Ö

LB No. 8409

PROFESSIONAL SURVEYORS AND MAPPERS 2121 CORPORATE SQUARE BLVD, SUITE "130" JACKSONVILLE, FL 32216 PHONE: 904-615-6767 WWW.NEXTLEVELJAX.COM NEXTLEVELSURVEYING@CMAIL.COM

ABBREVIATIONS AND LEGEND:		
SO.F.T. B.B. C.B. R. D.CONC. L.P. CB. R/W. P. N.A.V.D. D.E. P.G.C. P.O.C. P.O.B. P.C. P.O.C. P.O.B. P.C. P.C.C. B.R.L. N.A.V.D.	DENOTES	SQUARE FEET BASIS OF BEARINGS CHORD CHORD BEARING RADIUS DEED CONCRETE LIGHT POLE CATCH BASIN NORTH AMERICAN VERTICAL BASIN DRAINAGE EASEMENT OFFICIAL RECORDS BOOK MEASURED RECORD POINT OF COMMENCEMENT UTILITY EASEMENT UTILITY EASEMENT PLAT BOOK PAGE POINT OF CURVATURE POINT OF CURVATURE POINT OF REVERSE CURVE POINT OF REVERSE CURVE BUILDING RESTRICTION LINE EDGE OF ROAD WOOD FENCE NORTH AMERICAN VERTICAL
		CHAIN LINK FENCE
0		FOUND IRON PIPE (NO ID.)
<u>A</u>		FOUND NAIL AND DISC ASPHALT PAVEMENT BRICK

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

=DENOTES CONCRETE PAD

X.XX = DENOTES ELEVATIONS

### PROPERTY ADDRESS:

PARCEL ID. 158913-0100 AND 0300

O CLEARWATER LANE. JAX, FLORIDA 32223

AREA PARCEL A:

52,464.68± SQ. FT. 1.204± ACRES

AREA PARCEL B:

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42,946.182± SQ. FT. NET 0.98± ACRES

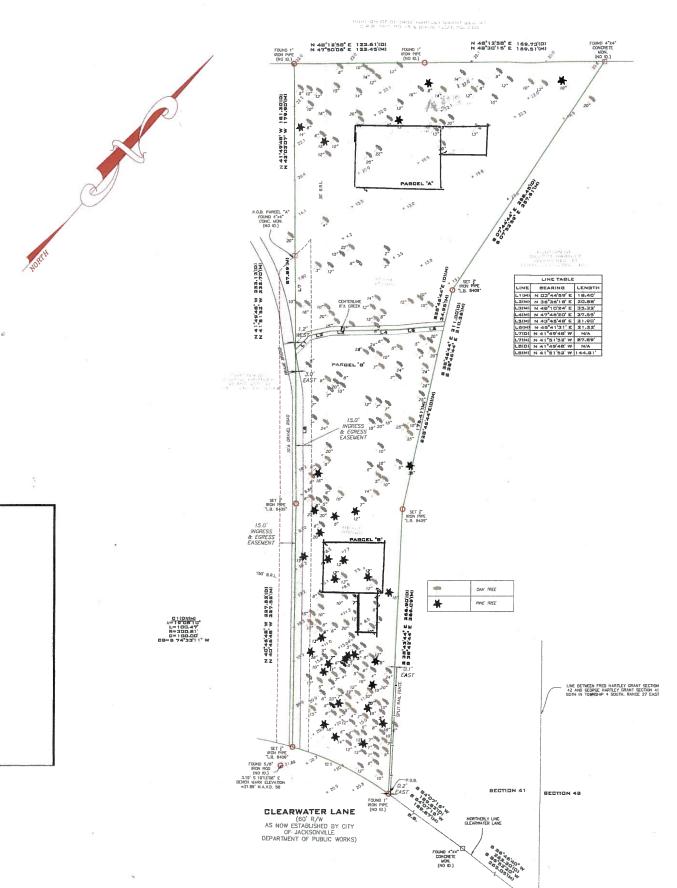
45,809.832± SQ. FT. GROSS

FLOOD ZONE: AE/X FEMA MAP 12031C0563J MAP DATE 11/02/2018 IELD WORK DAT 04/19/2021 SIGNATURE DATE 04/21/2021

JOB NUMBER

21-361

# MAP OF BOUNDARY SURVEY



SHEET 1 OF 3 ONE NOT VALID WITHOUT ALL OTHERS

## LOCATION MAP

SECTION 41, TOWNSHIP 4 SOUTH, RANGE 27 EAST LYING AND BEING IN DUVAL COUNTY FLORIDA (NOT TO SCALE)



## LEGAL DESCRIPTION:

### PARCEL "A"

A PART OF THE GEORGE HARTLEY GRANT, SECTION 41, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1 INCH IRON PIPE AT THE INTERSECTION OF THE LINE BETWEEN THE FRED HARTLEY GRANT, SECTION 42 AND THE GEORGE HARTLEY GRANT, SECTION 41 BOTH IN TOWNSHIP 4 SOUTH, RANGE 27 EAST AND THE NORTHERLY LINE OF CLEARWATER LANE(A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED BY THE CITY OF JACKSONVILLE DEPARTMENT OF PUBLIC WORKS):

THENCE SOUTH B6'46'40" WEST, 262.3 FEET (SOUTH B6'52'20" WEST, 262.05 FEET AS FIELD MEASURED) TO A 4"X4" CONCRETE MONUMENT, THE FOLLOWING LINE TO BE THE BASIS OF BEARING FOR THIS DESCRIPTION, WITH A VALUE OF SOUTH 84'07'16" WEST, THENCE FOLLOW SAID BEARING ALONG THE NORTHERLY LINE OF CLEARWATER LANE FOR A DISTANCE OF 189.82 FEET (189.87 FEET AS FIELD MEASURED) TO A 1 INCH IRON PIPE IN THE NORTHERLY LINE OF CLEARWATER LANE, BEING IN A CURVE CONCAVE TO THE SOUTHEAST AND HAWNOG A RADIUS OF 300.81 FEET. THENCE ALONG SAID CLIRVE AND THE NORTHERLY LINE OF SAID CLEARWATER LANE A CHORD BEARING AND DISTANCE OF SOUTH 473'33'11" WEST, 109.00 FEET TO A SET 1/2" RION PIPE AND CAP #.L.B. 8409; THENCE NORTH 41'94'8" WEST, 227.52 FEET TO A SET 1/2" IRON PIPE AND CAP #.L.B. 8409; THENCE NORTH 41'94'8" WEST, 183.05 FEET (NORTH 41'95'25" WEST, 232.70 FEET AS FIELD MEASURE) TO A 4"X4" CONCRETE MONUMENT AND POINT OF BEGINNING; THENCE NORTH 41'94'8" WEST, 183.05 FEET (NORTH 45'03'07", 179.00 FEET AS FIELD MEASURED) TO A 1 INCH IRON PIPE; THENCE NORTH 45'05'06" EAST, 122.61 FEET (NORTH 47'50'06" EAST, 122.64 FEET K SIELD MEASURED) TO A 1 INCH IRON PIPE; THENCE NORTH THENCE SOUTH 86'46'40" WEST, 262.3 FEET (SOUTH 86'52'20" WEST, 262.05 FEET AS TO A 1 INCH IRON PIPE; THENCE NORTH 4812/58" EAST, 122.61 FEET (NORTH 4750'06" EAST, 122.45 FEET AS FIELD MEASURED) TO A 1 INCH IRON PIPE; THENCE NORTH 4612'48" EAST, 169.73 FEET (NORTH 48'30'15" EAST, 169.51 FEET AS FIELD MEASURED) TO A 4\*X4" CONCRETE MONUMENT; THENCE SOUTH 07-44'44" EAST, 258.45 FEET (SOUTH 075'25'9" EAST, 257.51 FEET AS FIELD MEASURED) TO A SET 1/2" IRON PIPE AND CAP #L.B. 8409; THENCE SOUTH 28'46'44" EAST, 34.95 FEET TO THE CENTER LINE OF A 8 FOOT MORE OR LESS WOBE CREEK; THENCE FOLLOW THE FOLLOWING 6 COURSES AND DISTANCES ALONG THE CENTER LINE OF SAID CREEK: SOUTH 45'41'31" WEST, 21.22 FEET; SOUTH 43'45'48" WEST, 21.90 FEET; SOUTH 46'20" WEST, 27.55 FEET; SOUTH 48'0'24" WEST, 35.32 FEET; SOUTH 36'36'18" WEST, 20.88 FEET; SOUTH 43'36'8" WEST, 18.40 FEET TO A POINT, SAID POINT BEARS SOUTH 41'36" EAST, SOUTH 41'36'5" EAST, SOUTH 41'36'48" WEST, 20.88 FEET; SOUTH 41'36'48" WEST, 20.89 FEET TO A POINT, SAID POINT BEARS SOUTH 41'36" EAST, SOUTH 41'36'5" WEST, 20.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41'49'48" WEST (NORTH 41'31'52" WEST AS FIELD MEASURED), 87.89 FEET TO THE POINT OF BEGINNING.

#### LEGAL DESCRIPTION: PARCEL "8"

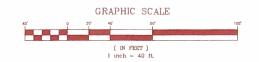
A PART OF THE GEORGE HARTLEY GRANT, SECTION 41, TOWNSHIP 4, SOUTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EAST, DUVAL COUNTY,FLORIDA,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE LINE BETWEEN THE FRED HARTLEY GRANT SECTION 42 AND THE GEORGE HARTLEY GRANT SECTION 41 BOTH IN TOWNSHIP 4

SOUTH RANGE 27 EAST AND THE NORTHERLY LINE OF CLEARWATER LANE (A 50 FOOT RIGHT, OF WAY AS NOW ESTABLISHED BY THE CITY OF JACKSONVILLE DEFARMENT OF PUBLIC WORKS): THENCE SOUTH 86'46'40" WEST 282.3 FEET (SOUTH 86'52'20" WEST, 262.05 FEET AS FIELD MEASURED) TO 4"4"4" CONCRETE MONUMENT, THE FOLLOWING LINE TO BE THE BASIS OF BEARING FOR THIS DESCRIPTION, WITH A VALUE OF SOUTH 84'07'16" WEST, THENCE FOLLOW SAID BEARING ALONG THE NORTHERLY LINE OF CLEARWATER LANE FOR A DISTANCE OF 189.22 FEET (189.87 FEET AS FIELD MEASURED) TO A 1 INCH IRON PIPE AND A POINT OF BEGINNING IN THE NORTHERLY LINE OF CLEARWATER LANE BEING IN A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 30.03 FEET. THENCE ALONG SAID CURVE AND THE NORTHERLY LINE OF SAID CLEARWATER LANE A CHORD BEARING AND DISTANCE OF SOUTH 74'33'1" WEST 10.00 FEET TO A SET 1/2" IRON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" 48" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" 48" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" 48" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND CAP # LB. 8409, THENCE NORTH 40'49" WEST, 227.52 FEET TO A SET 1/2" RON PIPE AND C

THE FOLLOWING 6 COURCES AND DISTANCES ALONG THE CENTERLINE OF SAID CREEK: NORTH 33'44'59" EAST 18.40 FEET; NORTH 36'36'18" EAST 20.88 FEET; NORTH48'10'24" EAST 35.32, FEET; NORTH 47'46'20" EAST 27.55 FEET; NORTH 43'45'48" EAST 21.99 FEET; NORTH 45'41'31" EAST 21.22 FEET; TO A POINT; THENCE SOUTH 28'46'44" EAST 175.41; FEET TO A SET 1/2" IRON PIPE AND CAP#6409; THENCE SOUTH 38'43'44" EAST, 266.9 FEET; (266.09 FEET AS FIELD MEASURED) TO THE POINT OF BEGINNING. THE FOLLOWING 6 COURCES AND DISTANCES ALONG THE CENTERLINE OF SAID

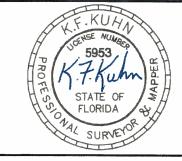


## SURVEYOR'S NOTES:

- ) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. T IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- .) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- +A.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE
- NOT SHOWN.

  3.) TYPE OF SURVEY: BOUNDARY SURVEY

  3.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY
  DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 7.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON,
  CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM TILITIES SHOWN HEREON.
- S.) UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS
- OCATED.
- ) WALL TIES ARE TO THE FACE OF THE WALL. ) FENCE OWNERSHIP NOT DETERMINED. ) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE
- 4.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS
- 5.) BOUNDARY PERFORMED BY OCCUPATION.
- 6.) WETLANDS NOT IDENTIFIED, LOCATED OR SHOWN BY THIS
- 17.) ELEVATIONS ARE REFERENCED TO N.A.V.D. 88.



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SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THIS SURVEY CORRECT REFRESENTATION OF A SURVET FREFARED UNDER MIT DIRECTION. THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH-BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SECTION 5U-17.051 THROUGH 5U-17.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

K.F. Kuhn KARL F. KUHN, P.S.M.

P.S.M. No. 5953—STATE OF FLORIDA NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL