

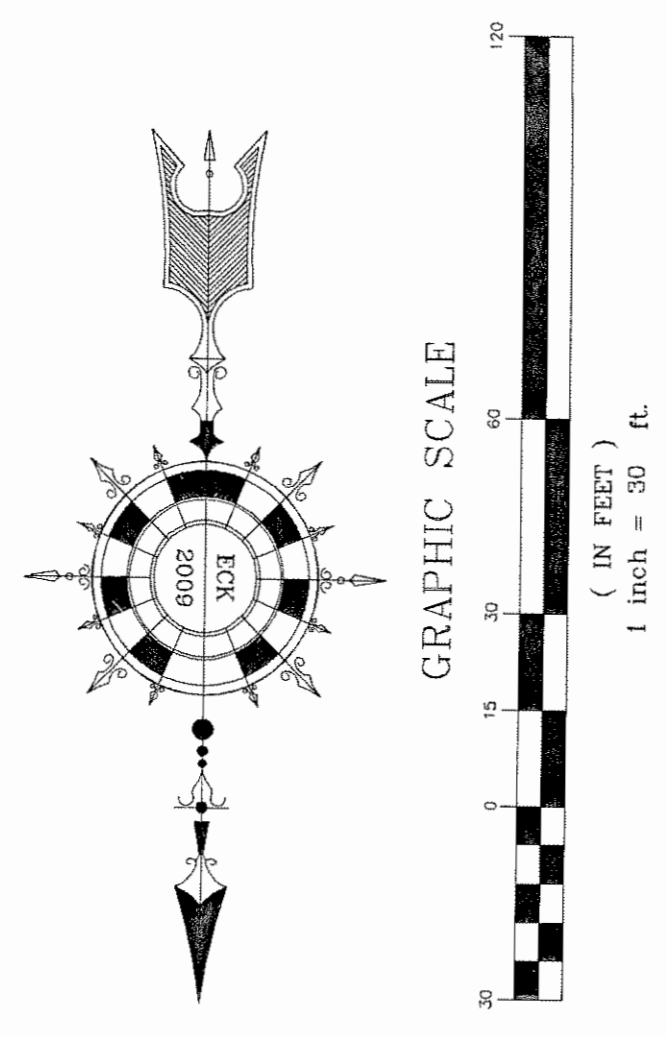
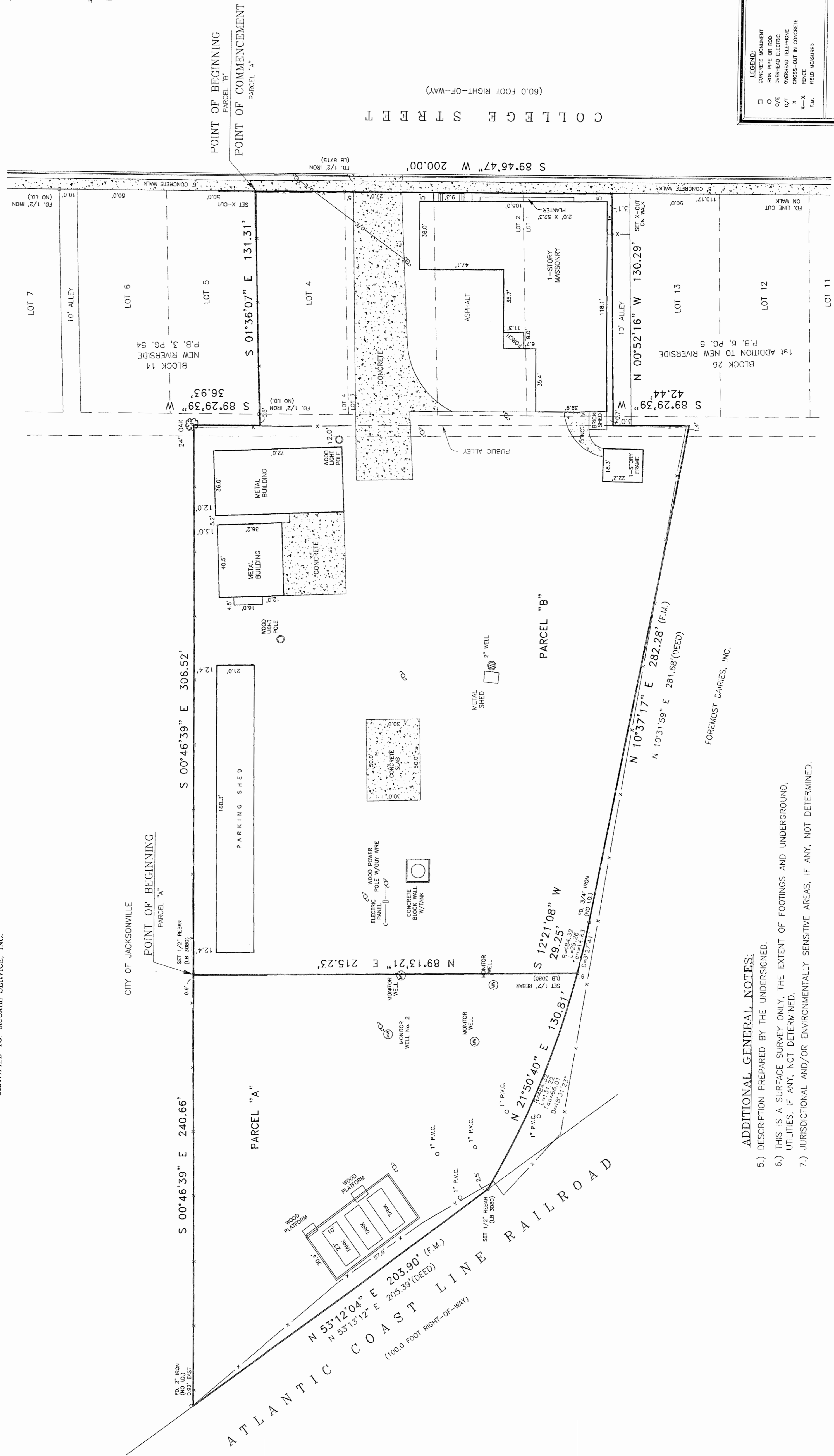
PARCEL "A"

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 14, NEW RIVERSIDE, AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF SAID COUNTY;
 THENCE NORTH 01°-36'-07" WEST, 131.31 FEET TO THE POINT OF BEGINNING;
 AND ITS PRODUCTION NORTHERLY, TO A POINT; THENCE NORTH 89°-29'-59" WEST, 36.93 FEET; THENCE NORTH 00°-46'-39" WEST, 240.66 FEET TO THE POINT OF BEGINNING;
 A CURVE, BEARING 00°-46'-39" WEST, 215.23 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTER POINT, TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST;
 OF NORTH 21°-50'-40" EAST, 131.22 FEET (CHORD BEARING AND DISTANCE);
 ATLANTIC COASTLINE RAILROAD (A 100.0 FOOT RIGHT-OF-WAY); THENCE NORTH 53°-12'-04" EAST, 203.90 FEET ALONG SAID RAILROAD; THENCE SOUTH 00°-46'-49" EAST, 240.66 FEET, TO THE POINT OF BEGINNING.
 CONTAINING 35.22593 SQUARE FEET AND/OR 0.76 ACRES.

CERTIFIED TO: McCALL SERVICE, INC.

PARCEL "B"

PART OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 RECORDED IN PLAT BOOK 3, PAGE 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 14, NEW RIVERSIDE, THENCE SOUTH 89°-29'-59" WEST, 36.93 FEET; THENCE NORTH 01°-36'-07" WEST, 131.31 FEET TO THE POINT OF BEGINNING;
 RIGHT-OF-WAY, 100.0 FEET, TO THE CENTER OF AN ALLEY, THENCE WEST, 30'-17'-7" EAST, 42.44 FEET, ALONG THE CENTER OF SAID ALLEY; THENCE NORTH 01°-36'-07" WEST, 131.31 FEET, ALONG THE CENTER LINE OF A SPUR TRACK, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 484.32 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTER POINT, TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST;
 OF 03°-29'-54" CURVE, AND THE CENTERLINE OF SAID SPUR TRACK, THROUGH A CENTRAL ANGLE OF 12°-21'-08" EAST, 29.25 FEET; THENCE NORTH 00°-46'-39" WEST, 215.23 FEET; THENCE SOUTH 00°-46'-39" WEST, 306.52 FEET, TO THE CENTERLINE OF SAID ALLEY;
 THENCE SOUTH 01°-36'-07" EAST, 131.31 FEET, ALONG THE NORTHERLY PRODUCTION OF THE EAST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID LOT 4, TO THE POINT OF BEGINNING.
 CONTAINING 101,574.52 SQUARE FEET AND/OR 2.33 ACRES.



LEGEND:
 □ CONCRETE FOUNDATION
 ○ WOOD PLATFORM
 ○/E OVERHEAD ELECTRIC
 ○/T OVERHEAD TELEPHONE
 x CROSS-CUT IN CONCRETE
 x-x FENCE
 F.M. FIELD MEASURED

As best determined from an inspection of Flood Insurance Rate Maps, the area shown on this plat is in Flood Zone X-1, with the North line of College Street surveyed lie in Zone X-2.

Not used unless Surveyor's Official Seal is embossed hereon.

ELLIS, CURTIS & KOOKER, INC.
 LAND SURVEYORS AND PLANNERS
 (LB # 3080)
 1850 EMERSON STREET
 JACKSONVILLE, FLORIDA 32207
 (904) 996-6334
 FAX (904) 395-9997

GENERAL NOTES:
 1) This is a Boundary Survey.
 2) No abstract of this furnished.
 3) Not abstracted for easements.
 4) S. 89°-29'-59" W. along the North line of College Street.

FIELD BOOK 703 PAGE 145 ORDER # 09186 - D
 DATE: 9-3-09