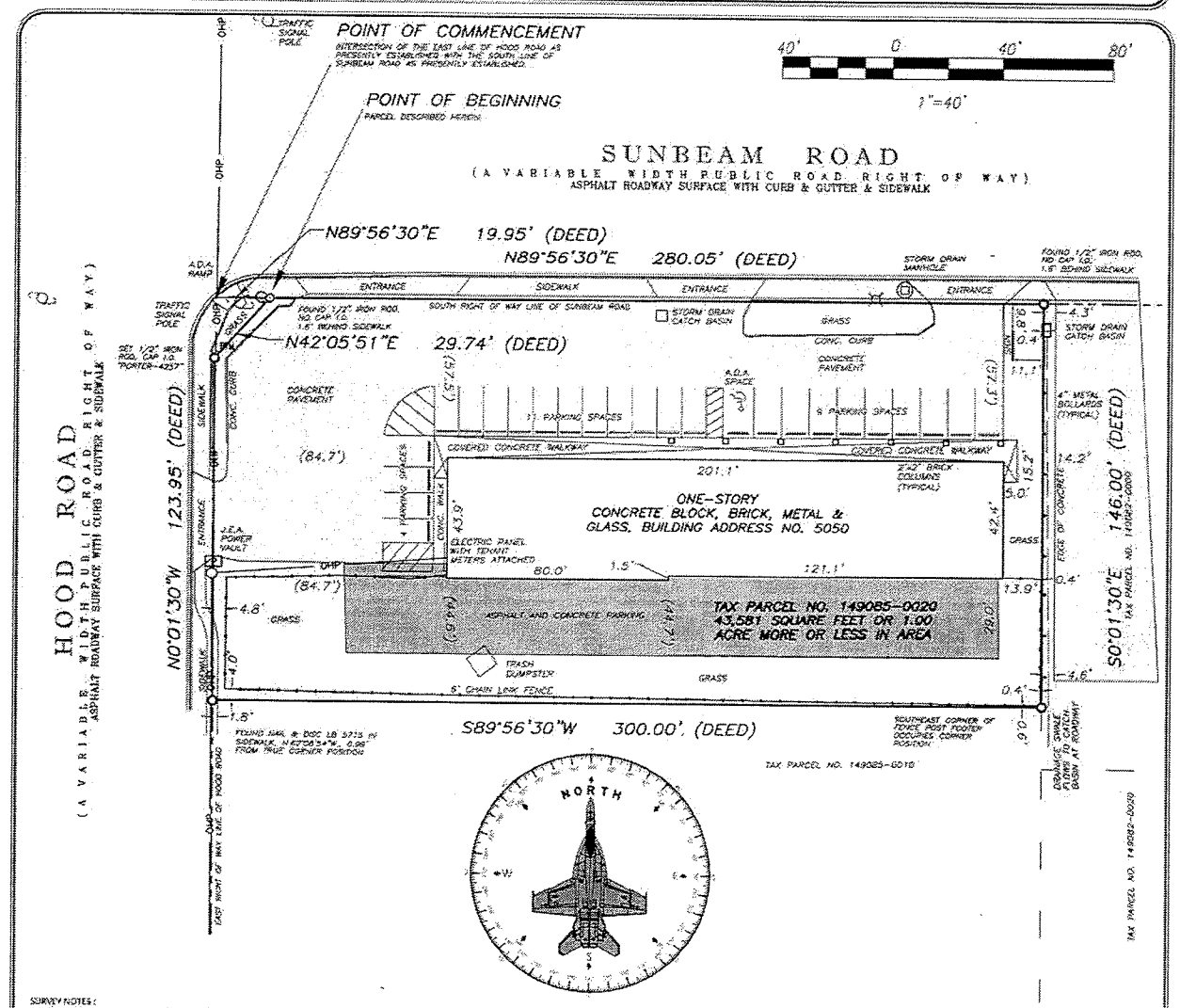
MAP SHOWING BOUNDARY SURVEY OF :

A PARCEL OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF HOOD ROAD AS PRESENTLY ESTABLISHED, WITH THE SOUTH LINE OF SUNBEAM ROAD AS PRESENTLY ESTABLISHED;
THENCE OR SAID SOUTH LINE OF NORTH 89 DEGREES 56' 30" EAST, 19.95 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ON SAID SOUTH LINE NORTH 89 DEGREES 56' 30" EAST, 280.05 FEET;
THENCE SOUTH 00 DEGREES 01' 30" EAST 146.00 FEET,
THENCE SOUTH 89 DEGREES 56' 30" WEST 300.00 FEET TO SAID EAST LINE OF HOOD ROAD;
THENCE ON SAID EAST LINE NORTH 00 DEGREES 01' 30" WEST, 123.95 FEET;
THENCE NORTH 42 DEGREES 05' 51" EAST, 29.74 FEET TO THE POINT OF BEGINNING.



SURVEY NOTES:
1. **BASIS OF BEARINGS BETWEEN MONUMENTS FOUND AND SHOWN MARKING THE SOUTH RIGHT OF WAY LINE OF SUNBEAM ROAD.**
2. UNDERGROUND UTILITIES OR FOUNDATIONS, OR PLUMBLESS OF PARTY WALLS SERVING THIS OR ADJACENT PROPERTIES HAVE NOT BEEN LOCATED, SHOWN, OR DETERMINED.
3. THERE MAY BE ESMT'S & CONDITIONS OF RECORD & NOT PART OF THIS RECORDED PLAT THAT HAVE NOT BEEN LOCATED OR SHOWN, WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.
4. THIS SURVEY IS TO BE CONSIDERED INVALID IF MAP DOES NOT HAVE SURVEYORS ORIGINAL SIGNATURE AND AN EMBOSSED RAISED SURVEYORS SEAL.
5. **LAST DATE OF FIELD SURVEY IS JULY 31, 2016,** LEGAL DESCRIPTION FURNISHED BY CLIENT AND NO ATTEMPT HAS BEEN MADE TO RESEARCH THE PUBLIC RECORDS FOR OTHER MATTERS OF TITLE
6. **THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS DEPICTED ON FEMA FLOOD INSURANCE MAP FOR COMMUNITY PANEL NO. 120077-0554-H, DATED JUNE 3, 2013.**

CERTIFICATION:
I HEREBY CERTIFY TO **FIDELITY NATIONAL TITLE INSURANCE COMPANY, AMERIS BANK, RIMOUN N. SAFAR, ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.** THAT THE LANDS HEREIN WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN , AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 5J-17 FLORIDA, STATUTES.

SURVEYED BY: CP F.N. NO. 216338 PG'S 1-2 DRAWN BY: CEP CHECKED BY: CEP MAPPING DATE: 08/01/16

ABBREVIATION & SYMBOL LEGEND

A/C = AIR CONDITIONER ON PAD
BAL. = BALCONY
B.S.L. = BUILDING SETBACK LINE
FND. = FOUND
S.R.N.F. = SEARALED NON NOTHING FOUND
ESMT. = EASEMENT
CONC. = CONCRETE
CONV. = CONVERTED
CO. = COUNTY
D.W. = DRIVEWAY
S/W. = SIDEWALK
TR. = TRAIL
ST. = STAIL
C.M. = CONCRETE MONUMENT
C = CENTER LINE
B = BOUNDARY LINE
P = PROPERTY LINE
F = FLOW LINE
* = BEGINS OF ARC
Δ = ANGLE
± = MORE OR LESS

DED = DEED
PLAT = PLAT
MON. = MONUMENT
I.P. = IRON PIPE
I.R. = IRON ROD
Δ = DELTA ANGLE
CHORD = CHORD
C.B. = CHORD BEARING
A = ARC LENGTH
R = RADIUS
(R) = RADIAL
(N.R.) = NON RADIAL
R/W = RIGHT OF WAY MARGIN
WIT = WITNESS
F.E.N. = FINISH FLOOR ELEVATION
F.P.L.C. = FLORIDA POWER AND LIGHT
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY
J.E.A.E. = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
J.E.A.E.E. = JACKSONVILLE ELECTRIC AUTHORITY COMPONENT EASEMENT

C.E.C. = CLAY ELECTRIC COOPERATIVE
C.C.U.A. = CLAY COUNTY UTILITY AUTHORITY
B.M. = BENCH MARK
B.R.L. BUILDING RESTRICTION LINE
U.W.L. = NEIGHBORHOOD WETLANDS LINE
T.B.M. = TEMPORARY BENCH MARK
U.G. = UNDERGROUND
U.G.E. = UNDERGROUND ELECTRIC
P.P. = POWER POLE
F.B. = FLAT BOOK
P.G. = PAGE
U.P. = UTILITY POLE
G.P.S. = GLOBAL POSITIONING SURVEY
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM
LAT. = LATITUDE NORTH
LONG. = LONGITUDE WEST
P.C.C. = POINT OF COMPOUND CURVE
P.R.C. = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT
P.I. = POINT OF INTERSECTION
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
P.K.N. = PARKER KALON NAIL
P.S.M. = PROFESSIONAL LAND SURVEYOR
T.O.B. = TOP OF BANK
B.O.B. = BOTTOM OF BANK
E.O.W. = EDGE OF WATER
M.N. = MAGNETIC NAIL
M.T.S. = MINIMUM TECHNICAL STANDARDS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
X = X CUT IN CONCRETE
R/W = RAIL SPIKE
H = HORIZONTAL
V = VERTICAL
F.B. = FIELD BOOK
F.N. = FIELD NOTES

CHARLES E. PORTER
A ASSOCIATED INC
PROFESSIONAL SURVEYORS AND MAPPERS
2465 STOCKTON DRIVE, FLEMING ISLAND, FL 32003
OFFICE: 904-234-5574 / cporter@porterlss.com

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Exhibit 4
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