

Legal Description

Exhibit 1

January 14, 2022

22-32 35-2S-28E

GOLDEN GLADES UNIT 2

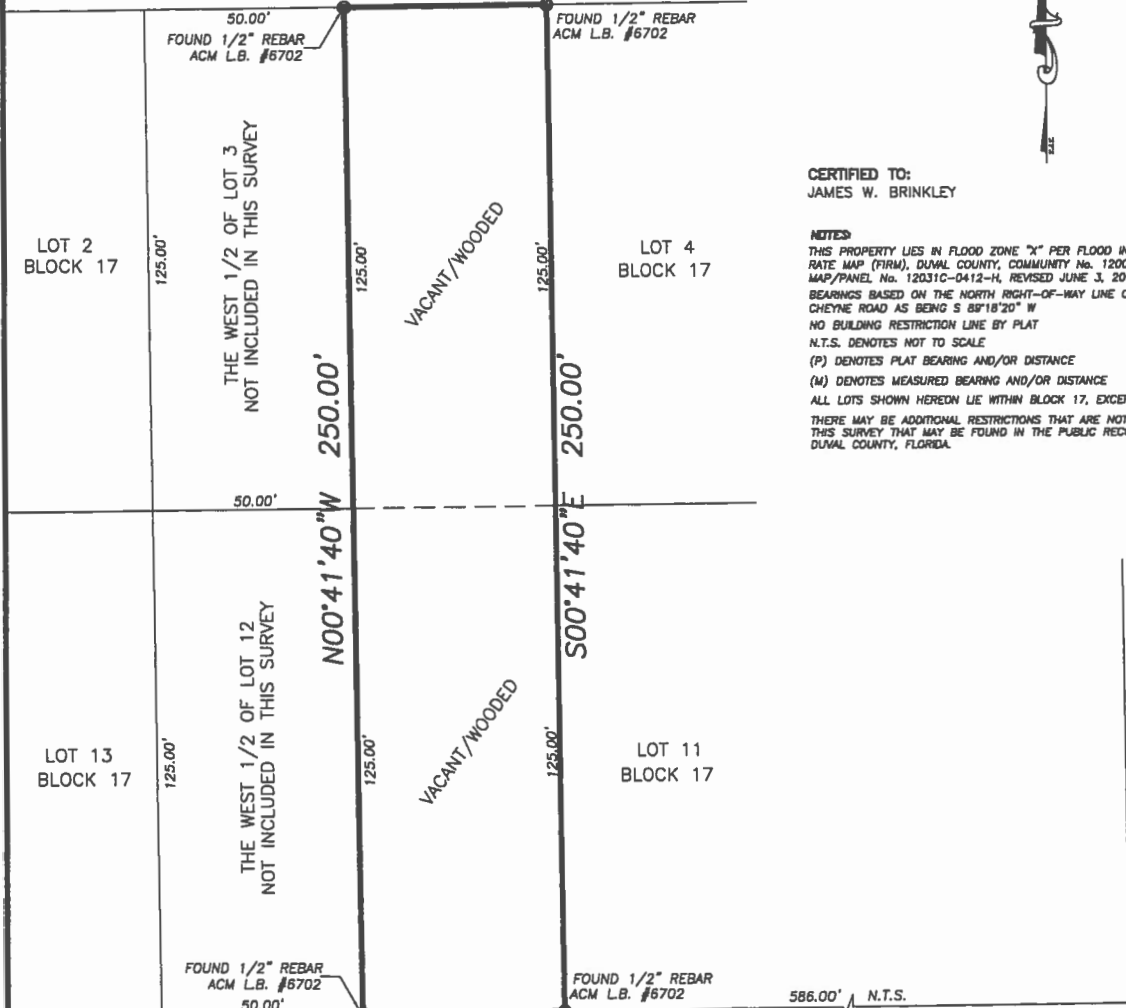
E 50FT LOTS 3,12 BLK 17

MAP SHOWING BOUNDARY SURVEY OF:

THE EAST 50.00 FEET OF LOTS 3 AND 12, BLOCK 17, GOLDEN GLADES UNIT No. 2, AS RECORDED IN PLAT BOOK 22, PAGE 32 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

GERONA DRIVE NORTH
60' RIGHT-OF-WAY
(NOT PHYSICALLY OPEN)

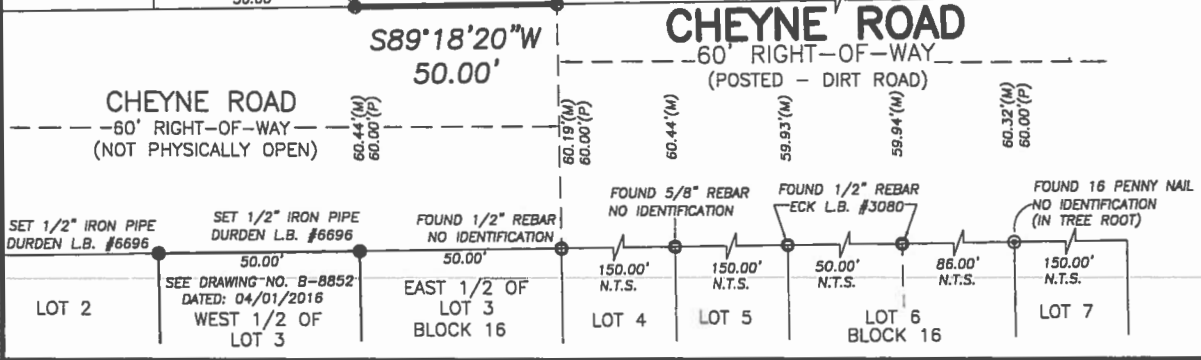
N89°18'20"E
50.00'



CERTIFIED TO:
JAMES W. BRINKLEY

NOTES
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0412-H, REVISED JUNE 3, 2013
BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF CHEYNE ROAD AS BEING S 89°18'20" W
NO BUILDING RESTRICTION LINE BY PLAT
N.T.S. DENOTES NOT TO SCALE
(P) DENOTES PLAT BEARING AND/OR DISTANCE
(M) DENOTES MEASURED BEARING AND/OR DISTANCE
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 17, EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

HODGES BOULEVARD
100' RIGHT-OF-WAY
(FORMERLY GOLDEN GLADES BOULEVARD BY PLAT)



DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5A17 Florida Administrative Code

INFORMATIONAL

FLORIDA REGISTERED SURVEYOR No. 4707
H. BRUCE DURDEN, JR.

SURVEYOR'S NOTE
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SIGNED APRIL 1, 2016
SCALE: 1" = 30'
WORK ORDER NUMBER: 16131

B-8851