



NEXT LEVEL SURVEYING
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 PROFESSIONAL SURVEYORS AND MAPPERS
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ABBREVIATIONS AND LEGEND:

- sq.ft. = DENOTES SQUARE FEET
- B.B. = DENOTES BASIS OF BEARINGS
- C = DENOTES CHORD
- CB = DENOTES CHORD BEARING
- R = DENOTES RADIUS
- D = DENOTES DEED
- CONC. = DENOTES CONCRETE
- L.P. = DENOTES LIGHT POLE
- CB = DENOTES CATCH BASIN
- R/W = DENOTES RIGHT OF WAY
- P = DENOTES PLAT
- N.A.V.D. = DENOTES NORTH AMERICAN VERTICAL DATUM 1988
- D.E. = DENOTES DRAINAGE EASEMENT
- O.R.B. = DENOTES OFFICIAL RECORDS BOOK
- W = DENOTES MEASURED
- (R) = DENOTES RECORD
- P.O.C. = DENOTES POINT OF COMMENCEMENT
- U.E. = DENOTES UTILITY EASEMENT
- P.B. = DENOTES PLAT BOOK
- PG. = DENOTES PAGE
- P.C. = DENOTES POINT OF CURVATURE
- P.O.B. = DENOTES POINT OF BEGINNING
- P.R.C. = DENOTES POINT OF REVERSE CURVE
- P.C.C. = DENOTES POINT OF COMPOUND CURVE
- B.R.L. = DENOTES BUILDING RESTRICTION LINE
- E.O.R. = DENOTES EDGE OF ROAD
- N.A.V.D. = DENOTES NORTH AMERICAN VERTICAL DATUM 1988
- = DENOTES CHAIN LINK FENCE
- = DENOTES IRON FENCE
- = DENOTES FOUND IRON PIPE (NO ID.)
- △ = DENOTES FOUND NAIL AND DISC
- ▭ = DENOTES ASPHALT PAVEMENT
- ▭ = DENOTES BRICK
- ▭ = DENOTES CONCRETE PAD
- X.XX = DENOTES ELEVATIONS

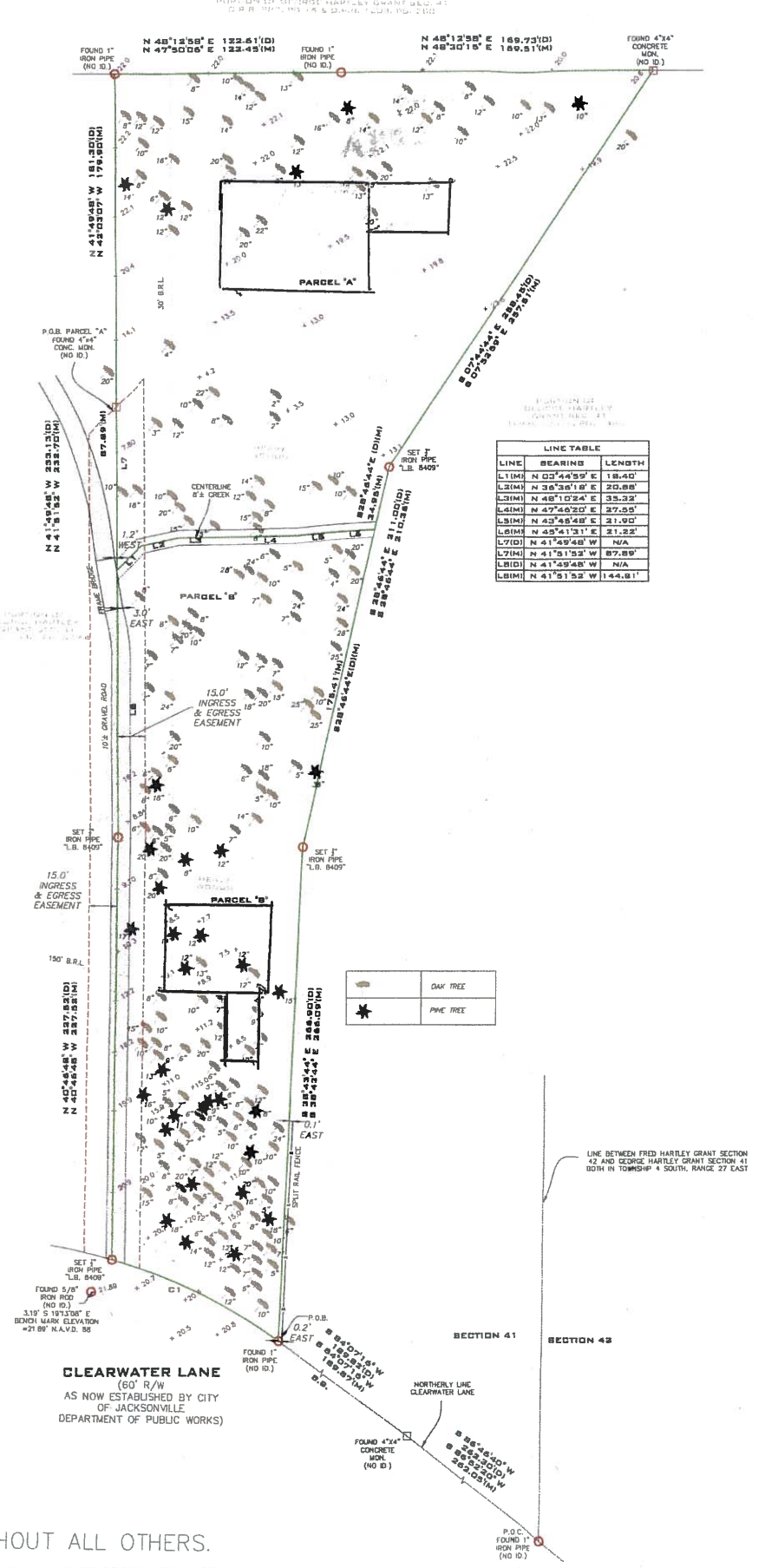
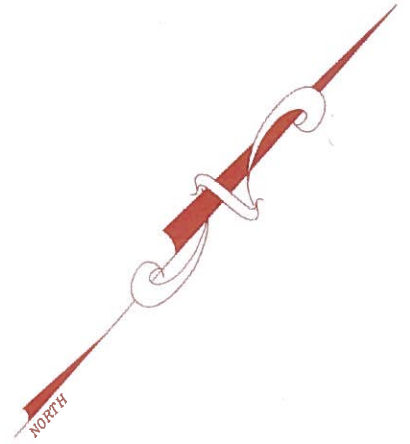
ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

PROPERTY ADDRESS:

PARCEL ID. 158913-0100 AND 0300
 0 CLEARWATER LANE,
 JAX, FLORIDA 32223
 AREA PARCEL A:
 52,464.68± SQ. FT.
 1.204± ACRES
 AREA PARCEL B:
 42,946.182± SQ. FT. NET
 0.98± ACRES
 45,809.832± SQ. FT. GROSS
 1.052± ACRES GROSS

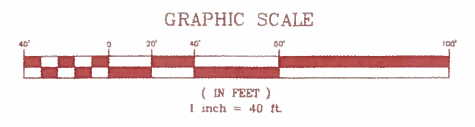
FLOOD ZONE:	AE/X
FEMA MAP	12031C0563J
MAP DATE	11/02/2018
FIELD WORK DATE	04/19/2021
SIGNATURE DATE	04/21/2021
JOB NUMBER	
21-361	

MAP OF BOUNDARY SURVEY



LOCATION MAP

SECTION 41, TOWNSHIP 4 SOUTH, RANGE 27 EAST
 LYING AND BEING IN DUVAL COUNTY FLORIDA
 (NOT TO SCALE)



LEGAL DESCRIPTION: PARCEL "A"

A PART OF THE GEORGE HARTLEY GRANT, SECTION 41, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT A 1 INCH IRON PIPE AT THE INTERSECTION OF THE LINE BETWEEN THE FRED HARTLEY GRANT, SECTION 42 AND THE GEORGE HARTLEY GRANT, SECTION 41 BOTH IN TOWNSHIP 4 SOUTH, RANGE 27 EAST AND THE NORTHERLY LINE OF CLEARWATER LANE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED BY THE CITY OF JACKSONVILLE DEPARTMENT OF PUBLIC WORKS);
 THENCE SOUTH 85°46'40" WEST, 262.3 FEET (SOUTH 85°52'20" WEST, 262.05 FEET AS FIELD MEASURED) TO A 4"x4" CONCRETE MONUMENT, THE FOLLOWING LINE TO BE THE BASIS OF BEARING FOR THIS DESCRIPTION, WITH A VALUE OF SOUTH 84°07'16" WEST, THENCE FOLLOW SAID BEARING ALONG THE NORTHERLY LINE OF CLEARWATER LANE FOR A DISTANCE OF 189.82 FEET (189.87 FEET AS FIELD MEASURED) TO A 1 INCH IRON PIPE IN THE NORTHERLY LINE OF CLEARWATER LANE, BEING IN A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 300.81 FEET; THENCE ALONG SAID CURVE AND THE NORTHERLY LINE OF SAID CLEARWATER LANE A CHORD BEARING AND DISTANCE OF SOUTH 74°33'11" WEST, 100.00 FEET TO A SET 1/2" IRON PIPE AND CAP #L.B. 8409; THENCE NORTH 40°49'48" WEST, 227.52 FEET TO A SET 1/2" IRON PIPE AND CAP #L.B. 8409; THENCE NORTH 41°49'48" WEST, 233.13 FEET (NORTH 41°51'52" WEST, 232.70 FEET AS FIELD MEASURE) TO A 4"x4" CONCRETE MONUMENT AND POINT OF BEGINNING; THENCE NORTH 41°49'48" WEST, 181.30 FEET (NORTH 42°03'07", 179.90 FEET AS FIELD MEASURED) TO A 1 INCH IRON PIPE; THENCE NORTH 48°12'58" EAST, 122.61 FEET (NORTH 47°50'06" EAST, 122.45 FEET AS FIELD MEASURED) TO A 1 INCH IRON PIPE; THENCE NORTH 48°12'48" EAST, 169.73 FEET (NORTH 48°30'15" EAST, 169.51 FEET AS FIELD MEASURED) TO A 4"x4" CONCRETE MONUMENT; THENCE SOUTH 07°44'44" EAST, 258.45 FEET (SOUTH 07°52'59" EAST, 257.51 FEET AS FIELD MEASURED) TO A SET 1/2" IRON PIPE AND CAP #L.B. 8409; THENCE SOUTH 28°46'44" EAST, 34.95 FEET TO THE CENTER LINE OF A 8 FOOT MORE OR LESS WIDE CREEK; THENCE FOLLOW THE FOLLOWING 6 COURSES AND DISTANCES ALONG THE CENTER LINE OF SAID CREEK: SOUTH 45°41'31" WEST, 21.22 FEET; SOUTH 43°45'48" WEST, 21.90 FEET; SOUTH 47°46'20" WEST, 27.55 FEET; SOUTH 48°10'24" WEST, 35.32 FEET; SOUTH 36°36'18" WEST, 20.88 FEET; SOUTH 03°44'59" WEST, 18.40 FEET TO A POINT, SAID POINT BEARS SOUTH 41°49'48" EAST, (SOUTH 41°51'52" EAST AS FIELD MEASURED), 87.89 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 41°49'48" WEST (NORTH 41°51'52" WEST AS FIELD MEASURED), 87.89 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL "B"

A PART OF THE GEORGE HARTLEY GRANT, SECTION 41, TOWNSHIP 4, SOUTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE LINE BETWEEN THE FRED HARTLEY GRANT, SECTION 42 AND THE GEORGE HARTLEY GRANT SECTION 41 BOTH IN TOWNSHIP 4 SOUTH RANGE 27 EAST AND THE NORTHERLY LINE OF CLEARWATER LANE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED BY THE CITY OF JACKSONVILLE DEPARTMENT OF PUBLIC WORKS); THENCE SOUTH 85°46'40" WEST 262.3 FEET (SOUTH 85°52'20" WEST, 262.05 FEET AS FIELD MEASURED) TO 4"x4" CONCRETE MONUMENT, THE FOLLOWING LINE TO BE THE BASIS OF BEARING FOR THIS DESCRIPTION, WITH A VALUE OF SOUTH 84°07'16" WEST, THENCE FOLLOW SAID BEARING ALONG THE NORTHERLY LINE OF CLEARWATER LANE FOR A DISTANCE OF 189.82 FEET (189.87 FEET AS FIELD MEASURED) TO A 1 INCH IRON PIPE AND A POINT OF BEGINNING IN THE NORTHERLY LINE OF CLEARWATER LANE BEING IN A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 300.81 FEET; THENCE ALONG SAID CURVE AND THE NORTHERLY LINE OF SAID CLEARWATER LANE A CHORD BEARING AND DISTANCE OF SOUTH 74°33'11" WEST 100.00 FEET TO A SET 1/2" IRON PIPE AND CAP # L.B. 8409, THENCE NORTH 40°49'48" WEST, 227.52 FEET TO A SET 1/2" IRON PIPE AND CAP # L.B.8409, THENCE NORTH 41°49'48" WEST (NORTH 41°51'52" WEST AS FIELD MEASURED) 144.81, FEET TO THE CENTERLINE OF A 8 FOOT MORE OR LESS WIDE CREEK;
 THENCE FOLLOW
 THE FOLLOWING 6 COURSES AND DISTANCES ALONG THE CENTERLINE OF SAID CREEK : NORTH 03°44'59" EAST 18.40 FEET; NORTH 36°36'18" EAST 20.88 FEET; NORTH 48°10'24" EAST 35.32 FEET; NORTH 47°46'20" EAST 27.55 FEET; NORTH 43°45'48" EAST 21.90 FEET; NORTH 45°41'31" EAST 21.22 FEET; TO A POINT; THENCE SOUTH 28°46'44" EAST 175.41; FEET TO A SET 1/2" IRON PIPE AND CAP #8409; THENCE SOUTH 38°43'44" EAST, 266.9 FEET; (266.09 FEET AS FIELD MEASURED) TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SECTION 5J-17.051 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
 SIGNED K.F. Kuhn FOR THE FIRM
 KARL F. KUHN, P.S.M. P.S.M. No. 5953-STATE OF FLORIDA NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.