JOB NO.: 01-455-R1

LEGEND:

Δ – DENOTES CENTRAL ANGLE
R – DENOTES RADIUS
T – DENOTES TANGENT DISTANCE
L – DENOTES LENGTH OF ARC
C.B.– DENOTES CHORD BEARING
C.D.– DENOTES CHORD DISTANCE
℄ – DENOTES CENTERLINE

ASSUMED

MAP SHOWING SURVEY OF

PARCEL 1

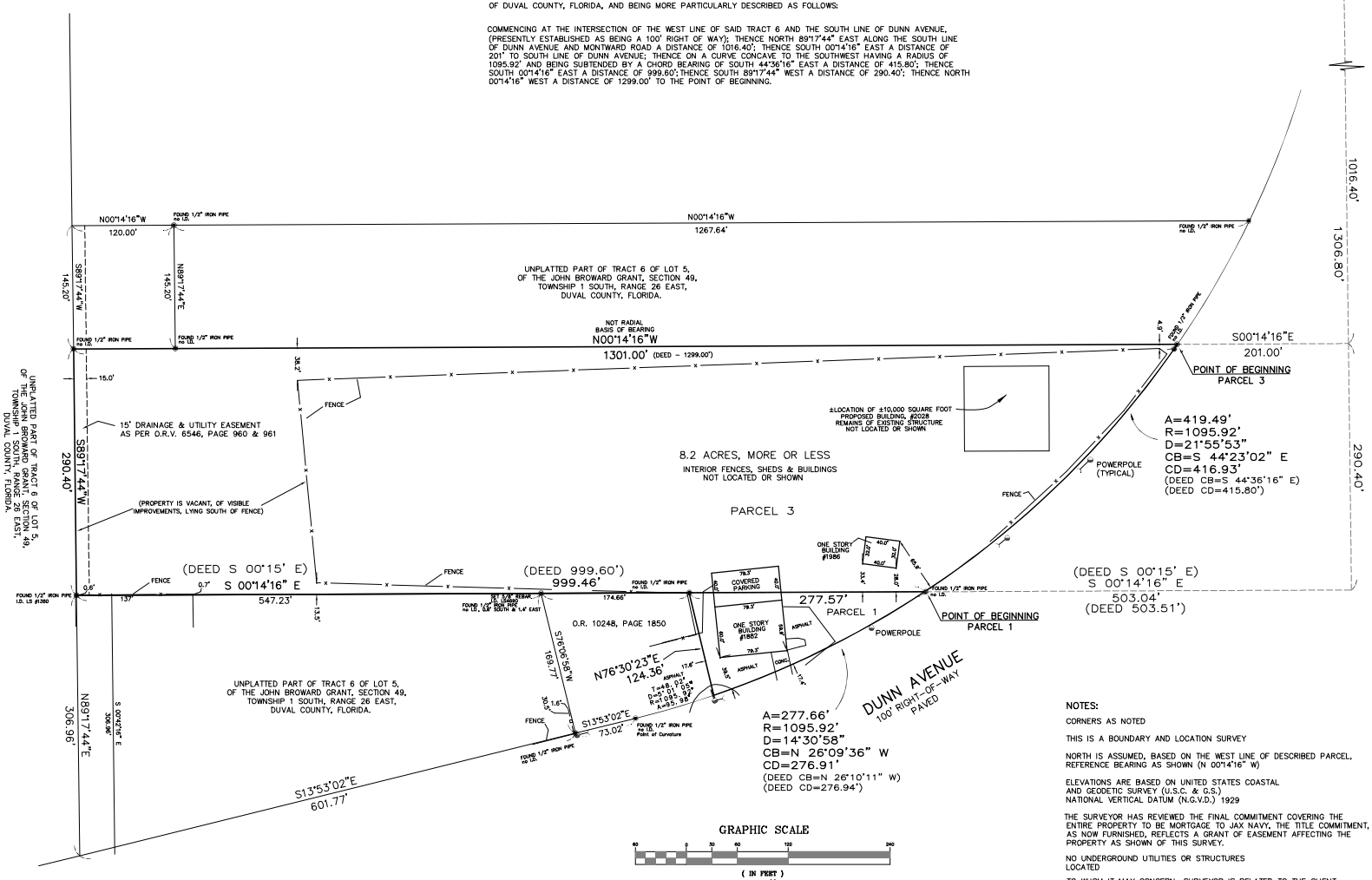
A PART OF TRACT 6 OF LOT 5 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGES 7 & 8, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF MONTWARD ROAD (FORMERLY DUNN AVENUE, A 100 FOOT RIGHT OF WAY), SAID POINT BEING 1306.8' EAST OF THE WESTERLY BOUNDARY OF SAID TRACT 6 AS MEASURED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID FORMER DUNN AVENUE; THENCE SOUTH 00°15' EAST AND PARALLEL WITH THE WEST LINE OF SAID TRACT 6, 503.51'TO ITS INTERSECTION WITH SOUTHWESTERLY RIGHT OF WAY LINE OF DUNN AVENUE (A 100' RIGHT OF WAY AS NOW RELOCATED BY THE STATE ROAD DEPARTMENT OF FLORIDA) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15' EAST, 277.57'; THENCE NORTH 76°30'23" EAST, 124.36' TO A POINT IN SAID SOUTHWESTERLY RIGHT OF LINE OF DUNN AVENUE; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1095.92', A CHORD BEARING AND DISTANCE OF NORTH 26°10'11" WEST, 276.94' RESPECTIVELY, TO THE POINT OF BEGINNING.

PARCEL 3

A PART OF TRACT 6 OF LOT 5 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGES 7 & 8, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 6 AND THE SOUTH LINE OF DUNN AVENUE, (PRESENTLY ESTABLISHED AS BEING A 100' RIGHT OF WAY); THENCE NORTH 89°17'44" EAST ALONG THE SOUTH LINE OF DUNN AVENUE AND MONTWARD ROAD A DISTANCE OF 1016.40'; THENCE SOUTH 00°14'16" EAST A DISTANCE OF 201' TO SOUTH LINE OF DUNN AVENUE; THENCE ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1095.92' AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°36'16" EAST A DISTANCE OF 415.80'; THENCE SOUTH 00°14'16" EAST A DISTANCE OF 999.60'; THENCE SOUTH 89°17'44" WEST A DISTANCE OF 290.40'; THENCE NORTH 00°14'16" WEST A DISTANCE OF 1299.00' TO THE POINT OF BEGINNING.



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NOTES:

CORNERS AS NOTED

THIS IS A BOUNDARY AND LOCATION SURVEY

NORTH IS ASSUMED, BASED ON THE WEST LINE OF DESCRIBED PARCEL, REFERENCE BEARING AS SHOWN (N 00°14'16" W)

ELEVATIONS ARE BASED ON UNITED STATES COASTAL AND GEODETIC SURVEY (U.S.C. & G.S.) NATIONAL VERTICAL DATUM (N.G.V.D.) 1929

THE SURVEYOR HAS REVIEWED THE FINAL COMMITMENT COVERING THE ENTIRE PROPERTY TO BE MORTGAGE TO JAX NAVY, THE TITLE COMMITMENT, AS NOW FURNISHED, REFLECTS A GRANT OF EASEMENT AFFECTING THE PROPERTY AS SHOWN OF THIS SURVEY.

NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

TO WHOM IT MAY CONCERN: SURVEYOR IS RELATED TO THE CLIENT

REVISED 8/04/2018
REVISED 11/06/01
FIELD BOOK 166 , PAGE(S) 24
FIELD DATE: 10/09/01

I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO: RICHARD WILSON, RICHARD'S AUTOMOTIVE, INC.

BRANDT WILSON PLS
PROFESSIONAL LAND SURVEYOR

1835 GREEN SPRINGS CIRCLE, #A, FLEMING ISLAND, FL. 32003
1-(904) 471-7512

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. BRANDT WILSON , P.L.S. FL CERT. No. LS4690

Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper

DRAWN BY: BW	JOB NO.: 01-455-R1
SCALE: 1" = 60'	SHEET NO. 1 OF 1

April 29, 2022

Exhibit 4

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