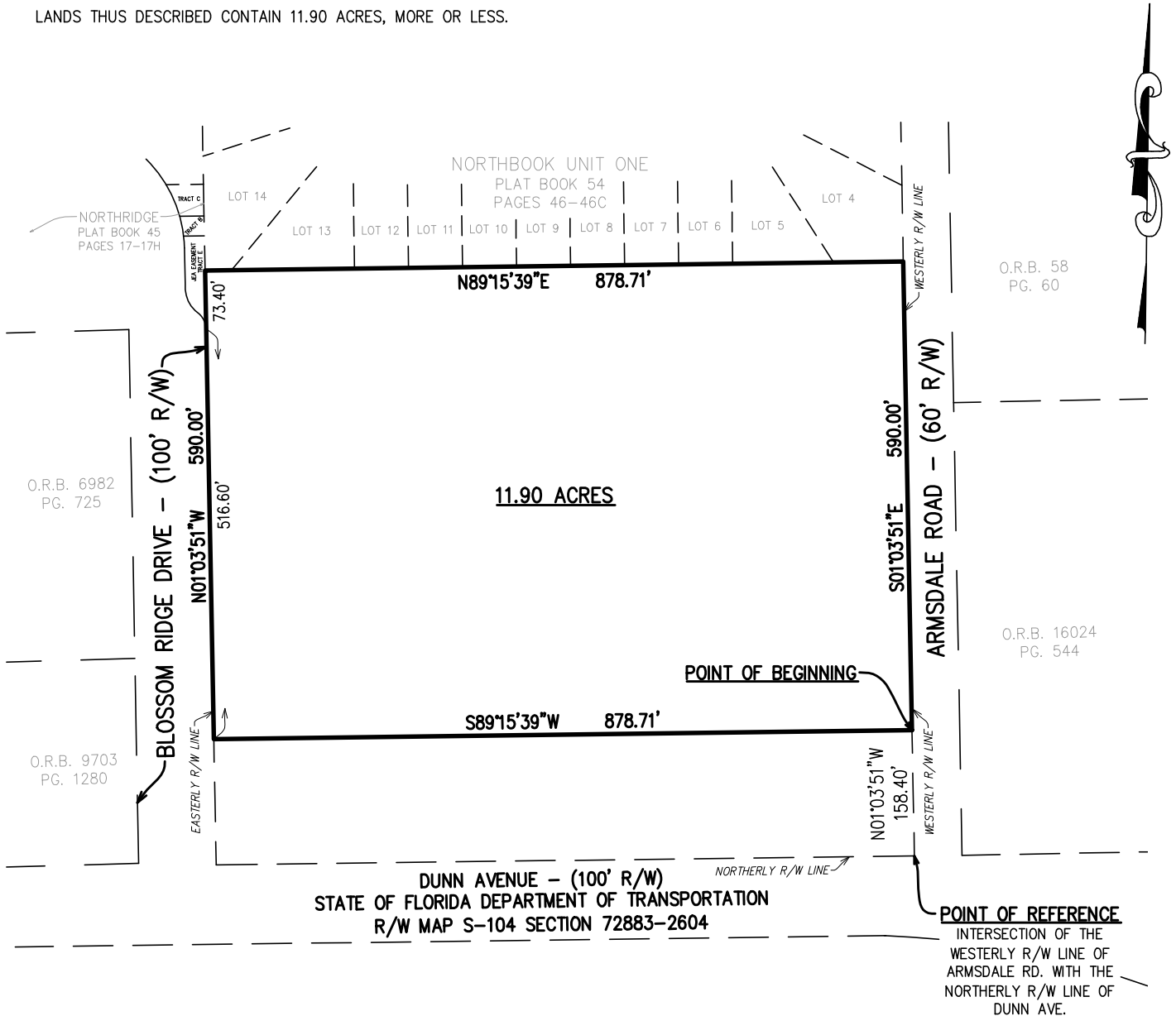


MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PART OF LOT 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DUNN AVENUE, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARMSDALE ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED NORTH 01° 03' 51" WEST, A DISTANCE OF 158.40 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE SOUTH 89° 15' 39" WEST, A DISTANCE OF 878.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BLOSSOM RIDGE DRIVE, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BLOSSOM RIDGE DRIVE NORTH 01° 03' 51" WEST, A DISTANCE OF 516.60 FEET TO A POINT ON AN EAST LINE OF THE PLAT OF NORTHBRIDGE, AS RECORDED IN PLAT BOOK 45, PAGES 17 THROUGH 17H OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE NORTH 01° 03' 51" WEST ALONG SAID EAST LINE, A DISTANCE OF 73.40 FEET TO THE SOUTHWEST CORNER OF LOT 14 AS SHOWN ON THE PLAT OF NORTHBROOK UNIT ONE, AS RECORDED IN PLAT BOOK 54, PAGES 46 THROUGH 46C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 15' 39" EAST ALONG THE SOUTH LINE OF SAID NORTHBROOK UNIT ONE, A DISTANCE OF 878.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARMSDALE ROAD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARMSDALE ROAD SOUTH 01° 03' 51" EAST, A DISTANCE OF 590.00 FEET TO THE POINT OF BEGINNING.

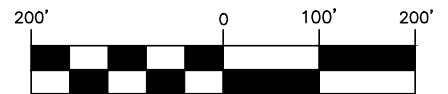
LANDS THUS DESCRIBED CONTAIN 11.90 ACRES, MORE OR LESS.



NOTES:

- NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
- BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
- UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
- THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
- THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=200'

LEGEND

R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
CONC.	CONCRETE



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
 1643 Naldo Avenue, Jacksonville, FL 32207
 Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: APRIL 30, 2019 Drafted By: DNS
 Survey Scale: 1"=200' Reviewed By: WDP
 Field Bk/Pg: N/A Project No. 19-031
 Crew Chief: N/A

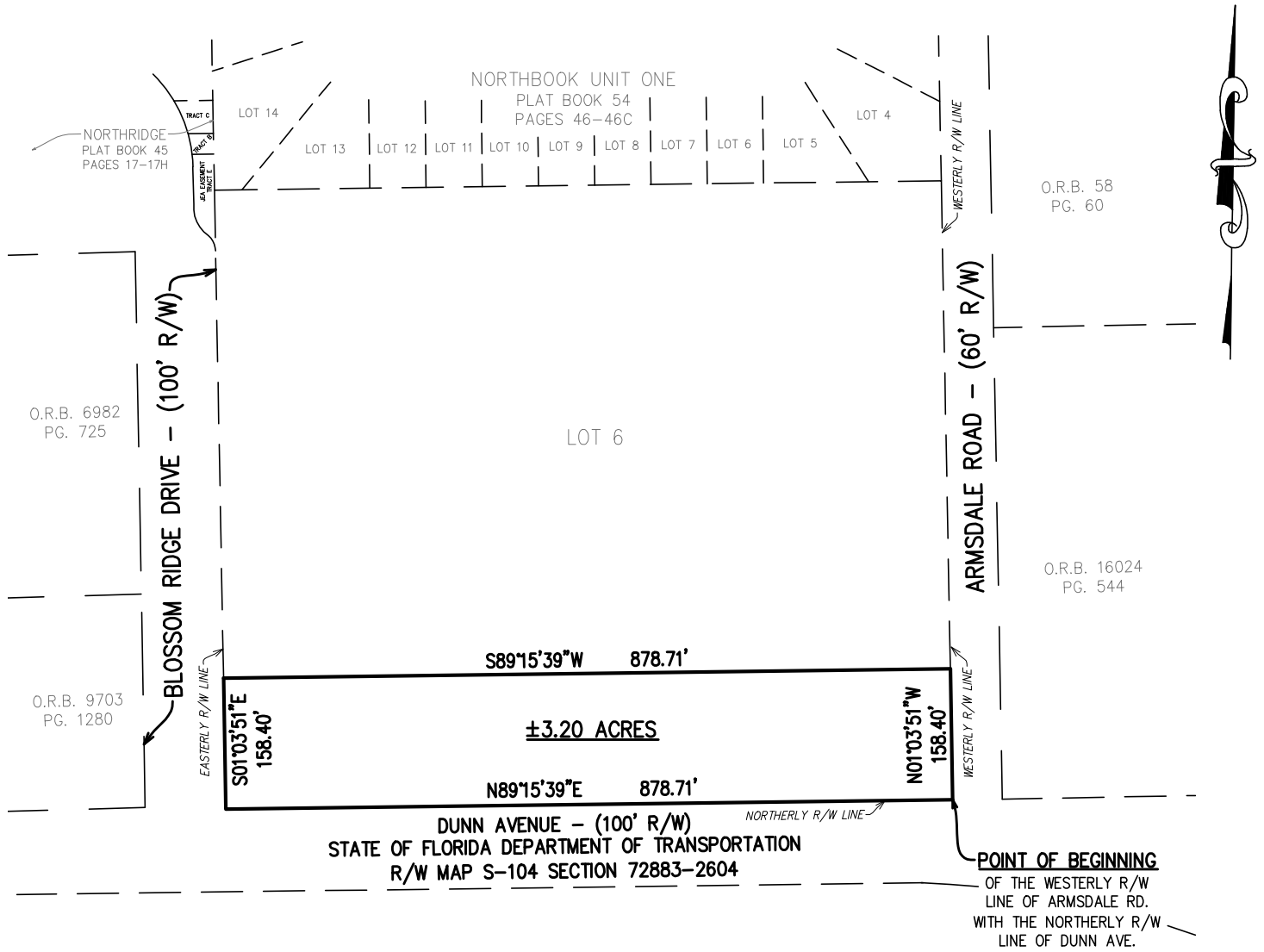
Professional Surveyor and Mapper No. 6793, State of Florida
WILLIAM D. PINKSTON
 SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PART OF LOT 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DUNN AVENUE, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 01° 03' 51" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 158.40 FEET; THENCE SOUTH 89° 15' 39" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 878.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BLOSSOM RIDGE DRIVE, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 01° 03' 51" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BLOSSOM RIDGE DRIVE, A DISTANCE OF 158.40 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DUNN AVENUE; THENCE NORTH 89° 15' 39" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 878.71 FEET TO THE POINT OF BEGINNING.

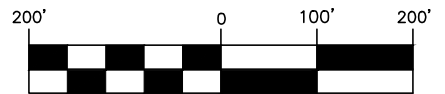
LANDS THUS DESCRIBED CONTAIN 3.20 ACRES, MORE OR LESS.



NOTES:

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
6. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

GRAPHIC SCALE



(IN FEET)
SCALE: 1"=200'

LEGEND

R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
CONC.	CONCRETE



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I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: SEPTEMBER 25, 2019 Drafted By: DNS, LZM
 Survey Scale: 1"=200' Reviewed By: WDP
 Field Bk/Pg: N/A Project No. 19-031
 Crew Chief: N/A

Professional Surveyor and Mapper No. 6793, State of Florida
WILLIAM D. PINKSTON
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL