Dead Book
CONC.	Concrete	PL.	Plat
CONC.	Concrete	RESTR.	Restricting
CONC.	Concrete	ENTR.	Entrance
CONC.	Concrete	LINE	Line

ABBREVIATIONS THAT MAY BE USED IN THIS SKETCH

RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
Fax (904) 721-5758  
Tele. (904) 721-1226

**LEGEND**

DATE: 10-12-11  
SCALE: 1"=100'  
JOB No.: 2005-1795-2  
F.B. Page:  
Comp. File: 05-1795-2.dwg  
DRAWN BY: WJM

DENOTES CONCRETE MONUMENT  
 DENOTES FENCE  
 DENOTES RIGHT OF WAY  
 DENOTES CROSS CUT

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THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPMENS. I AM A LICENSED SURVEYOR AND MAPPER IN ACCORDANCE WITH SECTION 473.07, FLORIDA STATUTES.

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

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