MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF

PARCEL 1 (SURVEYORS DESCRIPTION)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMOR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY; THENCE NORTH 02°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 142.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°24'50" WEST, A DISTANCE OF 1264.98 FEET; THENCE SOUTH 02°00'00" WEST, A DISTANCE OF 142.34 FEET TO THE NORTHERLY LINE OF SAID PLAT OF MILMAR MANOR; THENCE NORTH 84°21'30" WEST ALONG SAID NORTHERLY LINE OF MILMAR MANOR, A DISTANCE OF 596 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF LITTLE POTTSBURG CREEK; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 255 FEET MORE OR LESS WITH ITS INTERSECTION OF LINE BEARING NORTH 84°21'52" WEST; THENCE SOUTH 84°21'52" EAST ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10422 PAGE 1485 OF THE CURRENT RECORDS OF SAID COUNTY, A DISTANCE OF 192 FEET MORE OR LESS FROM THE MEAN HIGH WATER LINE; THENCE NORTH 64°42'58" EAST ALONG THE SOUTH LINE OF THE AFOREMENTIONED LANDS, A DISTANCE OF 433.69 FEET; THENCE SOUTH 07°28'34" EAST ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6958 PAGE 1441, A DISTANCE OF 229.06 FEET; THENCE SOUTH 84°21'30" EAST, ALONG THE SOUTHERLY LINE OF THE LAST AFOREMENTIONED LANDS, A DISTANCE OF 1048.22 FEET TO THE WESTERLY RIGHT OF WAY OF BARTRAM ROAD; THENCE SOUTH 02°00'00" WEST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.67 ACRES, MORE OR LESS

SUBJECT TO A PROPOSED ACCESS EASEMENT FOR INGRESS AND EGRESS

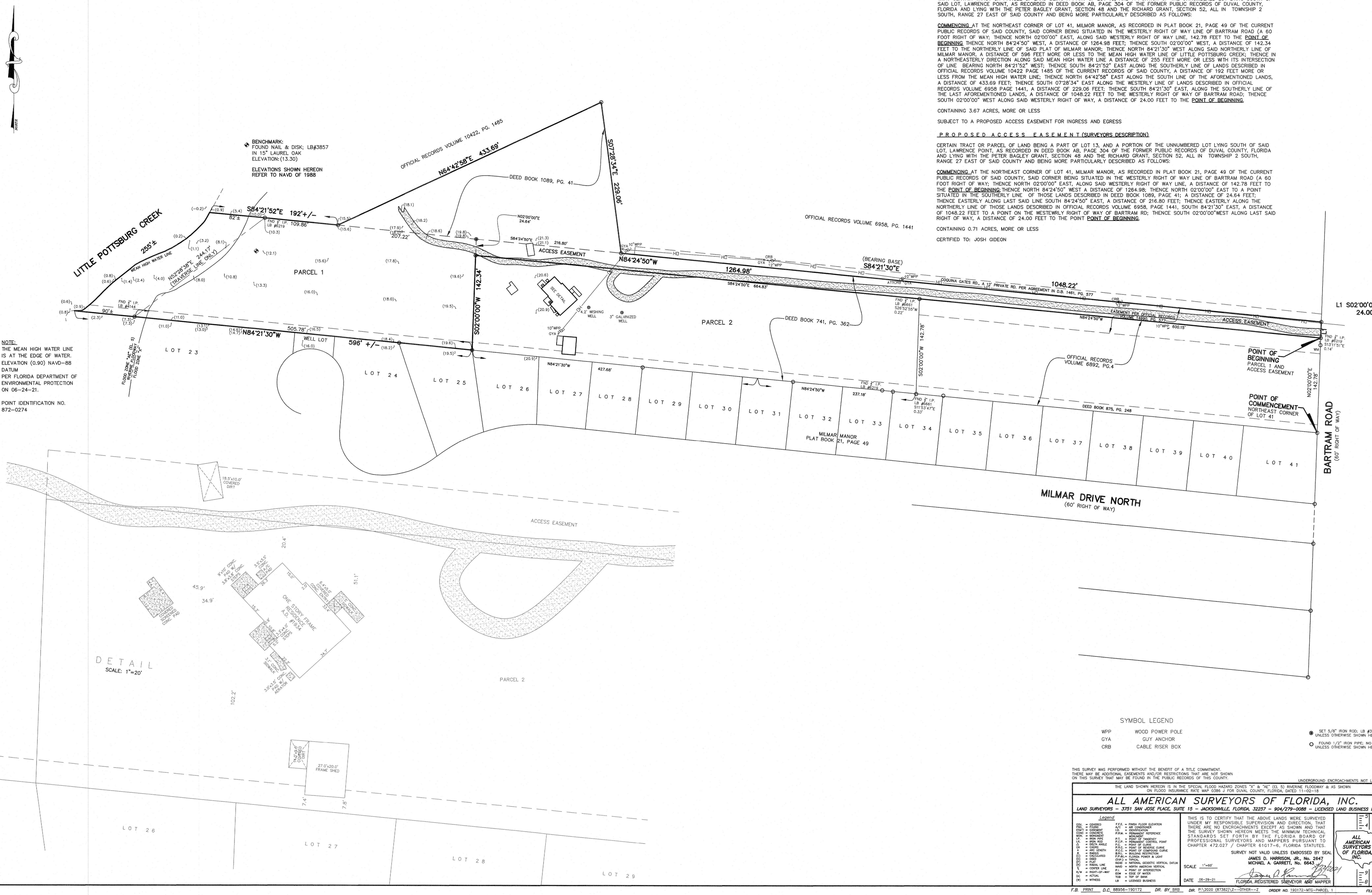
PROPOSED ACCESS EASEMENT (SURVEYORS DESCRIPTION)

CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY; THENCE NORTH 02°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 142.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°24'50" WEST A DISTANCE OF 1264.98; THENCE NORTH 02°00'00" EAST TO A POINT SITUATED IN THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 1089, PAGE 41; A DISTANCE OF 24.64 FEET; THENCE EASTERLY ALONG LAST SAID LINE SOUTH 84°24'50" EAST, A DISTANCE OF 216.80 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6958, PAGE 1441, SOUTH 84°21'30" EAST, A DISTANCE OF 1048.22 FEET TO A POINT ON THE WESTEWRLY RIGHT OF WAY OF BARTRAM RD; THENCE SOUTH 02°00'00"WEST ALONG LAST SAID RIGHT OF WAY, A DISTANCE OF 24.00 FEET TO THE POINT POINT OF BEGINNING.

CONTAINING 0.71 ACRES, MORE OR LESS

CERTIFIED TO: JOSH GIDEON



NOTE:
THE MEAN HIGH WATER LINE IS AT THE EDGE OF WATER. ELEVATION (0.90) NAVD-88 DATUM
PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON 06-24-21.

POINT IDENTIFICATION NO. 872-0274

SYMBOL LEGEND

WPP	WOOD POWER POLE
GYA	GUY ANCHOR
CRB	CABLE RISER BOX

● SET 5/8" IRON ROD; LB #3857 UNLESS OTHERWISE SHOWN HEREON

○ FOUND 1/2" IRON PIPE; NO I.D. UNLESS OTHERWISE SHOWN HEREON

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONES "X" & "AE" (EL 5) RIVERINE FLOODWAY & AS SHOWN ON FLOOD INSURANCE RATE MAP 0386 J FOR DUVAL COUNTY, FLORIDA, DATED 11-02-18

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

Legend

COV.	= COVERED	F.F.E.	= FINISH FLOOR ELEVATION
FOU.	= FOUND	A/C	= AIR CONDITIONER
ESM'T	= EASEMENT	EOP	= EDGE OF PAVING
CONC	= CONCRETE	P.R.M.	= PERMANENT REFERENCE MONUMENT
MON.	= MONUMENT	P.C.P.	= PERMANENT CONTROL POINT
I.P.	= IRON PIPE	P.T.	= POINT OF TANGENCY
I.R.	= IRON ROD	P.C.P.	= PERMANENT CONTROL POINT
Δ	= DELTA ANGLE	P.C.	= POINT OF CURVE
L	= ARC LENGTH	P.R.C.	= POINT OF REVERSE CURVE
L	= ARC LENGTH	P.C.C.	= POINT OF COMPOUND CURVE
R	= RADIUS	B.R.L.	= BUILDING RESTRICTION
(C)	= CALCULATED	F.P.&L.	= FLORIDA POWER & LIGHT
(D)	= DEED	(TYP.)	= TYPICAL
(M)	= MEAS.	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
(R)	= RADIAL LINE	NAVD	= NORTH AMERICAN VERTICAL
℄	= CENTER LINE	INT.	= POINT OF INTERSECTION
R/W	= RIGHT-OF-WAY	EOW	= EDGE OF WATER
(A)	= ACTUAL	TOB	= TOP OF BANK
(W)	= WITNESS	LB	= LICENSED BUSINESS

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.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL

JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

SCALE 1"=60'

DATE 06-29-21

FLORIDA REGISTERED SURVEYOR AND MAPPER

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

F.B. PRINT D.C. 88956-190172 DR. BY BRB DIR. P:\2020 (87382)\2-~OTHER-~Z ORDER NO. 190172-MTG-PARCEL 1 FILE 88956

Exhibit 3
Page 1 of 2

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF

PARCEL 2 (SURVEYORS DESCRIPTION)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 2.17 ACRES, MORE OR LESS

TOGETHER WITH A PROPOSED ACCESS EASEMENT FOR INGREES AND EGRESS

PROPOSED ACCESS EASEMENT (SURVEYORS DESCRIPTION)

CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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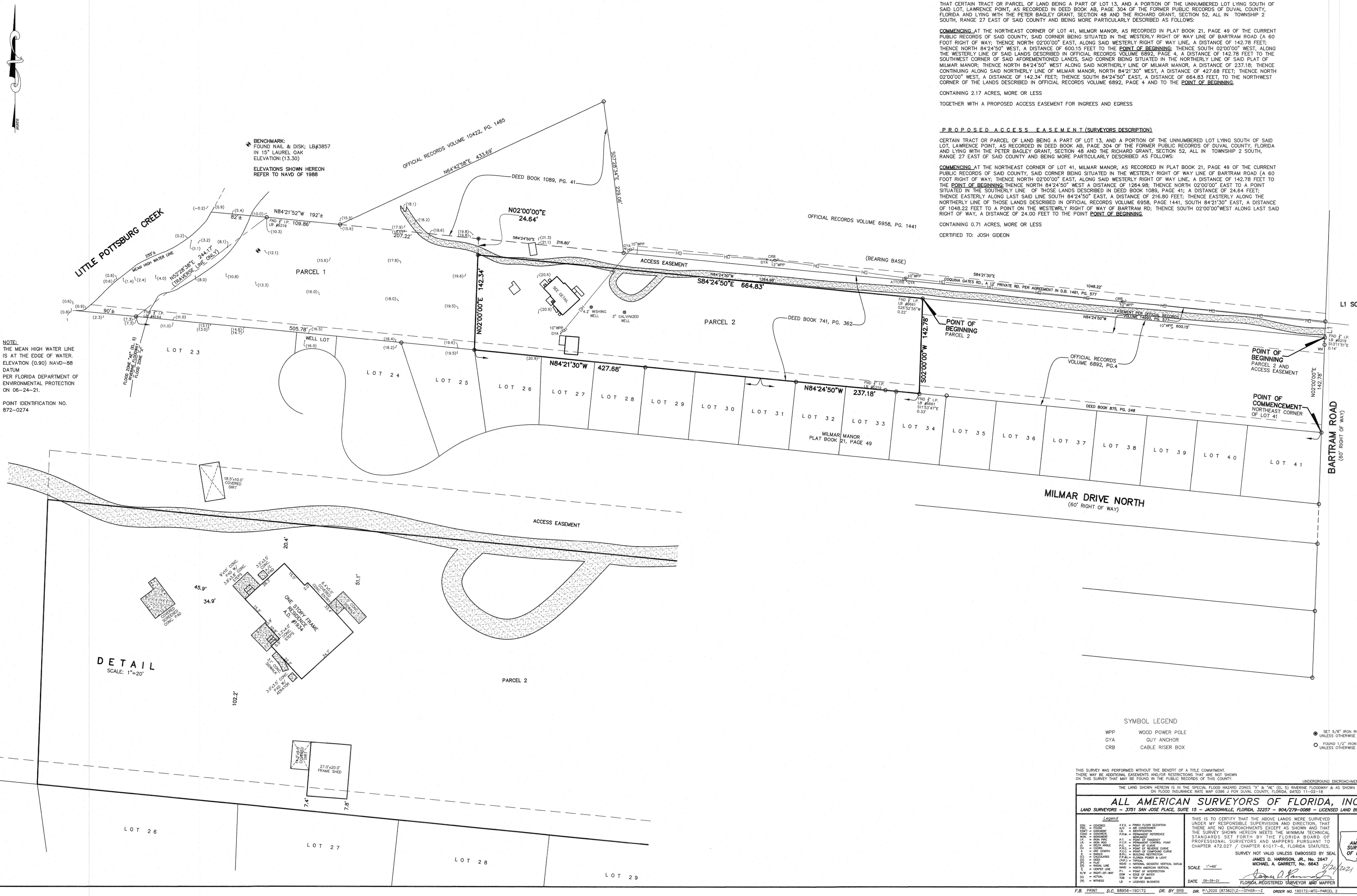
CONTAINING 0.71 ACRES, MORE OR LESS

CERTIFIED TO: JOSH GIDEON



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MON.	= MONUMENT		
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I.R.	= IRON ROD	P.C.P.	= POINT OF CONTROL POINT
Δ	= DELTA ANGLE	P.C.	= POINT OF CURVE
CH.	= CHORD	P.R.C.	= POINT OF REVERSE CURVE
A	= ARC LENGTH	P.C.C.	= POINT OF COMPOUND CURVE
(C)	= CALCULATED	F.P.L.	= FLORIDA POWER & LIGHT
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5/24/2021

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Exhibit 3
Page 2 of 2