

MAP SHOWING BOUNDARY SURVEY OF

That certain part of the North half of Lot 2, Block 20, according to the Plat of Riverside recorded in Plat Book 1, Page 19 of the Public Land records destroyed by fire in 1901, more particularly described as follows: Beginning on the Southern line of Lot 1, in said Block, 100 feet along said line from Oak Street; thence Westward along said line, 97.7 feet, more or less to Margaret Street; thence down Margaret Street to the middle line of said Lot 2; thence Eastward along the Middle line of said Lot 2 to a point, 100 feet from Oak Street; thence Northward parallel with Oak Street, 45 feet, more or less, to the point of beginning.

Date: June 18, 2013

prepared for:

WESTWOOD PROPERTIES PARTNERS, LLC

Scale: 1" = 20'

CERTIFICATION: This survey meets the minimum technical standards for a boundary survey as set forth by the Board of Professional Surveyors & Mappers, pursuant to Section 472.027, Florida Statutes, and I further certify that the property shown hereon lies within Zone X as delineated on the U. S. Department of Housing and Urban Development Boundary Map No. 120077, Panel 0358 H, dated June 3, 2013.

SIGNED: _____

Lisa A. Davis


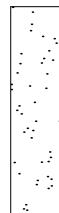
Lisa A. Davis, Professional Surveyor & Mapper No. 6182

CERTIFIED TO: Westwood Properties Partners, LLC, Fidelity National Title Company of Florida, Inc., and Seaside National Bank and Trust

NOTES:

- THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
- JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT LOCATED BY THIS SURVEY.
- THE SURVEYOR REVIEWED FIDELITY NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. FT30-13005844, BEARING AN EFFECTIVE DATE OF MAY 20, 2013 IN PREPARING THIS SURVEY.
- THE SURVEYOR REVIEWED SURVEY PREPARED BY TRI-STATE LAND SURVEYORS, INC., JOB NO. 99-4966, DATED OCTOBER 28, 1999 IN PREPARING THIS SURVEY.

LEGEND:

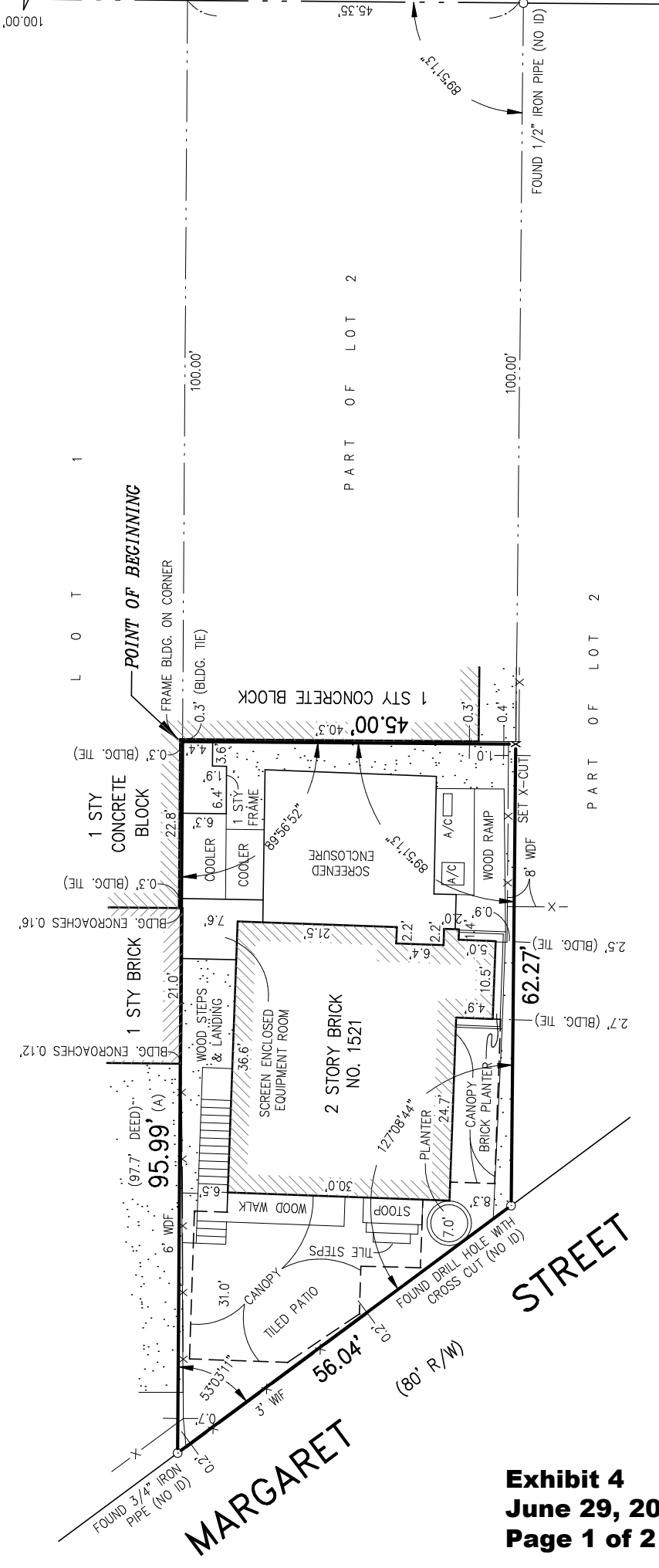
- FENCES ARE SHOWN THUS: 
- CONCRETE PAVEMENT IS SHOWN THUS: 

LOMAX STREET
(80' R/W)

OAK STREET
(80' R/W)

MARGARET STREET

STREET



ABBREVIATIONS
(A) - ACTUAL
A/C - AIR CONDITIONER
BLDG. - BUILDING
BRL. - BUILDING RESTRICTION LINE
CONC. - CONCRETE
(M) - MEASURED
PIPE
R/W - RIGHT OF WAY
STY - STORY
WDF - WOOD FENCE
WIF - WROUGHT IRON FENCE

PREPARED BY:
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Exhibit 4
June 29, 2020
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UNLESS THIS MAP/REPORT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

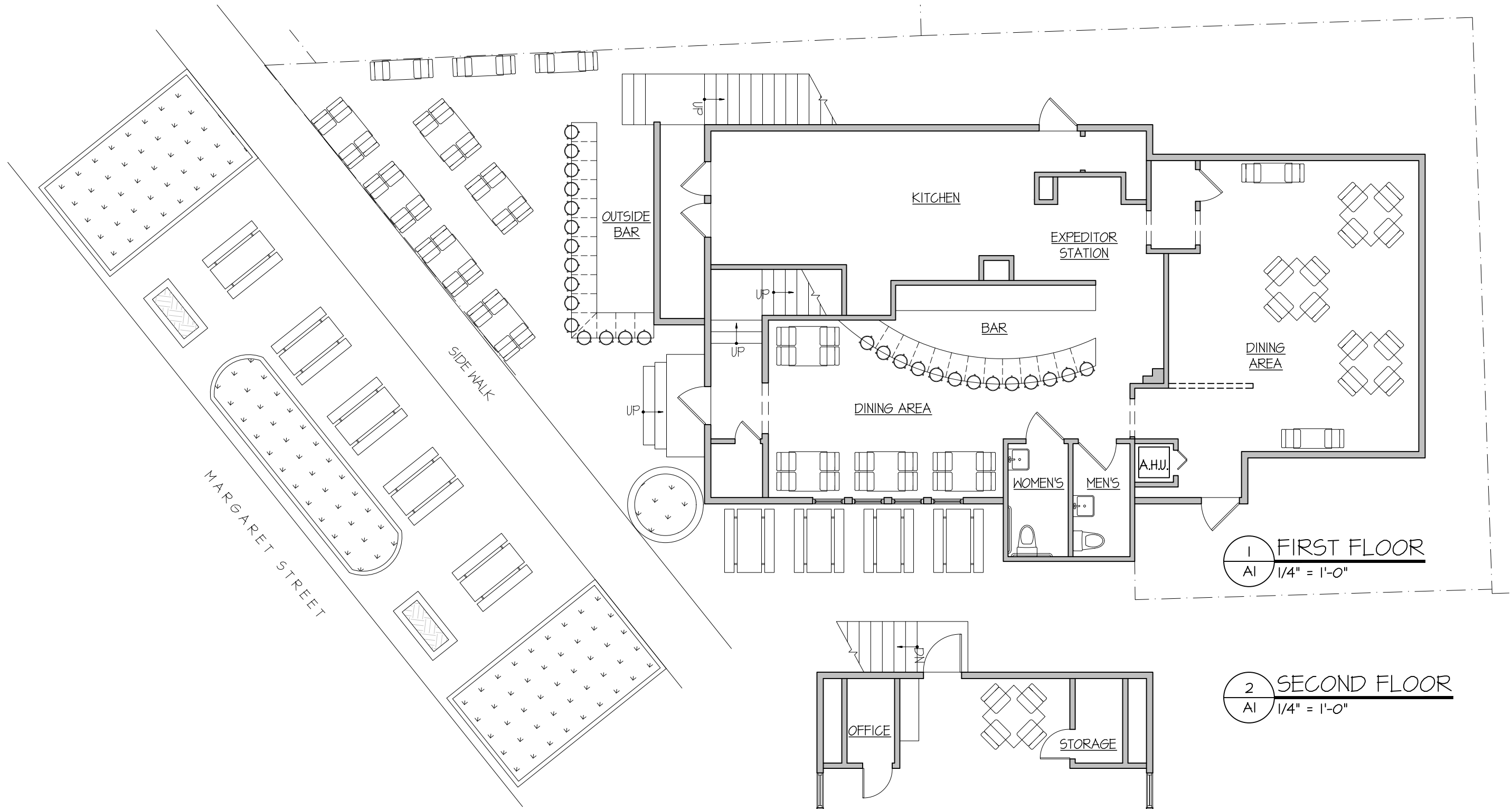


ARCHITECTURE - INC

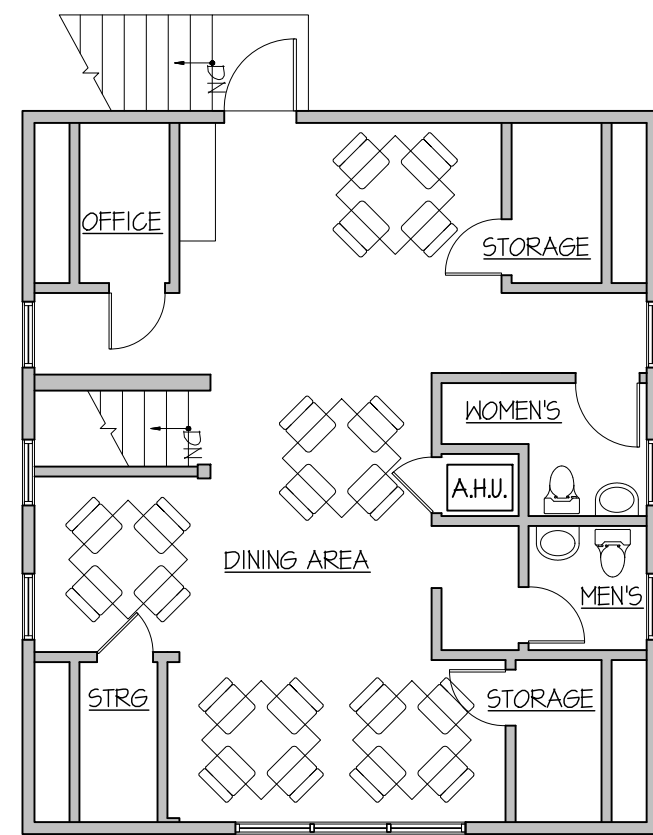
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ZONING - SEATING LAYOUT
RESTAURANT/BREWERY
1521 MARGARET STREET
JACKSONVILLE, FL 32204



1 FIRST FLOOR
AI 1/4" = 1'-0"



2 SECOND FLOOR
AI 1/4" = 1'-0"

SEATING CALCULATION	
(9) 6-SEAT PICNIC TABLES =	54 SEATS
(18) 4-SEAT TABLES =	72 SEATS
(5) 2-SEAT TABLES =	10 SEATS
OUTDOOR BAR =	15 SEATS
INDOOR BAR =	13 SEATS
TOTAL OUTDOOR =	105 SEATS
TOTAL INDOOR =	65 SEATS
TOTAL OVERALL =	170 SEATS

REVISIONS	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

DATE: 4.22.2020
PROJECT # 20-064



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