MAP SHOWING SKETCH OF LEGAL

PARCEL "A"

A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11289, PAGE 1937 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 340.00 FEET; THENCE SOUTH 00°24'21" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 530.00 FEET; THENCE SOUTH 89°35'39" WEST, A DISTANCE OF 239.38 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD (RIGHT OF WAY VARIES) AS ESTABLISHED IN THE PLAT OF CRAVEN ROAD AT EDGEWATER AND RECORDED IN PLAT BOOK 62, PAGES 83 THROUGH 85 OF SAID PUBLIC RECORDS; THENCE NORTH 02°37'51" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 140.15 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 221.60 FEET AND A CENTRAL ANGLE OF 38°47'40"; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE AN ARC DISTANCE OF 150.04 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 22°01'41" WEST AND A CHORD DISTANCE OF 147.19 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 153.96 FEET AND A CENTRAL ANGLE OF 27°53'00"; THENCE CONTINUE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE AN ARC DISTANCE OF 74.93 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 27°29'01" WEST AND A CHORD DISTANCE OF 74.19 FEET TO A POINT ON SAID CURVE AND RIGHT OF WAY LINE; THENCE NORTH 02°36'03" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11289, PAGE 1937, A DISTANCE OF 187.20 FEET TO THE POINT OF BEGINNING. CONTAINING 3.50 ACRES, MORE OR LESS.

PARCEL "B"

A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11289, PAGE 1937 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'39" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.87 FEET; THENCE NORTH 88°46'28" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 159.13 FEET; THENCE SOUTH 00°24'21" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 200.02 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19617, PAGE 148 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°46'28" WEST, ALONG SAID LINE, A DISTANCE OF 157.72 FEET; THENCE SOUTH 89°35'39" WEST, A DISTANCE OF 42.28 FEET; THENCE NORTH 00°24'21" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES, MORE OR LESS.

PARCEL "C"

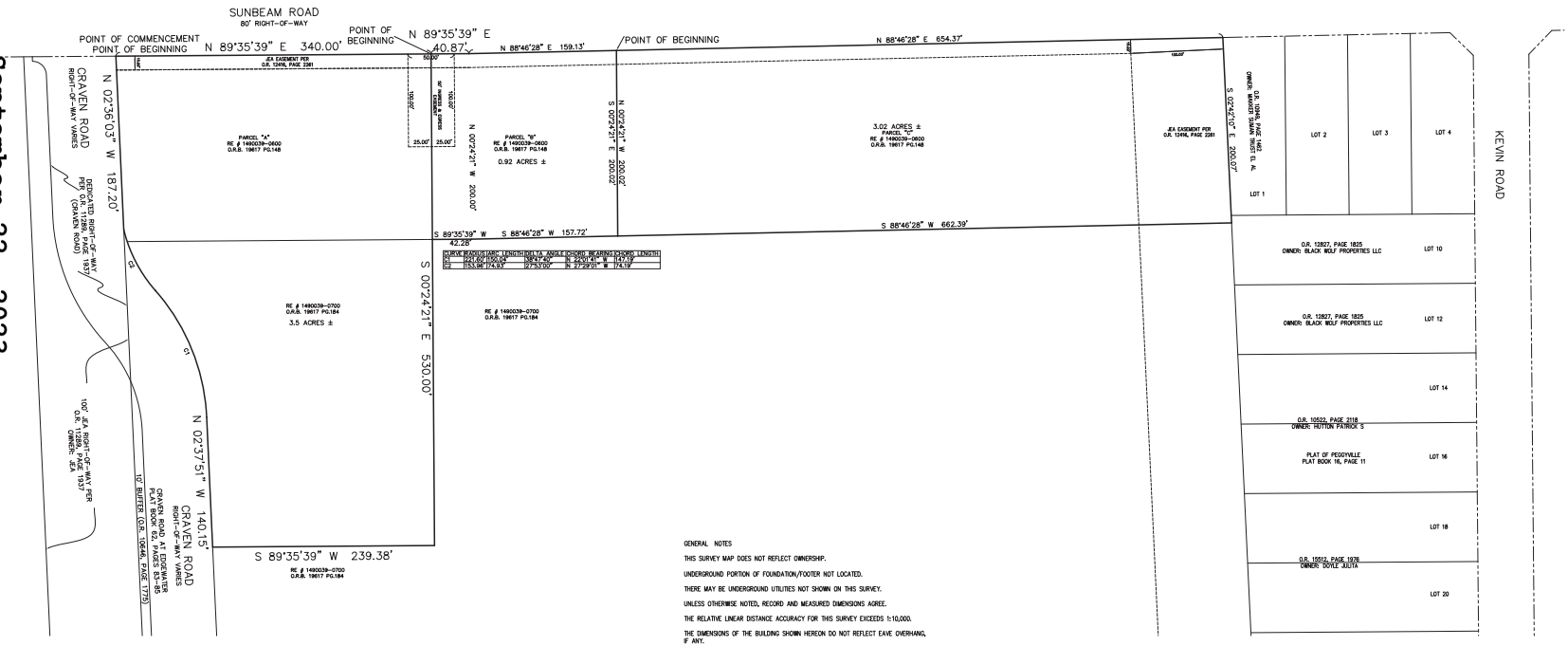
A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11289, PAGE 1937 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 380.87 FEET; THENCE NORTH 88°46'28" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 159.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°46'28" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 654.37 FEET TO THE WEST LINE OF PEGGYVILLE, AS RECORDED IN PLAT BOOK 16, PAGE 11 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°42'10" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE AND ALONG SAID WESTERLY LINE OF PEGGYVILLE, A DISTANCE OF 200.07 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19617, PAGE 148 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°46'28" WEST, ALONG SAID LINE, A DISTANCE OF 662.39 FEET; THENCE NORTH 00°24'21" WEST, A DISTANCE OF 200.02 FEET TO THE POINT OF BEGINNING. CONTAINING 3.02 ACRES, MORE OR LESS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.



ABBREVIATION	DEFINITION
AC	AIR CONDITIONER
BC	BACK OF CURB
BP	BRICK PAVERS
C.L.F.	CHAIN LINK FENCE
CB	CHORD BEARING
CD	CHORD DISTANCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CP	CONCRETE POST
CPP	CONCRETE POWER POLE
(D)	DEED
DNE.	DO NOT ENTER SIGN
EA	EDGE OF ASPHALT
EC	EDGE OF CONCRETE
EHH	ELECTRIC HANDHOLE
EM	ELECTRIC METER
FND.	FOUND
GA	GUY ANCHOR
G	GUTTER
HP	HIGH POINT
INV.	INVERT
IR	IRON ROD
LP	LOW POINT
(M)	MEASURED
MP	METAL PLATE
ORB	OFFICIAL RECORDS BOOK
OHL	OVERHEAD LINES
PB	PLAT BOOK
PC	POINT OF CURVATURE
(P)	PLAT
PT	POINT OF TANGENCY
RCP	REINFORCED CONCRETE PIPE
SL	SLOT
SQ.	SQUARE
TRB	TELEPHONE RISER BOX
WV	WATER VALVE

SYMBOLS

- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = BACK FLOW PREVENTER
- = WELL
- = CLEANOUT
- = SANITARY MANHOLE
- = SEWER VALVE
- = DRAINAGE MANHOLE
- = CABLE TV RISER
- = TELEPHONE RISER
- = FIBER OPTIC SIGN
- = FIBER OPTIC MANHOLE
- = FIBER OPTIC VAULT
- = ELECTRIC TRANSFORMER
- = TELEPHONE VAULT
- = MONITORING WELL
- = BOLLARD
- = ELECTRIC HAND HOLE
- = ELECTRIC CONTROL VAULT
- = ELECTRIC METER
- = OVERHEAD UTILITIES
- = GUY ANCHOR
- = WOOD POWER POLE
- = CONCRETE POWER POLE
- = SQUARE CONCRETE LIGHT POLE
- = SIGN POST
- = CENTERLINE
- = STOP SIGN
- = HANDICAP PARKING SIGN
- = TRAFFIC SIGN
- = TRAFFIC SIGNAL POLE
- = TRAFFIC SIGNAL CONTROL PEDESTAL
- = TRAFFIC SIGNAL VAULT
- = CROSSWALK SIGNAL
- = STREET LIGHT VAULT
- = EXPOSED CONCRETE
- = RECLAIMED WATER METER
- = RECLAIMED WATER VALVE

GENERAL NOTES

THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.

UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.

THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.

UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.

THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.

THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.

ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.

THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.

NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

THERE MAY BE SET BACKS AND OR EASEMENTS NOT SHOWN BY THIS SURVEY CHECK WITH YOUR LOCAL GOVERNMENT AND OR PLAT COVENANTS AND RESTRICTIONS.

HOWATT LAND SURVEYING, LLC
Professional Surveyor and Mapper Business
316 13TH ST SAINT AUGUSTINE, FL 32084-1405
PHONE (904) 631-5484 EMAIL ghowatt@comcast.net

I HEREBY CERTIFY THAT THIS SKETCH OF LEGAL SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SURVEYED SEPTEMBER 22, 2023

GIL D. HOWATT, REGISTERED LAND SURVEYOR FLA. NO. 4718
LICENSED BUSINESS NUMBER 8488

BEARING DATUM BASED ON FLORIDA STATE PLANE COORDINATES SYSTEM, FLORIDA EAST ZONE (901), NORTH AMERICAN DATUM OF 1983 (NAD 83)

FIELD BOOK NO.: DATA , PAGE(S) COLLECTED LEGAL: N/A WORK ORDER NO.:

COMPUTER FILE NAME: 090123 SUNBEAM ROAD .DWG SCALE: 1" = 30' FILE NO.: 090123

September 22, 2023

Exhibit 4