

MAP SHOWING SKETCH & DESCRIPTION OF

SEE PAGE 2 OF 2 FOR SKETCH

A PART OF FRACTION SECTION 30, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF DUVAL ROAD, A 150 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE NORTHERLY RIGHT OF WAY LINE OF RANCH ROAD, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 52°22'57" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF RANCH ROAD, 643.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65°49'35" EAST, DEPARTING SAID RIGHT OF WAY, 289.98 FEET; THENCE NORTH 66°05'32" EAST, 634.98 FEET; THENCE NORTH 68°30'38" EAST, 78.77 FEET TO A POINT ON THE SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95; THENCE SOUTH 06°44'39" WEST, ALONG SAID RIGHT OF WAY LINE, 74.55 FEET TO THE SOUTH LINE OF SAID SECTION 30; THENCE SOUTH 60°18'48" WEST, ALONG SAID SOUTH LINE OF SECTION 30, & DEPARTING SAID RIGHT OF WAY LINE, 798.89 FEET; THENCE SOUTH 01°02'52" WEST, 99.97 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF RANCH ROAD; THENCE NORTH 52°22'57" WEST, ALONG SAID RIGHT OF WAY LINE, 269.83 FEET TO THE POINT OF BEGINNING. CONTAINING 2.53 ACRES MORE OR LESS.

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ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

<p>Legend</p> <p>COV. = COVERED FND. = FOUND ESM'T = EASEMENT CONC = CONCRETE MON. = MONUMENT I.P. = IRON PIPE I.R. = IRON ROD Δ = DELTA ANGLE CH = CHORD A = ARC LENGTH R = RADIUS (CALC.) = CALCULATED (D) = DEED (P) = PLAT (R) = RADIAL LINE CL = CENTER LINE R/W = RIGHT-OF-WAY -x- = FENCE (W) = WITNESS</p>	<p>F.F.E. = FINISH FLOOR ELEVATION A/C = AIR CONDITIONER I.D. = IDENTIFICATION P.R.M. = PERMANENT REFERENCE MONUMENT P.T. = POINT OF TANGENCY P.C.P. = PERMANENT CONTROL POINT P.C. = POINT OF CURVE P.R.C. = POINT OF REVERSE CURVE P.C.C. = POINT OF COMPOUND CURVE B.R.L. = BUILDING RESTRICTION F.P.&L. = FLORIDA POWER & LIGHT (TYP.) = TYPICAL NGVD = NATIONAL GEODETIC VERTICAL DATUM NAVD = NORTH AMERICAN VERTICAL DATUM P.I. = POINT OF INTERSECTION EOW = EDGE OF WATER TOB = TOP OF BANK</p>	<p>THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.</p> <p>SURVEY NOT VALID UNLESS EMBOSSED BY SEAL JAMES D. HARRISON, JR., No. 2647</p> <p>SCALE 1" = 100'</p> <p>DATE 09/14/2020</p> <p>FLORIDA REGISTERED SURVEYOR AND MAPPER</p>	<p>5 4 9 8</p>
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