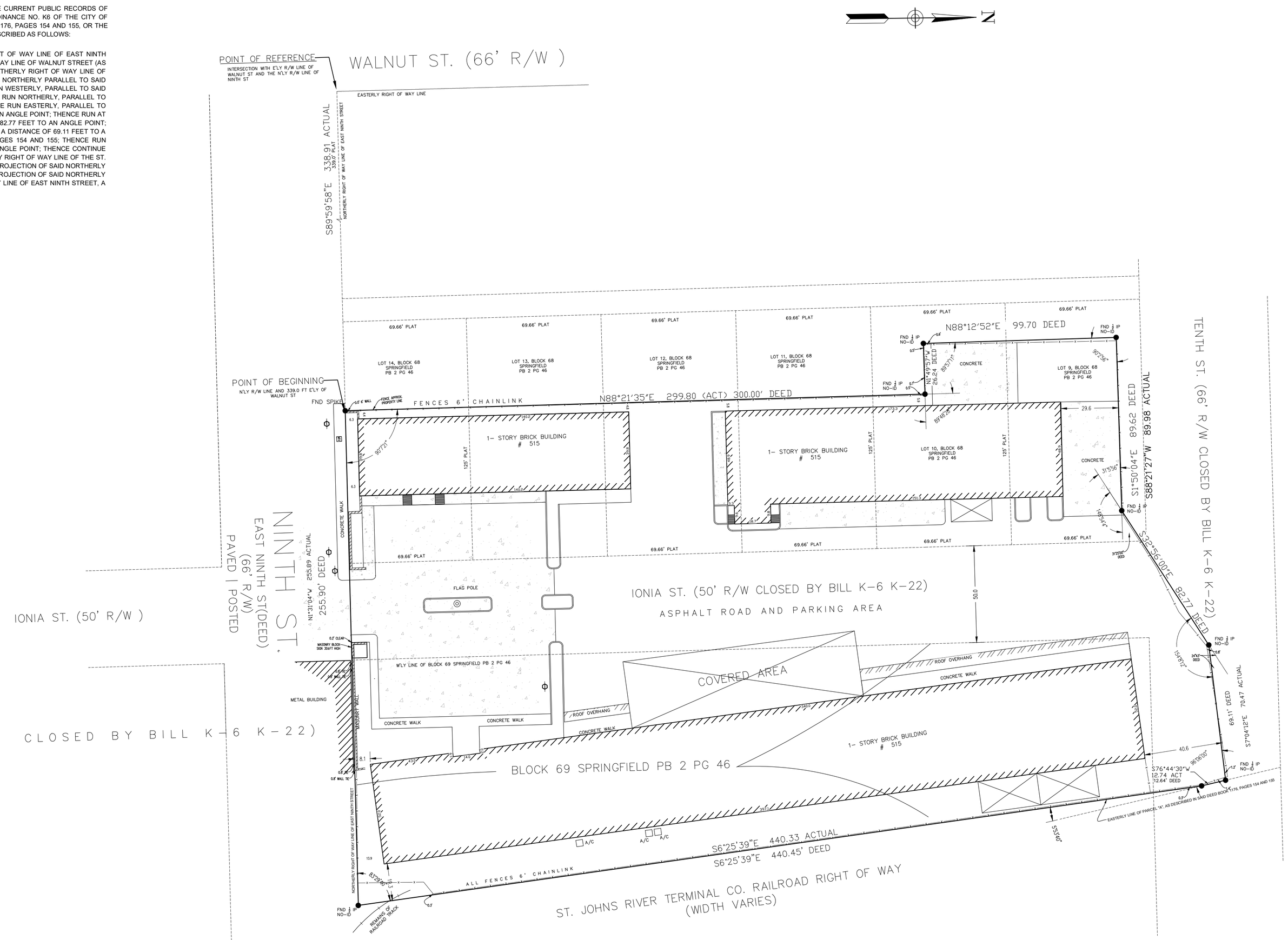
MAP SHOWING BOUNDARY SURVEY OF:

PART OF BLOCKS 67 AND 68, SPRINGFIELD, AS RECORDED IN PLAT BOOK 2, PAGE 46, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND PARTS OF THOSE STREETS AND ALLEYS AS CLOSED BY ORDINANCE NO. K6 OF THE CITY OF JACKSONVILLE, FLORIDA, ALL BEING A PART OF THOSE LANDS AS DESCRIBED IN DEED BOOK 1176, PAGES 154 AND 155, OR THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET (AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF WALNUT STREET (AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY); THENCE RUN EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 339.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHERLY PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF WALNUT STREET, A DISTANCE OF 300.00 FEET; THENCE RUN WESTERLY, PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 26.24 FEET THENCE RUN NORTHERLY, PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF WALNUT STREET, A DISTANCE OF 99.70 FEET; THENCE RUN EASTERLY, PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 89.62 FEET TO AN ANGLE POINT; THENCE RUN AT A DEFLECTION OF 31°25' TO THE LEFT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 82.77 FEET TO AN ANGLE POINT; THENCE RUN AT A DEFLECTION OF 24°43' TO THE RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 69.11 FEET TO A POINT IN THE EASTERLY LINE OF PARCEL "A", AS DESCRIBED IN SAID DEED BOOK 1176, PAGES 154 AND 155; THENCE RUN SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL "A", A DISTANCE OF 12.64 FEET TO AN ANGLE POINT; THENCE CONTINUE SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL "A", SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF THE ST. JOHNS RIVER TERMINAL COMPANY RAILROAD, A DISTANCE OF 440.45 FEET TO (THE EASTERLY PROJECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET; THENCE RUN WESTERLY ALONG THE EASTERLY PROJECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET AND ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 255.90 FEET TO THE POINT OF BEGINNING.

October 2, 2020

Exhibit 4
Page 1 of 1



SCHEDULE BII

REMAINS OF SPUR TRACK ENCROACHES ONTO PROPERTY ON EASTERLY SIDE

SURVEYOR NOTES

1. THIS IS A BOUNDARY SURVEY.
2. FLOOD ZONE "X" AS BEST ASCERTAINED FROM FLOOD PANEL NO 12031C0357J DATED 11-2-2018
3. BEARING DATUM BASED ON THE N'LY R/W LINE OF NINTH ST BEING N01°31'04"W.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY BUT ARE NOT SHOWN ON THIS SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR FACILITIES OF THIS COUNTY.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP
6. LICENSE BUSINESS NUMBER 7820

GENERAL NOTES:

1. NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED.
2. NO UTILITIES LOCATED EXCEPT AS MAY BE SHOWN HEREON.
3. NO ATTEMPT WAS MADE TO LOCATE JURISDICTIONAL WETLAND LINES NOR TO NOTIFY THE PROPER AGENCIES.
4. THE UNDERSIGNED HAS REVIEWED THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING A TITLE COMMITMENT OF 2080-4872973 WITH AN EFFECTIVE DATE JULY 23, 2020.

LIMITED USE AND DISCLAIMER

BY THE USE OF THIS SURVEY, YOU AGREE TO BE BOUND BY THE TERMS WRITTEN ON THIS SURVEY.

1. THIS SURVEY IS INTENDED FOR SOLE USE OF THE PARTIES CERTIFIED HEREON.
2. NO PARTY SHALL ASSIGN THIS SURVEY DRAWING OR ANY INTEREST OR OBLIGATION HEREON WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNDERSIGNED.
3. ANY REPRODUCTION OF THIS SURVEY IS PROHIBITED.

Abbreviation Table	
Abbrev. Code	Description
ET	ELECTRIC TRANSFORMER
EP	EDGE OF PAVEMENT
L	ARC LENGTH
R	RADIUS
CH	CHORD LENGTH
ORV	OFFICIAL RECORDS VOLUME
PG	PAGE
45	45 °FPICE MAIN BEND
AC	AIR CONDITIONER
ASP	ASPEN
EG	EDGE OF GRAVEL
ENC	ENCROACHING
PB	PLAT BOOK
TR	TRACT
CM	CONCRETE MONUMENT
ED	EDGE OF DIRT
CONC	CONCRETE
WAY	WATER LINE WYE
FF	FINISHED FLOOR
WAT	WATER LINE TREE
22	22.5 °FPICE MAIN BEND
FND	FOUND
PI	POINT OF INTERSECTION
OH	OVERHEAD ELECTRIC
NDE	DEAD END SIGN
PT	POINT OF TANGENCY
ABS	ABS PLASTIC PIPE
SEC	SECTION
SCA	ALUM. SHED CORNER
NOW	ONE WAY SIGN
IP	IRON PIPE
DOE	OVERHANG EDGE

Symbol Table		
Code	Description	Symbol
WATMET	WATER METER	WM
FP		FP
CPIPF	4 INCH PIPE FOUND AND CAPPED	CPIPF
CPSF	5/8" REBAR FOUND AND CAPPED	CPSF
GRT	GRATE	GRT
TRAFFIC SIG	TRAFFIC SIGNAL BOX	TRAFFIC SIG
CTL	CONTROL	CTL

I HEREBY CERTIFY TO:

RETHREADED, LLC;
ROGERS TOWERS, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS UNDER THE DEPT. OF AGRICULTURE AND CONSUMER SERVICES, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J-17.050 FLORIDA ADMINISTRATIVE CODE

BANKS & BANKS CONSULTING, INC.
83 WEST 9TH STREET ATLANTIC BEACH, FL
(904)-685-2000 FAX (904)-685-2345
A CGSPATIAL COMPANY
BANKSANDBANKSCONSULTING.COM

FLORIDA REGISTERED SURVEYOR
DARYL S. BANKS CERTIFICATE NUMBER 6063

DATE SEPTEMBER 25, 2020
SCALE 1 INCH = 30 FEET
JOB NO 17343

STATE OF FLORIDA — No 6063 — REGISTERED LAND SURVEYOR

THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY DARYL S. BANKS, PSM 6063, AS TIMESTAMPED ON BORDER.