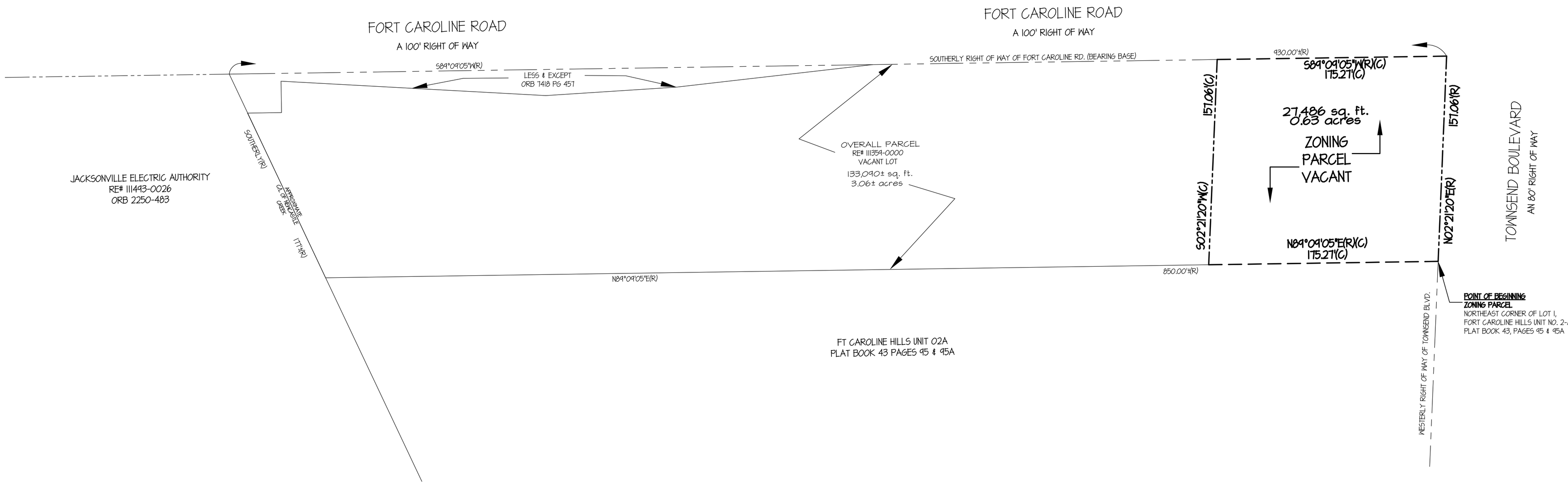
MAP SHOWING SKETCH OF

ZONING PARCEL:
A PART OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL 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 95 AND 95A 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 157.06 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.
10. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
11. 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.
12. 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.
13. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ABBREVIATION	DEFINITION
C.L.F.	CHAIN LINK FENCE
CB	CHORD BEARING
CD	CHORD DISTANCE
CM	CONCRETE MONUMENT
CONC.	CONCRETE
CP	CONCRETE POST
CPP	CONCRETE POWER POLE
DNE.	DO NOT ENTER SIGN
EHH	ELECTRIC HANDHOLE
EM	ELECTRIC METER
FND.	FOUND
GA	GUY ANCHOR
INV.	INVERT
IR	IRON ROD
ORB	OFFICIAL RECORDS BOOK
OHL	OVERHEAD LINES
PB	PLAT BOOK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
RCP	REINFORCED CONCRETE PIPE
SQ.	SQUARE
TRB	TELEPHONE RISER BOX
WV	WATER VALVE

AMENDED MAY 13, 2022 TO SHOW SKETCH AND LEGAL DESCRIPTION FOR ZONING PARCEL
AMENDED MAY 4, 2022 TO DIVIDE PARCELS: PARCEL I(A) & "EXCEPTION" PARCEL I(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 & LEGAL SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 2014-147, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

CHARLES R. BASSETT JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628

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

Exhibit 1
Page 1 of 1
May 17, 2022