BOUNDARY SURVEY AND LOT SPLIT

TAX PARCEL #004462-0000
6549 ROBINSON ROAD
JACKSONVILLE, FL 32254

SECTION 01, TOWNSHIP 02 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA

CORRECTED LAND DESCRIPTION: (PREPARED BY THIS FIRM)
A PARCEL OF LAND BEING PART OF LOT 9, HARTVILLE, AS RECORDED IN PLAT BOOK 22, PAGE 58, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND PART OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3/4" OPEN PIPE (NO IDENTIFICATION) ON THE NORTH RIGHT-OF-WAY LINE OF ROBINSON ROAD (66 FOOT WIDE RIGHT-OF-WAY) MARKING THE SOUTHEAST CORNER OF SAID LOT 9 AND BEING THE POINT OF BEGINNING; THENCE SOUTH 89°18'13" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 12.18 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 295 WEST BELTWAY EXPRESSWAY (RIGHT-OF WAY WIDTH VARIES); THENCE NORTH 00°08'48" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 285.46 FEET TO A 5/8" REBAR & CAP (F.D.O.T.); THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 89°56'47" WEST, A DISTANCE OF 14.94 FEET TO A 5/8" REBAR & CAP (F.D.O.T.); THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°07'37" WEST, A DISTANCE OF 441.80 FEET TO A 5/8" REBAR & CAP (LB 6808) ON THE NORTH LINE OF SAID LOT 9; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°52'59" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 926.82 FEET TO A 1/2" OPEN PIPE (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 15134, PAGE 1429 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, LEAVING SAID NORTH LINE OF GOVERNMENT LOT 3, SOUTH 00°47'02" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 836.59 FEET TO A 1/2" OPEN PIPE (NO IDENTIFICATION) ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROBINSON ROAD; THENCE SOUTH 85°25'47" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 909.85 FEET TO THE POINT OF BEGINNING. CONTAINING 622,265.27 SQUARE FEET (14.29 ACRES) MORE OR LESS.

LAND DESCRIPTION: PROPOSED PARCEL 1 (PREPARED BY THIS FIRM)
A PARCEL OF LAND BEING PART OF LOT 9, HARTVILLE, AS RECORDED IN PLAT BOOK 22, PAGE 58, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND PART OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

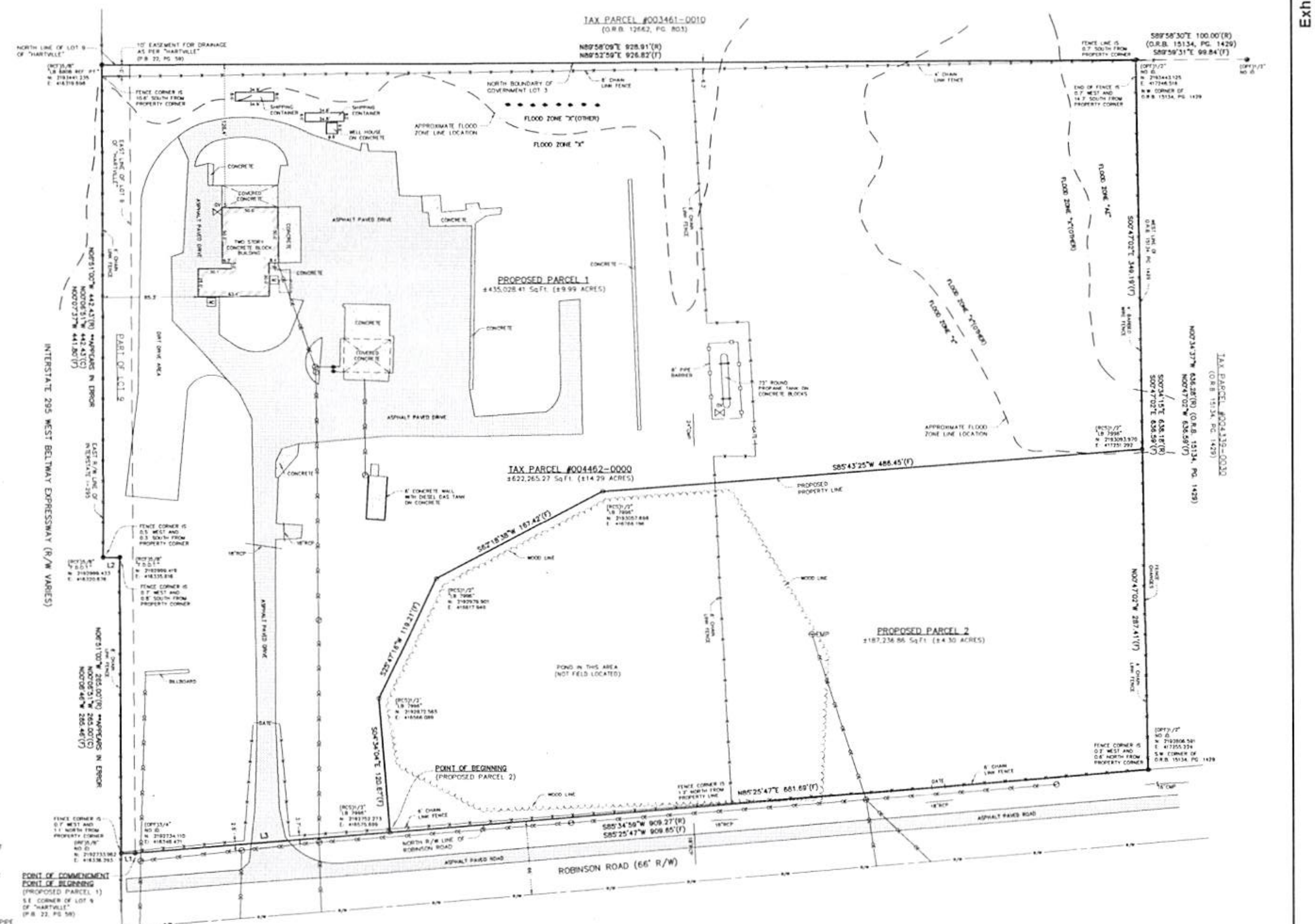
COMMENCE AT A 3/4" OPEN PIPE (NO IDENTIFICATION) ON THE NORTH RIGHT-OF-WAY LINE OF ROBINSON ROAD (66 FOOT WIDE RIGHT-OF-WAY) MARKING THE SOUTHEAST CORNER OF SAID LOT 9 AND BEING THE POINT OF BEGINNING; THENCE SOUTH 89°18'13" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 12.18 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 295 WEST BELTWAY EXPRESSWAY (RIGHT-OF WAY WIDTH VARIES); THENCE NORTH 00°08'48" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 285.46 FEET TO A 5/8" REBAR & CAP (F.D.O.T.); THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 89°56'47" WEST, A DISTANCE OF 14.94 FEET TO A 5/8" REBAR & CAP (F.D.O.T.); THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°07'37" WEST, A DISTANCE OF 441.80 FEET TO A 5/8" REBAR & CAP (LB 6808) ON THE NORTH LINE OF SAID LOT 9; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°52'59" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 926.82 FEET TO A 1/2" OPEN PIPE (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 15134, PAGE 1429 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, LEAVING SAID NORTH LINE OF GOVERNMENT LOT 3, SOUTH 00°47'02" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 349.19 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID WEST LINE, SOUTH 85°43'25" WEST, A DISTANCE OF 486.45 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE SOUTH 62°18'38" WEST, A DISTANCE OF 167.42 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE SOUTH 25°47'16" WEST, A DISTANCE OF 119.21 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE SOUTH 04°34'04" EAST, A DISTANCE OF 120.87 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROBINSON ROAD; THENCE SOUTH 85°25'47" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 227.95 FEET TO THE POINT OF BEGINNING. CONTAINING 435,028.41 SQUARE FEET (9.99 ACRES) MORE OR LESS.

LAND DESCRIPTION: PROPOSED PARCEL 2 (PREPARED BY THIS FIRM)
A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

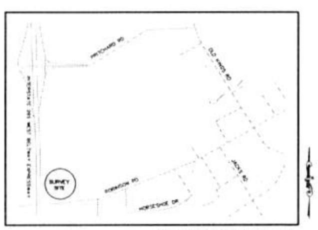
COMMENCE AT A 3/4" OPEN PIPE (NO IDENTIFICATION) ON THE NORTH RIGHT-OF-WAY LINE OF ROBINSON ROAD (66 FOOT WIDE RIGHT-OF-WAY) MARKING THE SOUTHEAST CORNER OF LOT 9, HARTVILLE, AS RECORDED IN PLAT BOOK 22, PAGE 58 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 85°25'47" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 227.95 FEET TO A 1/2" REBAR & CAP (LB 7996) MARKING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 85°25'47" EAST, A DISTANCE OF 681.69 FEET TO A 1/2" OPEN PIPE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 15134, PAGE 1429 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°47'02" WEST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 287.41 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID WEST LINE, SOUTH 85°43'25" WEST, A DISTANCE OF 486.45 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE SOUTH 62°18'38" WEST, A DISTANCE OF 167.42 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE SOUTH 25°47'16" WEST, A DISTANCE OF 119.21 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE SOUTH 04°34'04" EAST, A DISTANCE OF 120.87 FEET TO THE POINT OF BEGINNING. CONTAINING 187,236.86 SQUARE FEET (4.30 ACRES) MORE OR LESS.

SURVEYOR'S NOTES:
1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON LAND DESCRIPTIONS OF RECORD AS SHOWN ON THIS SURVEY OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
2. BEARINGS AND HORIZONTAL DATUM ARE BASED ON NAD83, FLORIDA STATE PLANE, NORTH ZONE, US FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" SURVEY NETWORK.
3. LAND DESCRIPTION OF RECORD AS PER OFFICIAL RECORDS BOOK 8061, PAGE 153 APPEARS IN ERROR AND A CORRECTED LAND DESCRIPTION WAS PREPARED BY THIS FIRM.
4. THIS SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
7. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
8. NORTH ARROW IS BASED ON BEARING STRUCTURE.
9. CERTIFICATION IS NOT TRANSFERABLE.
10. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
11. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
12. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
13. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FLOOD ZONE:
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 333 OF 875, COMMUNITY PANEL No. "120077 0333 H" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), IN FLOOD ZONE "X" OTHER FLOOD AREAS, (AREAS 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND IN FLOOD ZONE "AE", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION ±15'), MAP EFFECTIVE DATE JUNE 3, 2013.



LEGEND:
(R) RECORD MEASUREMENT
(F) FIELD MEASUREMENT
(C) COMPUTED MEASUREMENT
ID. IDENTIFICATION
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
N: NORTHING
E: EASTING
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
(RCF) REBAR & CAP FOUND
(IRF) IRON ROD FOUND
(OPF) OPEN PIPE FOUND
BOLLARDS
EMP ELECTRIC METER POLE
GAS VALVE
AIR CONDITIONER
SEPTIC TANK
WOOD POWER POLE
FENCE LINES
OVERHEAD ELECTRIC LINES
UNDERGROUND STORM WATER LINES



LOCATION MAP: NOT TO SCALE

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	S89°00'09"W 12.29'(R) S89°18'13"W 12.18'(F)
L2	S89°53'09"W 15.00'(R) N89°56'47"W 14.94'(F)
L3	S85°25'47"W 227.95'(F) N85°25'47"E 227.95'(F)

SCALE: 1" = 50'
DEREN LAND SURVEYING
"ACCURACY COUNTS – KNOW YOUR BOUNDARIES"

DATE OF FIELD WORK: 11-08-2018
DATE OF DRAWING: 12-03-2018
DATE OF SIGNATURE: 12-03-2018

CERTIFY SURVEY TO:
GROENDYKE TRANSPORT, INC.
GARDNER, BIST, BOWDEN, BUSH, DEE, LAVIA & WRIGHT, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCALE: 1" = 50'
BAR IS ONE INCH ON ORIGINAL DRAWING
0 ——— 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 1 OF 1
DATE: 12-03-2018
DRAWN BY: GUY
FIELD BOOK: 377/28-30
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SURVEY BY: ____________________
PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 5339

JOB NO. 18654
ACAD FILE 18654-SPLIT

KRIS ANN GATH P.S.M.
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