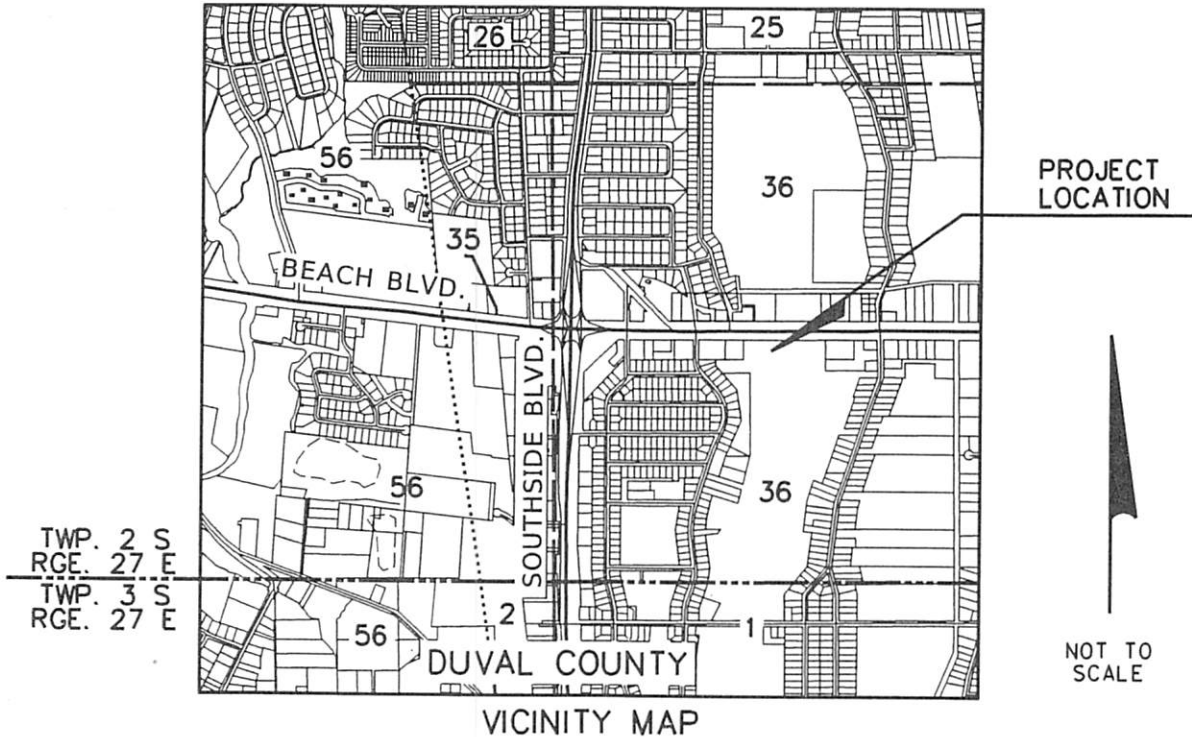


MAP SHOWING

A PART OF SECTION 36, TOWNSHIP 2 SOUTH
RANGE 27 EAST, DUVAL COUNTY, FLORIDA



VICINITY MAP

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD No. 212 BEACH BLVD. AS NORTH 89°36'11" EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE. THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS COVENANTS, AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.

LEGEND

BLVD. = BOULEVARD
E = EAST
L = LINE NUMBER
No. = NUMBER
N = NORTH
(P) = PLAT DISTANCE
RGE. = RANGE
R/W = RIGHT OF WAY
S = SOUTH
S.R. = STATE ROAD
TWP. = TOWNSHIP
W = WEST
SECTION LINE ————
RIGHT OF WAY LINE - - - - -
TOWNSHIP LINE - - - - -

PROJECT LIMITS
SHEET 1 OF 5

JOB NO. 2019-306
DRAFTER JLS
DATE 05-16-19
SCALE N/A

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 5J-7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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CHECKED BY:

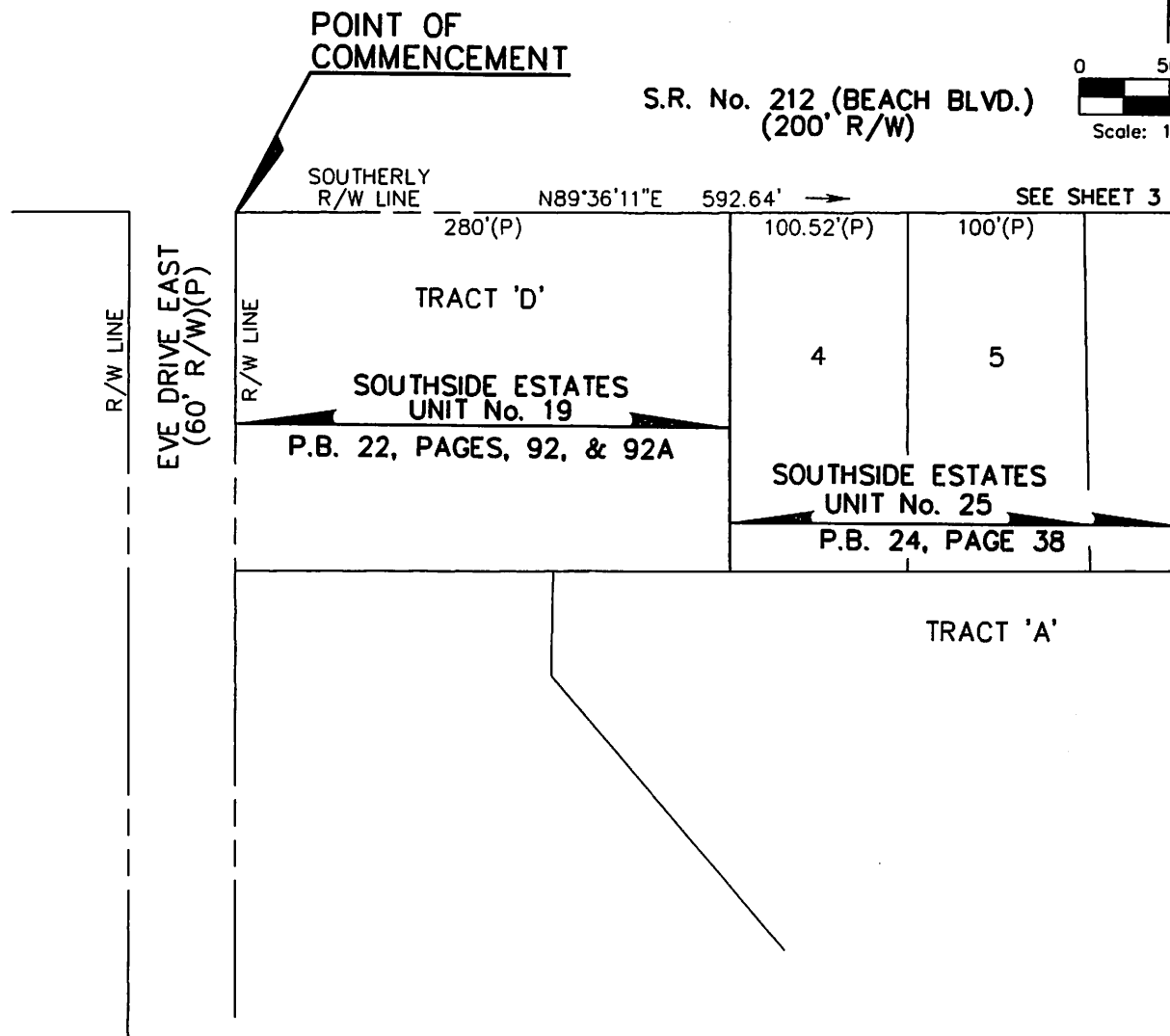
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

EXHIBIT 1

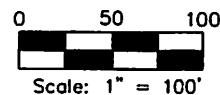
Page 1 of 5

MAP SHOWING

A PART OF SECTION 36, TOWNSHIP 2 SOUTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA



S.R. No. 212 (BEACH BLVD.)
(200' R/W)



SEE SHEET 1 FOR
GENERAL NOTES AND LEGEND

PROJECT LIMITS
SHEET 2 OF 5

JOB NO. 2019-306

DRAFTER JLS

DATE 05-16-19

SCALE 1" = 100'

CHECKED BY:

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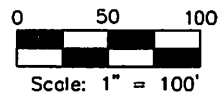
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MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

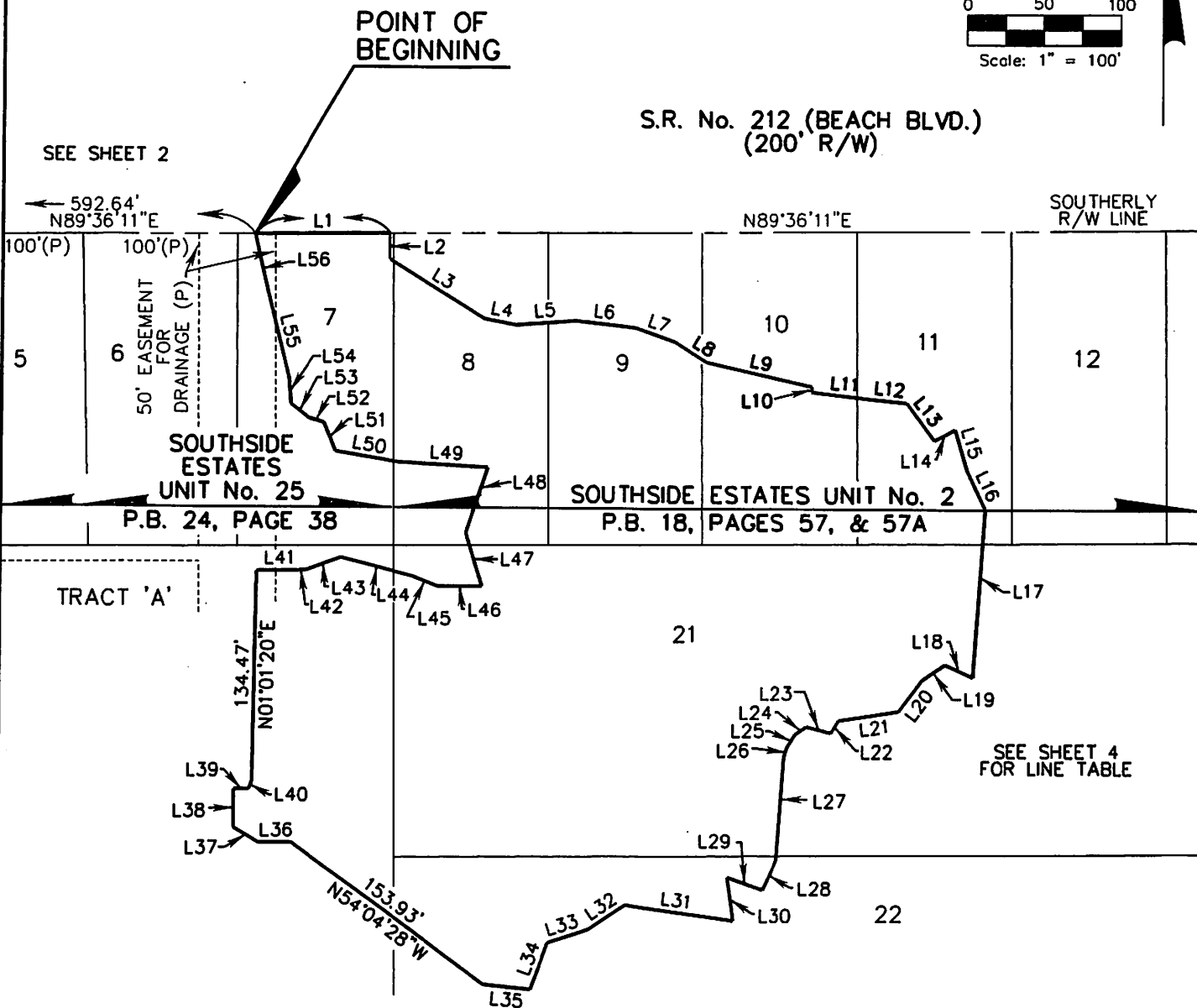
EXHIBIT 1

MAP SHOWING

A PART OF SECTION 36, TOWNSHIP 2 SOUTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA



S.R. No. 212 (BEACH BLVD.)
(200' R/W)



SOUTHERLY
R/W LINE

SOUTHSIDE
ESTATES
UNIT No. 25
P.B. 24, PAGE 38

SOUTHSIDE ESTATES UNIT No. 2
P.B. 18, PAGES 57, & 57A

TRACT 'A'

SEE SHEET 4
FOR LINE TABLE

SEE SHEET 1 FOR
GENERAL NOTES AND LEGEND

PROJECT LIMITS
SHEET 3 OF 5

JOB NO. 2019-306
DRAFTER JLS
DATE 05-16-19
SCALE 1" = 100'

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Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

A PART OF SECTION 36, TOWNSHIP 2 SOUTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°36'11"E	86.73'	L29	N70°49'16"W	24.35'
L2	S00°00'00"E	16.63'	L30	S08°07'48"E	28.28'
L3	S58°24'33"E	72.36'	L31	N82°02'01"W	71.12'
L4	S79°29'58"E	20.54'	L32	S56°23'19"W	28.99'
L5	N85°47'25"E	39.00'	L33	S71°57'26"W	27.92'
L6	S83°44'20"E	40.17'	L34	S20°26'18"W	31.53'
L7	S70°35'41"E	26.62'	L35	N84°14'02"W	30.43'
L8	S57°41'15"E	24.61'	L36	N90°00'00"W	20.90'
L9	S76°58'31"E	70.02'	L37	N59°57'35"W	18.97'
L10	S06°38'06"W	3.35'	L38	N00°00'00"E	24.62'
L11	S83°21'54"E	36.81'	L39	N90°00'00"E	10.03'
L12	S84°25'40"E	25.77'	L40	N19°53'55"E	6.15'
L13	S37°15'34"E	29.91'	L41	N89°23'10"E	25.00'
L14	N61°43'42"E	15.12'	L42	N88°04'18"E	7.03'
L15	S16°40'34"E	27.50'	L43	N69°30'04"E	23.41'
L16	S25°21'23"E	27.76'	L44	S75°39'56"E	47.52'
L17	S03°52'51"W	109.09'	L45	S68°29'29"E	18.09'
L18	N66°02'15"W	19.70'	L46	N90°00'00"E	28.67'
L19	S56°18'36"W	18.03'	L47	N16°57'30"W	36.56'
L20	S36°52'12"W	25.00'	L48	N18°32'35"E	44.30'
L21	S81°15'14"W	39.46'	L49	N86°54'35"W	59.86'
L22	S32°00'19"W	9.43'	L50	N80°17'36"W	39.54'
L23	N75°57'50"W	16.49'	L51	N21°44'14"W	19.72'
L24	S54°27'44"W	8.60'	L52	N73°02'45"W	10.73'
L25	S32°00'19"W	9.43'	L53	N52°05'40"W	14.40'
L26	S18°26'06"W	6.32'	L54	N03°48'43"W	15.91'
L27	S04°19'56"W	66.19'	L55	N14°05'39"W	58.94'
L28	S25°20'46"W	21.02'	L56	N12°41'37"W	37.05'

SEE SHEET 1 FOR
GENERAL NOTES & LEGEND

PROJECT LIMITS
SHEET 4 OF 5

JOB NO. 2019-306
DRAFTER JLS
DATE 05-16-19
SCALE 1" = 100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 5J-7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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CHECKED BY:

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

EXHIBIT 1

Page 4 of 5

MAP SHOWING

PARCEL NO. 5

PROJECT LIMITS

PROJECT NO. 2019-306

A PORTION OF LOTS 7, AND 8, AND TRACT 'A', SOUTHSIDE ESTATES UNIT NO. 25, AS RECORDED IN PLAT BOOK 24, PAGE 38; ALSO A PORTION OF LOTS 8-11, 21, AND 22, BLOCK 1, SOUTHSIDE ESTATES UNIT NO. 2, AS RECORDED IN PLAT BOOK 18, PAGES 57, AND 57A, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10668, PAGE 1795, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, LYING IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 'D', SOUTHSIDE ESTATES UNIT NO. 19, AS RECORDED IN PLAT BOOK 22, PAGES 92, AND 92A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID CORNER BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF EVE DRIVE EAST (A 60 FOOT RIGHT OF WAY), AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 212 (BEACH BOULEVARD, A 200 FOOT RIGHT OF WAY); THENCE NORTH 89°36'11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 212, (BEACH BOULEVARD), A DISTANCE OF 592.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 86.73 FEET; THENCE SOUTH 00°00'00" EAST, 16.63 FEET; THENCE SOUTH 58°24'33" EAST, 72.36 FEET; THENCE SOUTH 79°29'58" EAST, 20.54 FEET; THENCE NORTH 85°47'25" EAST, 39.00 FEET; THENCE SOUTH 83°44'20" EAST, 40.17 FEET; THENCE SOUTH 70°35'41" EAST, 26.62 FEET; THENCE SOUTH 57°41'15" EAST, 24.61 FEET; THENCE SOUTH 76°58'31" EAST, 70.02 FEET; THENCE SOUTH 06°38'06" WEST, 3.35 FEET; THENCE SOUTH 83°21'54" EAST, 36.81 FEET; THENCE SOUTH 84°25'40" EAST, 25.77 FEET; THENCE SOUTH 37°15'34" EAST, 29.91 FEET; THENCE NORTH 61°43'42" EAST, 15.12 FEET; THENCE SOUTH 16°40'34" EAST, 27.50 FEET; THENCE SOUTH 25°21'23" EAST, 27.76 FEET; THENCE SOUTH 03°52'51" WEST, 109.09 FEET; THENCE NORTH 66°02'15" WEST, 19.70 FEET; THENCE SOUTH 56°18'36" WEST, 18.03 FEET; THENCE SOUTH 36°52'12" WEST, 25.00 FEET; THENCE SOUTH 81°15'14" WEST, 39.46 FEET; THENCE SOUTH 32°00'19" WEST, 9.43 FEET; THENCE NORTH 75°57'50" WEST, 16.49 FEET; THENCE SOUTH 54°27'44" WEST, 8.60 FEET; THENCE SOUTH 32°00'19" WEST, 9.43 FEET; THENCE SOUTH 18°26'06" WEST, 6.32 FEET; THENCE SOUTH 04°19'56" WEST, 66.19 FEET; THENCE SOUTH 25°20'46" WEST, 21.02 FEET; THENCE NORTH 70°49'16" WEST, 24.35 FEET; THENCE SOUTH 08°07'48" EAST, 28.28 FEET; THENCE NORTH 82°02'01" WEST, 71.12 FEET; THENCE SOUTH 56°23'19" WEST, 28.99 FEET; THENCE SOUTH 71°57'26" WEST, 27.92 FEET; THENCE SOUTH 20°26'18" WEST, 31.53 FEET; THENCE NORTH 84°14'02" WEST, 30.43 FEET; THENCE NORTH 54°04'28" WEST, 153.93 FEET; THENCE NORTH 90°00'00" WEST, 20.90 FEET; THENCE NORTH 59°57'35" WEST, 18.97 FEET; THENCE NORTH 00°00'00" EAST, 24.62 FEET; THENCE NORTH 90°00'00" EAST, 10.03 FEET; THENCE NORTH 19°53'55" EAST, 6.15 FEET; THENCE NORTH 01°01'20" EAST, 134.47 FEET; THENCE NORTH 89°23'10" EAST, 25.00 FEET; THENCE NORTH 88°04'18" EAST, 7.03 FEET; THENCE NORTH 69°30'04" EAST, 23.41 FEET; THENCE SOUTH 75°39'56" EAST, 47.52 FEET; THENCE SOUTH 68°29'29" EAST, 18.09 FEET; THENCE NORTH 90°00'00" EAST, 28.67 FEET; THENCE NORTH 16°57'30" WEST, 36.56 FEET; THENCE NORTH 18°32'35" EAST, 44.30 FEET; THENCE NORTH 86°54'35" WEST, 59.86 FEET; THENCE NORTH 80°17'36" WEST, 39.54 FEET; THENCE NORTH 21°44'14" WEST, 19.72 FEET; THENCE NORTH 73°02'45" WEST, 10.73 FEET; THENCE NORTH 52°05'40" WEST, 14.40 FEET; THENCE NORTH 03°48'43" WEST, 15.91 FEET; THENCE NORTH 14°05'39" WEST, 58.94 FEET; THENCE NORTH 12°41'37" WEST, 37.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.348 ACRES, MORE OR LESS.

SEE SHEET 1 FOR
GENERAL NOTES AND LEGEND

PROJECT LIMITS
SHEET 5 OF 5

JOB NO. 2019-306

DRAFTER JLS

DATE 05-16-19

SCALE N/A

CHECKED BY:

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EXHIBIT 1

Page 5 of 5