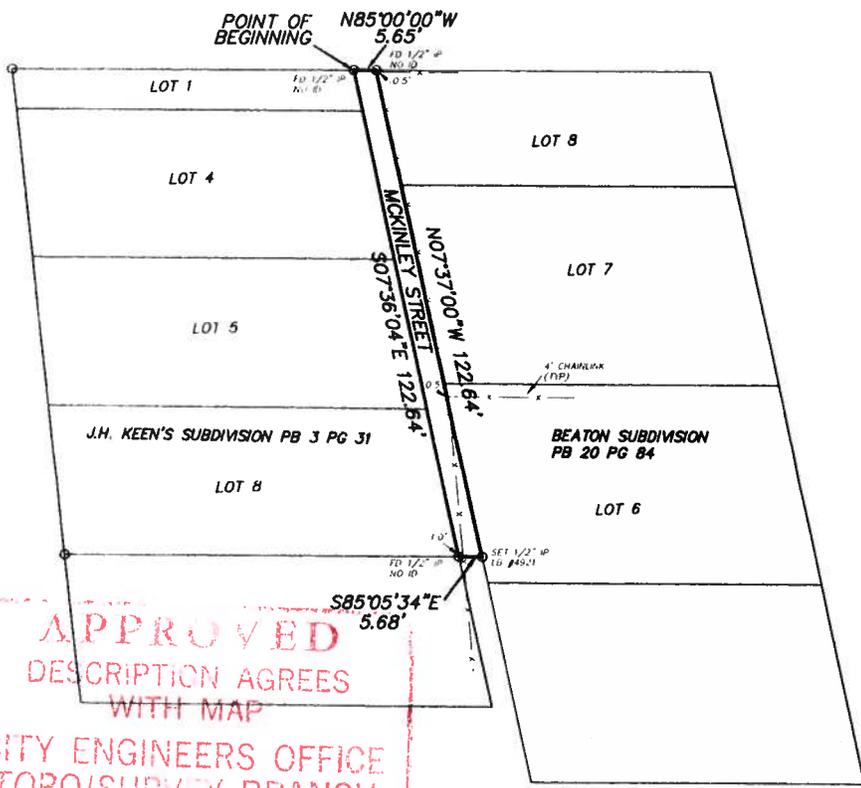


MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF MCKINLEY STREET AS SHOWN ON MAP OF J.H. KEEN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 81 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 2ND STREET (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE EASTERLY BOUNDARY LINE OF SAID J.H. KEEN'S SUBDIVISION; THENCE SOUTH 07°36'04" EAST ALONG SAID EASTERLY BOUNDARY OF SAID J.H. KEEN'S SUBDIVISION, A DISTANCE OF 122.64 FEET TO THE SOUTHEASTERLY CORNER OF LOT 8 OF SAID J.H. KEEN'S; THENCE SOUTH 85°05'34" EAST, A DISTANCE OF 5.68 FEET TO ITS INTERSECTION OF THE WESTERLY BOUNDARY LINE OF BEATON SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 84 OF DUVAL COUNTY, FLORIDA; THENCE NORTH 07°37'00" WEST ALONG SAID WESTERLY BOUNDARY LINE OF SAID BEATON SUBDIVISION, A DISTANCE OF 122.64 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST 2ND STREET; THENCE NORTH 85°00'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.65 FEET TO THE POINT OF BEGINNING.

WEST 2ND STREET (50 FOOT R/W)



APPROVED
 DESCRIPTION AGREES
 WITH MAP
 CITY ENGINEERS OFFICE
 TOPO/SURVEY BRANCH
 SCC Date 9/9/21

CERTIFIED FOR: ASHER LEVY

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 358 FOR DUVAL COUNTY, FLORIDA, DATED 11-02-2018 AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.
 5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

- CM LEGEND
- IP CONC. MON
- IP IRON PIPE
- RB REBAR
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- D/W DRIVEWAY
- COV. COVERED AREA
- ⊕ CENTERLINE
- A/C AIR CONDITIONING PAD
- (R) RADIAL DISTANCE
- CONC. CONCRETE
- ESM'T EASEMENT
- B.R.L. BUILDING RESTRICTION LINE
- PC POINT OF CURVE
- PT POINT OF TANGENCY

BEARINGS BASED ON R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1"=30'

FIELD WORK DATE: 4-21-2021

SIGNATURE DATE: 7-08-2021

GLENN M. BROADSTREET, P.S.M. NO. 5814

Glenn M. Broadstreet
 REGISTERED SURVEYOR AND MAPPER,
 STATE OF FLORIDA (LB #4921)

