

MAP SHOWING SKETCH & DESCRIPTION OF

A PORTION OF THE WEST HALF OF TRACT 13, BLOCK 3, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, AS SHOWN ON THE PLAT OF AMELIA KOHN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 92 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°11'40" EAST, ALONG THE NORTH LINE OF SAID TRACT 13, A DISTANCE OF 168.10 FEET TO THE EAST LINE OF THE WEST HALF OF SAID TRACT 13; THENCE SOUTH 00°11'00" EAST, DEPARTING SAID NORTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 747.67 FEET; THENCE SOUTH 89°11'40" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 169.31 FEET TO THE EAST LINE OF AFORESAID AMELIA KOHN'S SUBDIVISION; THENCE NORTH 00°05'28" WEST, ALONG LAST SAID LINE, A DISTANCE OF 747.70 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.90± ACRES, MORE OR LESS.

OFFICIAL RECORDS BOOK
14206, PAGE 583

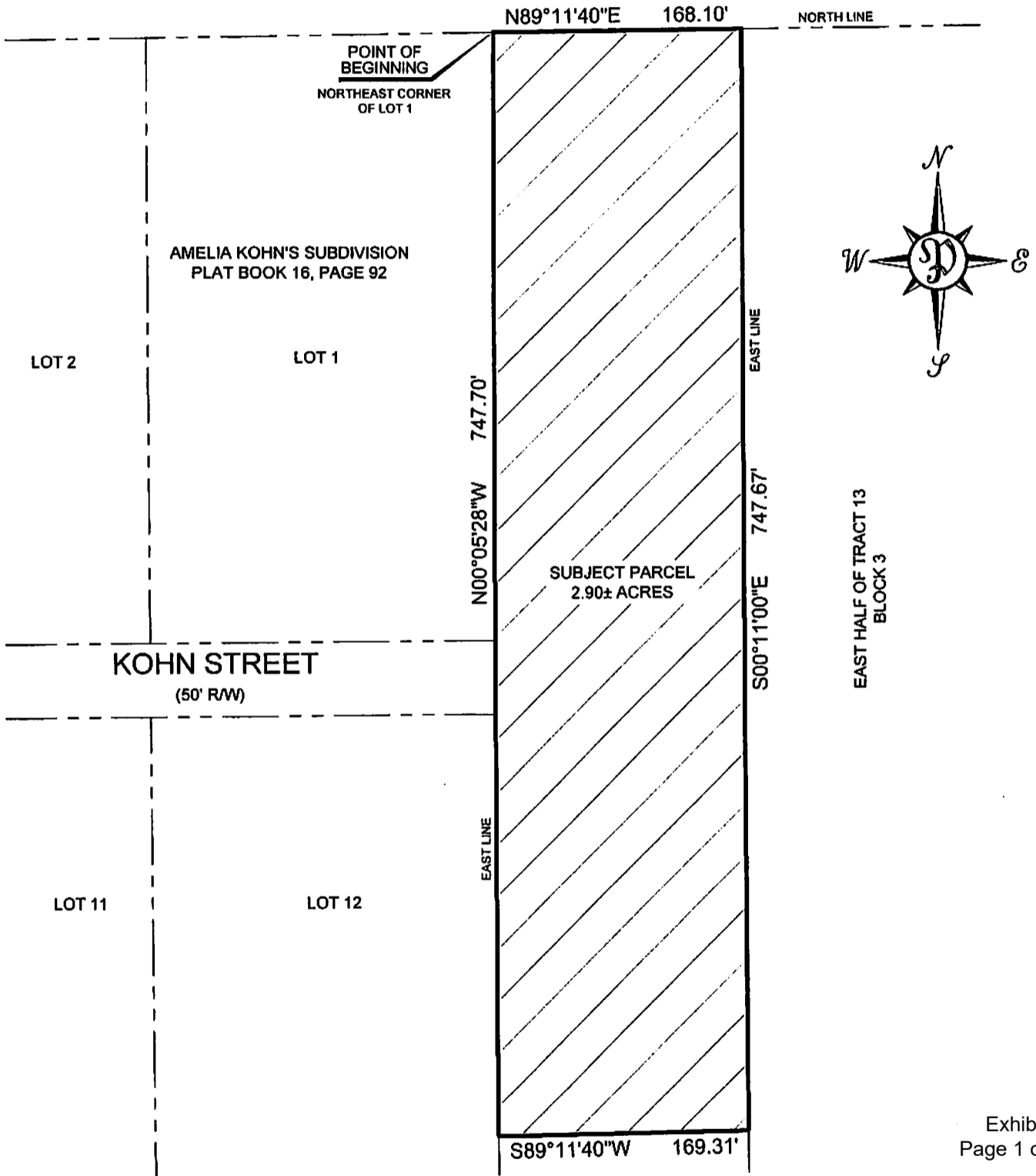


Exhibit 1
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PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT 15 AS N89°11'40"E, PER DEED.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

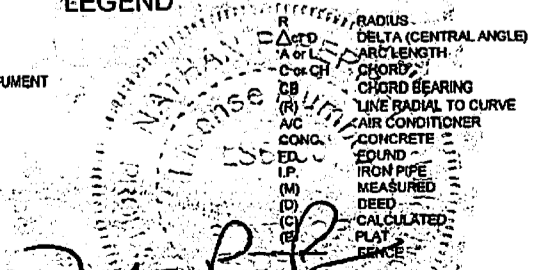
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
OL	ON LINE
— —	BREAK LINE
F.F.E.	FINISHED FLOOR ELEVATION

SCALE 1"=100'

06-15-2021

DATE OF SKETCH

LEGEND



NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715