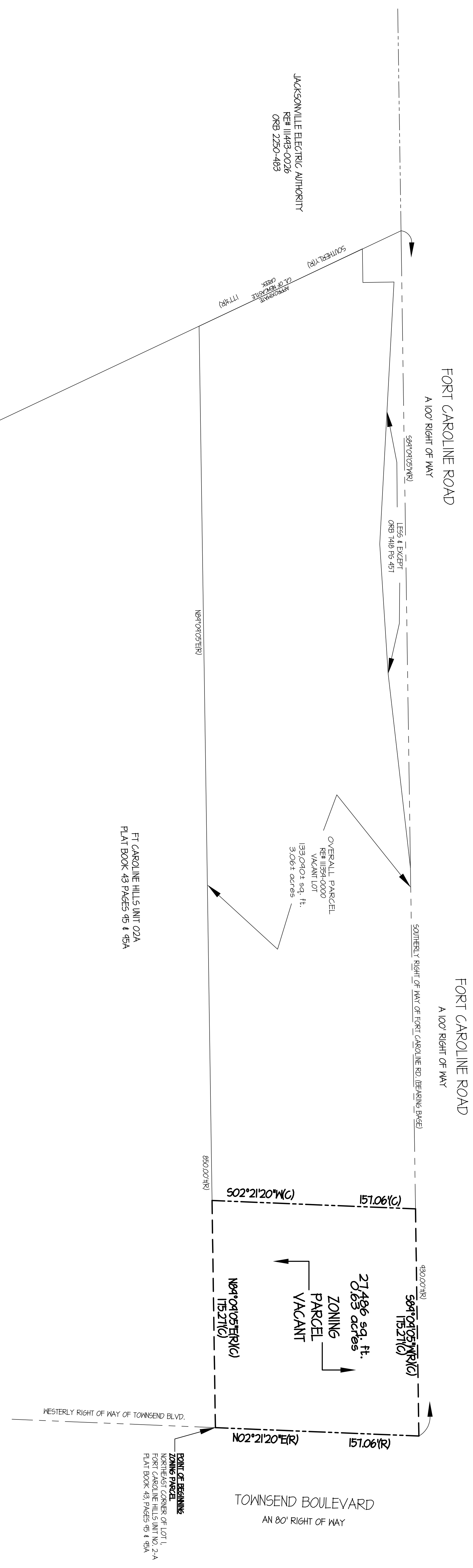


MAP SHOWING SKETCH OF

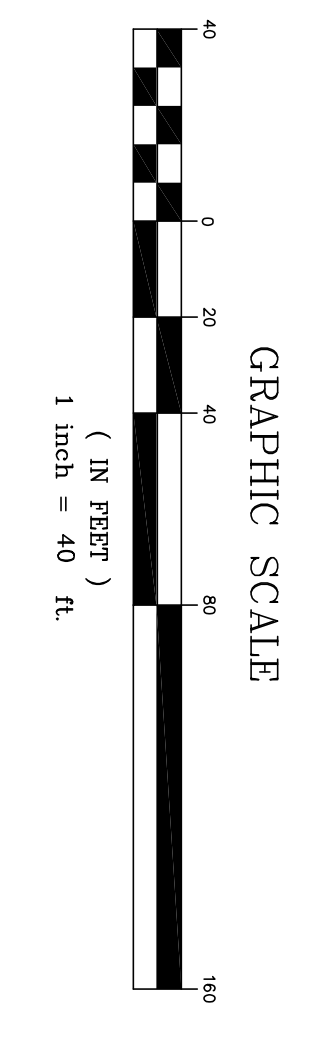
ZONING PARCEL:
A PART OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 21 EAST, DIVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, FORT CAROLINE HILLS UNIT NO. 2- A AS RECORDED IN PLAT BOOK 43, PAGES 45 AND 45A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWNSEND BOULEVARD (AN 80' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 02°21'20" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD (A 100' RIGHT-OF-WAY AS NOW ESTABLISHED) A DISTANCE OF 151.06 FEET; THENCE SOUTH 89°09'05" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 175.27 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 02°21'20" WEST, A DISTANCE OF 150.06 FEET; THENCE NORTH 89°09'05" EAST ALONG THE NORTHERLY LINE OF SAID FORT CAROLINE HILLS UNIT NO. 2-A, A DISTANCE OF 175.27 FEET, TO THE POINT OF BEGINNING.



GENERAL NOTES

1. THIS MAP DOES NOT PURPORT TO BE BOUNDARY SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
3. UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
4. THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
5. UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
6. THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
7. ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
8. THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.
9. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
10. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.
11. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
12. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE STRICTLY PROHIBITED AND RESTRICTED INDIVIDUALS AND HEREBY RESHOTS THE RIGHT OF ANY INDIVIDUAL OR FIRM TO USE THIS SURVEY WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.



ABBREVIATION	DEFINITION
AD	ADJUSTED
BE	BEARING
CD	CHORD DISTANCE
CO	CONCRETE MONUMENT
CP	CONCRETE POST
CP	CONCRETE PIPER MARK
DI	DIAGONAL
DME	DISTANCE MEASUREMENT
EHH	ELECTRIC HANDHOLE
EM	ELECTRIC METER
FM	FIELD MARK
GA	GAUGE
IN	IRON
IN	IRON NAIL
IN	IRON NAIL
IN	IRON NAIL
OR	OVERHEAD RECORDS BOOK
OH	OVERHEAD LINES
OR	ORIGINAL RECORDS BOOK
PT	POINT OF PANGENCY
PT	POINT OF PANGENCY
PT	POINT OF PANGENCY
PT	POINT OF PANGENCY
SD	SPRING
TR	TRIP
VB	VALVE
WV	WATER VALVE

AMENDED MAY 13, 2022 TO SHOW SKETCH AND LEGAL DESCRIPTION FOR ZONING PARCEL
AMENDED MAY 4, 2022 TO DIVIDE PARCELS: PARCEL (A) & EXCEPTION PARCEL (B)

CHARLES BASSETT & ASSOCIATES, INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P. O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS
SKETCH IS LEGAL

CHARLES BASSETT, INC.
 LICENSED BUSINESS NUMBER 8628

SURVEYED: FEBRUARY 11, 2022

BEARING DATUM BASED ON SOUTHERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD BEARING BEING SOUTH 89°09'05" WEST

FIELD BOOK NO.: N/A PAGES: N/A LEGAL: N/A

COMPUTER FILE NAME: 022204.FORT CAROLINE.DWG SCALE: 1" = 40' WORK ORDER NO.: 02-22-04 FILE NO.: S-6943 (C)

May 17, 2022