

BLUE WAY DEVELOPE...
12276 SAN JOSE BLVD.
JACKSONVILLE, FL 32223

BWD
100-R2

color key

PMS TBD

Satin White

revisions

1-23-08
Original artwork

1-23-08
Full Color LED

2-15-08
Added tenant cabinet
No LED message center

contact

Georgio Azzalin

salesperson

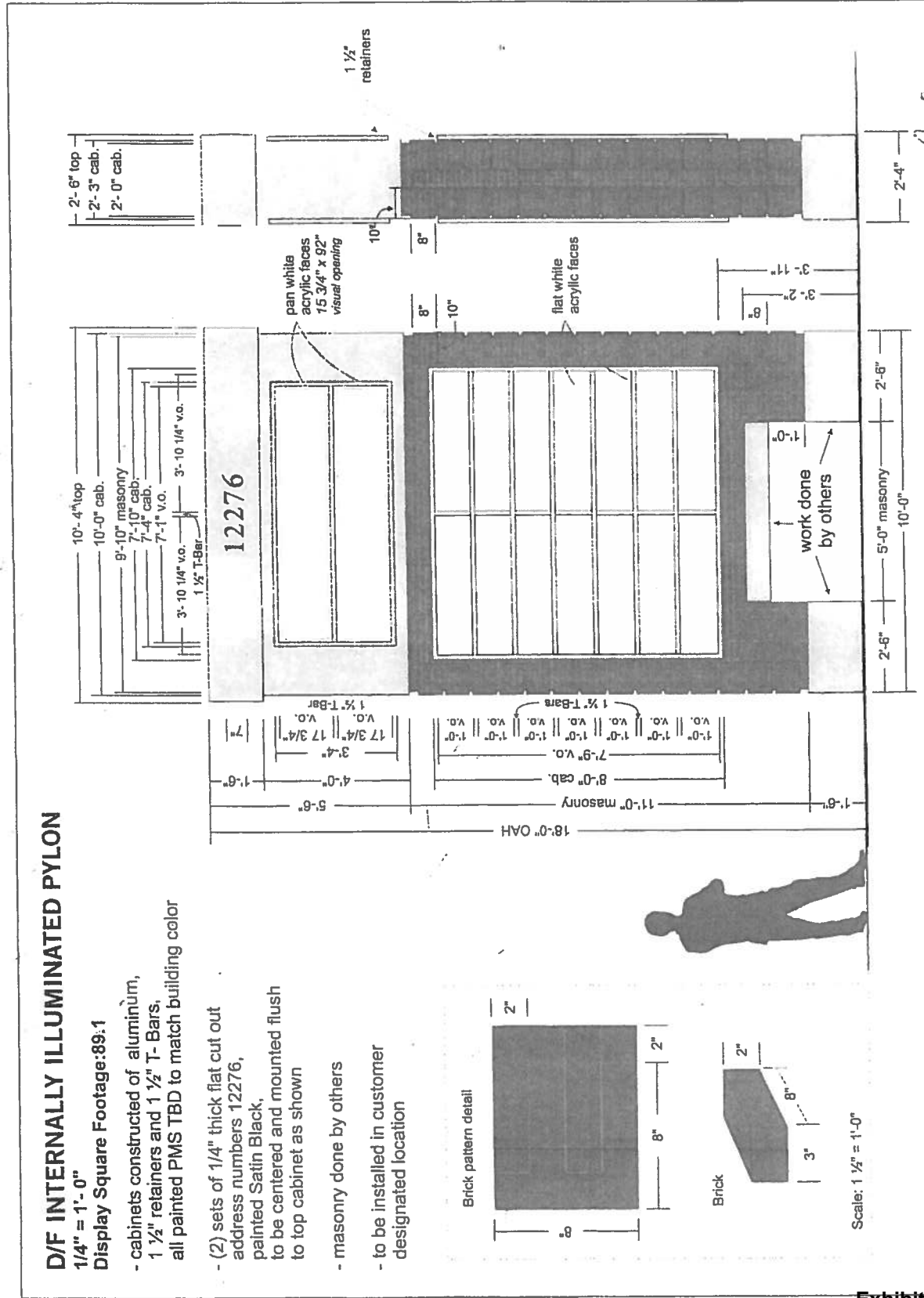
JIN

designer

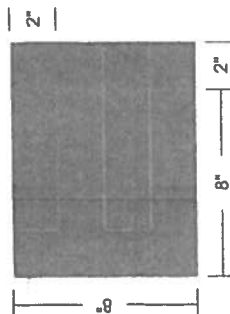
D2

D/F INTERNALLY ILLUMINATED PYLON

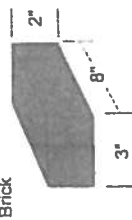
- 1/4" = 1'-0"
- Display Square Footage: 89.1
- cabinets constructed of aluminum, 1 1/2" retainers and 1 1/2" T- Bars, all painted PMS TBD to match building color
- (2) sets of 1/4" thick flat cut out address numbers 12276, painted Satin Black, to be centered and mounted flush to top cabinet as shown
- masonry done by others
- to be installed in customer designated location



Brick pattern detail



Brick



Scale: 1 1/2" = 1'-0"

QualitySign



240.0

POINT OF BEGINNING

INTERSECTION OF NORTH LINE OF SECTION 19 AND WEST RIGHT-OF-WAY LINE OF SAN JOSE BOULEVARD

N89°05'39"E 439.38'

THREE STORY BRICK BUILDING #700 FINISHED FLOOR ELEVATION=22.47 BUILDING HEIGHT=51.2'

S89°20'15"W 342.21'

CLUMI INLET

SEWER MANHOLE

CONCRETE CURB & GUTTER

FRONT DRIVE

CONCRETE POWER POLE & LIGHT

SEWER VALVE

CONCRETE CURB & GUTTER

FRONT DRIVE

CONCRETE CURB & GUTTER

FRONT DRIVE

CONCRETE CURB & GUTTER

FRONT DRIVE

CONCRETE CURB & GUTTER

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CONCRETE CURB & GUTTER

FRONT DRIVE

CONCRETE CURB & GUTTER

- LEGEND:**
- ⊕ DENOTES FIRE HYDRANT
 - ⊕ DENOTES TRANSFORMER PAD
 - ⊕ DENOTES LIGHT POLE
 - ⊕ DENOTES CONCRETE
 - ⊕ DENOTES WATER VALVE
 - ⊕ DENOTES SEWER VALVE
 - ⊕ DENOTES CONCRETE POWER POLE
 - ⊕ DENOTES BACK-FLOW PREVENTER
 - ⊕ DENOTES GUY ANCHOR
 - ⊕ DENOTES BOLLARD
 - ⊕ DENOTES WATER METER
 - ⊕ DENOTES GAS RISER
 - ⊕ DENOTES CABLE RISER
 - ⊕ DENOTES ELECTRIC BOX
 - ⊕ DENOTES SIGN
 - ⊕ DENOTES HANDICAP PARKING SPACE

GENERAL SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD AS BEING S00°11'18"W AS PER DEEDS OF RECORD IN THIS AREA.
3. THE PROPERTY SHOWN HEREON CONTAINS 104,949 SQUARE FEET, OR 2.41 ACRES, MORE OR LESS.

FLOOD ZONE NOTE:

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C05442, REVISED NOVEMBER 2, 2016 FOR DUVAL COUNTY, FLORIDA.

MAP SHOWING SURVEY OF RECORD LEGAL DESCRIPTION

PARCEL 3

A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19 WITH THE WEST RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD 13, A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 489.3 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9630, PAGE 2487 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°24'10" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 299.13 FEET TO THE EASTERLY LINE OF MANDARIN MEADOWS UNIT No. 2, AS RECORDED IN PLAT BOOK 29, PAGE 87 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 19°54'50" WEST, ALONG LAST SAID LINE, A DISTANCE OF 526.60 FEET TO SAID NORTH LINE OF SECTION 19; THENCE NORTH 89°05'39" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 439.38 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH IS A PART OF THE PROPERTY DESCRIBED IN THE FOLLOWING DESCRIBED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 17815, PAGE 1281 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS FOLLOWS:

A PART OF THE W. J. LOFFIN GRANT, SECTION 47, A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 27 EAST AND A PART OF LOT 30, BLOCK 1, MANDARIN MEADOWS UNIT No. 2, AS RECORDED IN PLAT BOOK 29, PAGE 87 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 29, BLOCK 1 OF SAID MANDARIN MEADOWS UNIT No. 2; THENCE NORTH 19°54'50" WEST ALONG THE EASTERLY BOUNDARY OF LOTS 29, 28, 27 AND 26 OF SAID MANDARIN MEADOWS UNIT No. 2, A DISTANCE OF 383.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE NORTH 04°19'30" EAST, A DISTANCE OF 58.41 FEET; THENCE NORTH 52°18'13" EAST, A DISTANCE OF 84.05 FEET; THENCE SOUTH 89°31'28" EAST, A DISTANCE OF 11.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 57.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 35.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°05'54" EAST, 35.47 FEET; THENCE SOUTH 89°24'10" EAST, A DISTANCE OF 43.80 FEET TO THE EASTERLY LINE OF LOT 30 OF SAID MANDARIN MEADOWS UNIT No. 2, ALSO BEING THE WESTERLY LINE OF SECTION 19; THENCE SOUTH 18°12'27" EAST, ALONG SAID EASTERLY LINE OF LOT 30 AND WESTERLY LINE OF SAID SECTION 19, A DISTANCE OF 14.83 FEET; THENCE NORTH 89°20'15" EAST, A DISTANCE OF 342.21 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°15'45" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 228.78 FEET; THENCE SOUTH 02°16'12" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 141.39 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MANDARIN MEADOWS DRIVE (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 89°20'17" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF MANDARIN MEADOWS DRIVE, A DISTANCE OF 207.62 FEET; THENCE SOUTH 70°07'50" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 175.05 FEET TO THE POINT OF BEGINNING.

OFFICIAL RECORDS BOOK 9630, PAGE 2487, PARCEL 2

OFFICIAL RECORDS BOOK 13774, PAGE 1484, PARCEL 2

MANDARIN MEADOWS DRIVE

60' RIGHT-OF-WAY

SURVEYS DESCRIPTION

PARCEL 3

A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19 WITH THE WEST RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD 13, A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 269.42 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17815, PAGE 1281 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°20'15" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 342.21 FEET TO THE EASTERLY LINE OF LOT 30, BLOCK 1, MANDARIN MEADOWS UNIT No. 2, AS RECORDED IN PLAT BOOK 29, PAGE 87 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 19°54'50" WEST, ALONG LAST SAID LINE, A DISTANCE OF 283.37 FEET TO SAID NORTH LINE OF SECTION 19; THENCE NORTH 89°05'39" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 439.38 FEET TO THE POINT OF BEGINNING.

SCHEDULE BI EXCEPTIONS:

1. THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT, FILE NO. 191735F, WITH AN EFFECTIVE DATE OF OCTOBER 29, 2016 AT 10:00AM.
- 1 - 4 & 8. ARE NOT SURVEY RELATED.
5. ASSIGNMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY PUBLIC RECORDS, NONE KNOWN TO SURVEYOR.
7. DECLARATION OF ACCESS AND CROSS AND RECIPIROCAL EASEMENT FOR STORM WATER DRAINAGE AND UTILITIES MAINTENANCE AND AGREEMENTS AND ASSIGNMENTS ALLOCATIONS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10051, PAGE 82A, AS INCORPORATED IN OFFICIAL RECORDS BOOK 1253A, PAGE 197B AND ASSIGNMENT OF MANAGEMENT RIGHTS IN OFFICIAL RECORDS BOOK 1005A, PAGE 148A, AS ASSIGNED BY GUY CLAIM TRANSFER AND ASSIGNMENT OF DEVELOPER RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 17815, PAGE 1281 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ACCESS AND CROSS AND RECIPIROCAL EASEMENT FOR STORM WATER DRAINAGE AND UTILITIES MAINTENANCE RECORDED IN OFFICIAL RECORDS BOOK 10057, PAGE 82A, BENEFITS THIS PARCEL AND IS SHOWN HEREON.
8. MASTER DECLARATION OF RECIPIROCAL EASEMENTS FOR ACCESS PARKING, UTILITIES, DRAINAGE AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14057, PAGE 818, AS AMENDED BY AMENDED AND RESTATED MASTER DECLARATION OF RECIPIROCAL EASEMENTS FOR ACCESS PARKING, UTILITIES, DRAINAGE AND MAINTENANCE DATED APRIL 7, 2016 AND RECORDED ON JUNE 6, 2016 IN OFFICIAL RECORDS BOOK 1253B, PAGE 209A, AS FURTHER AMENDED BY SECOND AMENDMENT AND RESTATED MASTER DECLARATION OF RECIPIROCAL EASEMENTS FOR ACCESS PARKING, UTILITIES, DRAINAGE AND MAINTENANCE DATED JUNE 10, 2016 AND RECORDED ON JUNE 16, 2016 IN OFFICIAL RECORDS BOOK 1780L, PAGE 1487 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BLANKET IN NATURE, NOT PLEASIBLE.
9. RECORDING NOTICE OF ENVIRONMENTAL RESOLUTION PERMIT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 1754L, PAGE 351, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, REAL ESTATE NUMBERS PROVIDED IN PERMIT DO NOT MATCH THE SUBJECT PARCELS, NOT SURVEY RELATED.
10. IS NOT SURVEY RELATED.

THIS SURVEY WAS MADE FOR THE BENEFIT OF CHATHAM APARTMENTS ASSOCIATES, LLC, INDEPENDENT TRUSTEES, INC.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BARTLETT TITLE SERVICES, LLC; AND JAX OFFICES 700, LLC.

REVISED CERTIFICATIONS - DECEMBER 13, 2019
NEW TITLE REVIEW - DECEMBER 2, 2019

BOATWRIGHT LAND SURVEYORS, inc
1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA (904)241-8550

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER NO. LS 3295
FLORIDA LICENSED SURVEYING AND MAPPING ENGINEER NO. 1453072

Exhibit 3
Page 3 of 3

CHECKED BY: FILE: 2018-1328 DRAWN BY: JDB