MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF TRACTS H AND I, AS SHOWN ON THE PLAT OF STEPHEN KINGSLEY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF THE J. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST; THENCE SOUTH 89°46'58" WEST, ALONG THE NORTHERLY LINE OF SAID STEPHEN KINGSLEY SUBDIVISION, 270.66 FEET TO THE FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13; THENCE SOUTH 00°42'53" EAST, ALONG SAID FORMER EASTERLY RIGHT-OF-WAY LINE, 380.70 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 11,509.16 FEET, AN ARC LENGTH OF 85.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°30'05" EAST, 85.73 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED AS PART FOUR, IN OFFICIAL RECORDS VOLUME 3790, PAGE 549, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°45'14" EAST, ALONG SAID NORTHERLY LINE AND DEPARTING SAID FORMER EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT IN THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD NO. 13); THENCE CONTINUE NORTH 89°45'14" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 89°45'14" EAST, A DISTANCE OF 246.36 FEET TO A POINT IN THE WESTERLY LINE OF SAID SECTION 40; THENCE SOUTH 24°24'32" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 162.73 FEET; THENCE SOUTH 89°45'04" WEST, A DISTANCE OF 275.58 FEET; THENCE NORTH 00°14'56" WEST, A DISTANCE OF 82.19 FEET; THENCE NORTH 66°33'43" WEST, A DISTANCE OF 40.82 FEET; THENCE NORTH 00°14'56" WEST, A DISTANCE OF 49.90 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 0.88 ACRES±.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHTS, FOR THE BENEFIT OF THE ABOVE DESCRIBED LANDS, AS SET OUT IN THAT CERTAIN EASEMENT AGREEMENT FOR UTILITY LINES, RECORDED IN OFFICIAL RECORDS BOOK 9552, PAGE 81, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THE LEGAL DESCRIPTION OF THE EASEMENT AREA FOR UTILITY LINES IS SHOWN IN EXHIBIT C, OF SAID RECORDED EASEMENT AGREEMENT FOR UTILITY LINES.

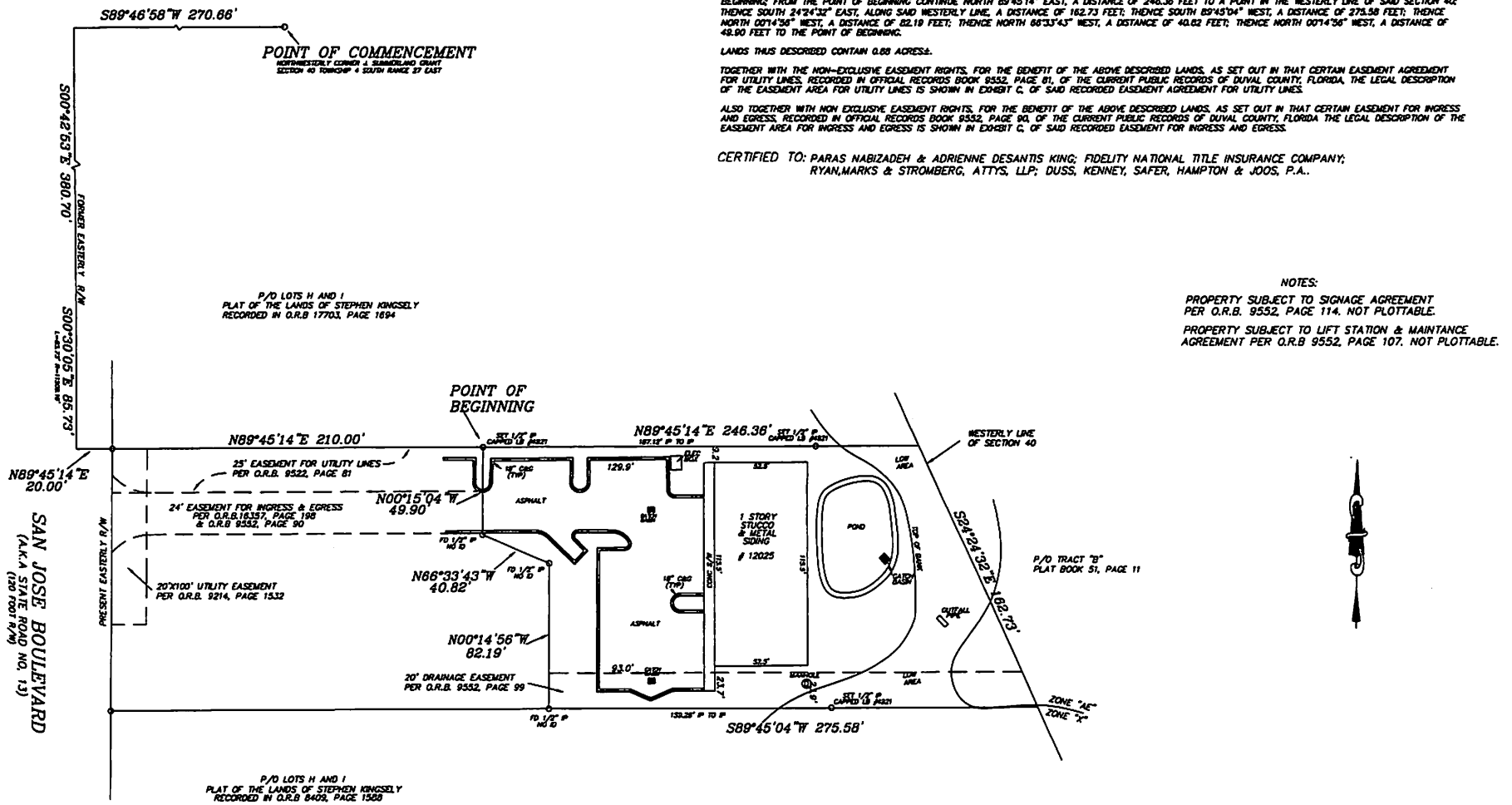
ALSO TOGETHER WITH NON EXCLUSIVE EASEMENT RIGHTS, FOR THE BENEFIT OF THE ABOVE DESCRIBED LANDS, AS SET OUT IN THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS, RECORDED IN OFFICIAL RECORDS BOOK 9552, PAGE 90, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THE LEGAL DESCRIPTION OF THE EASEMENT AREA FOR INGRESS AND EGRESS IS SHOWN IN EXHIBIT C, OF SAID RECORDED EASEMENT FOR INGRESS AND EGRESS.

CERTIFIED TO: PARAS NABIZADEH & ADRIENNE DESANTIS KING; FIDELITY NATIONAL TITLE INSURANCE COMPANY; RYAN,MARKS & STROMBERG, ATTYS, LLP; DUSS, KENNEY, SAFER, HAMPTON & JOOS, P.A..

NOTES:

PROPERTY SUBJECT TO SIGNAGE AGREEMENT PER O.R.B. 9552, PAGE 114. NOT PLOTTABLE.

PROPERTY SUBJECT TO LIFT STATION & MAINTANCE AGREEMENT PER O.R.B 9552, PAGE 107. NOT PLOTTABLE.



SURVEYORS NOTES:

THE LEGAL DESCRIPTIONS CONTAINED IN INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 8409, PAGE 1588, AND OFFICIAL RECORDS BOOK 17703, PAGE 1694, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DO NOT ENCROACH OR OVERLAP THE LEGAL DESCRIPTION AS SET FORTH HEREIN.

REVISED FOR COMMENTS 7-31-2018.
REVISED FOR COMMENTS 7-30-2018.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X-AE AS SCALED FROM FLOOD INSURANCE RATE MAP 544 FOR DUVAL COUNTY, FLORIDA, DATED 6-03-2018, 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

LEGEND
CM CONC. MON
IP IRON PIPE
RB REBAR
R/W RIGHT-OF-WAY
S/W SIDEWALK
D/W DRIVEWAY
CON. CONCRETE AREA
℄ CENTERLINE
A/C AIR CONDITIONING PAD
(R) RADIAL DISTANCE
CONC. CONCRETE
ESMT EASEMENT
B.R.L. BUILDING RESTRICTION LINE
PC POINT OF CURVE
PT POINT OF TANGENCY

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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"=40'

FIELD WORK DATE: 7-23-2018.

SIGNATURE DATE: 7-25-2018.

GLENN M. BROADSTREET, P.S.M. NO. 5614
REGISTERED SURVEYOR AND MAPPER, STATE OF FLORIDA (LB #4921)

F.B. 1208 PG. 44-46

CPF: 2018-441

ORDER NO. 2018-441

July 31, 2018

Exhibit 4
Page 1 of 1