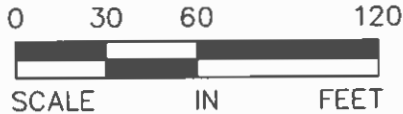


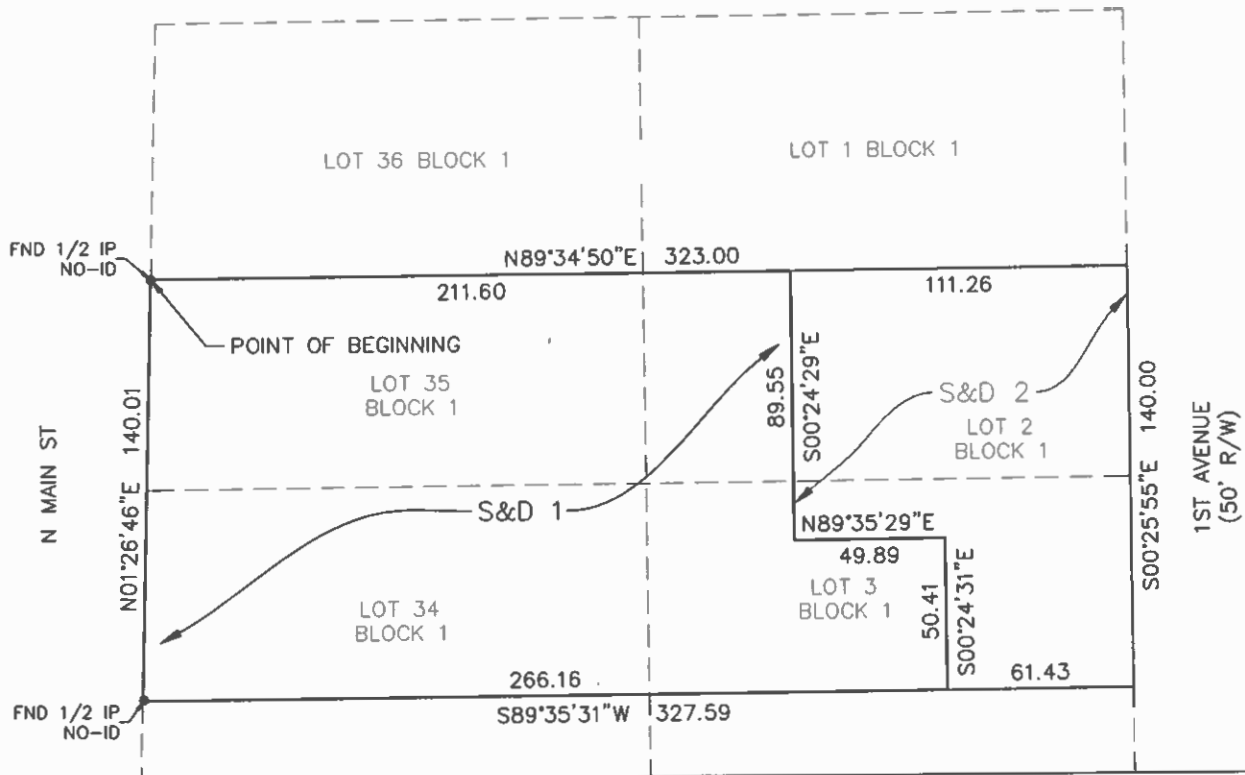
MAP SHOWING

A PORTION OF LOTS 2, 3, 34 AND 35, BLOCK 1, DUVAL CITY ADDITION
AND FARMS SECTION 40, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
DUVAL COUNTY, FLORIDA.



"MAP IS INTENDED TO BE
PRINTED ON 8.5X11"
1" = 60'

JOEL LEE ROAD



JOB NO. 321-0031
DRAFTER JB
DATE 1/27/2023
SCALE 1" = 60'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 1S-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE STATE OR NAMED PERSON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Clayton A. Walley, PSM
CLAYTON A. WALLEY, P.S.M. NO. 7209



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S&D 1
SHEET NO. 1 OF 2

January 27, 2023

Exhibit 1
Page 1 of 2

MAP SHOWING

A PORTION OF LOTS 2, 3, 34 AND 35, BLOCK 1, DUVAL CITY ADDITION
AND FARMS SECTION 40, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOTS 2, 3, 34 AND 35, BLOCK 1, DUVAL CITY ADDITION AND FARMS,
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6,
PAGE(S) 57 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SURVEYORS DESCRIPTION

FOR A POINT OF BEGINNING, COMMENCE FROM A FOUND 1/2" IRON PIPE
WITH NO-I.D. LOCATED IN THE NORTHWESTERLY CORNER OF LOT 35 BLOCK 1
OF THE DUVAL CITY ADDITION AND FARMS PLAT, AS RECORDED IN PLAT
BOOK 6, PAGE(S) 57 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,
FLORIDA; THENCE N 89°34'50" E 211.60 FEET; THENCE S 00°24'29" E 89.55
FEET; THENCE N 89°35'29" E 49.89 FEET; THENCE S 00°24'31" E 50.41 FEET;
THENCE S 89°35'31" W 266.16 FEET; THENCE N 01°26'46" E 140.01 FEET TO
THE POINT OF THE BEGINNING.

LESS AND EXCEPT LOTS 34 AND 35, BLOCK 1
CONTAINING 0.21 OF AN ACRE, MORE OR LESS.

NOTES

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE
AFOREMENTIONED RIGHT OF WAY LINE OF NORTH MAIN STREET.
2. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE SUCH.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS MAP THAT
MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

JOB NO. 322-0031
DRAFTER JB
DATE 1/27/2023
SCALE 1" = 60'

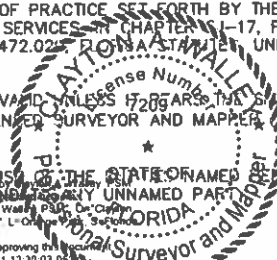
THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA
DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 11-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES, UNLESS
OTHERWISE SHOWN AND STATED HEREON.

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AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, CHAPTER
5J-17, FLORIDA ADMINISTRATIVE CODE).

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Clayton A. Walley, PSM

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January 27, 2023

Exhibit 1
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