

N. 0013'25" W ((R) O.R.B. 526, PAGE 166)

OFFICIAL RECORDS BOOK 204, PAGE 86

OFFICIAL RECORDS BOOK 526, PAGE 166

PARCEL B

S 892105" W 330 ((R) O.R.B. 526, PAGE 166.)
S 892105" W 330 ((R) O.R.B. 526, PAGE 166, EXCEPTION)
S 892105" W 330 ((R) O.R.B. 204, PAGE 86)

N 00°13'27" W
N 00°13'25" W

S 0013.25' E 798.32' ((R) O.R.B. 526, PAGE 166 EXCPTION)
S 0013.25' E 798.32' ((R) O.R.B. 204, PAGE 86)
444.75' (M)
444.75' (R)

POINT OF COMMENCEMENT
EXCEPTION O.R.B. 526, PAGE 166
SOUTHEAST CORNER SECTION 10-
AND O.R.B. 204, PAGE 86

POINT OF BEGINNING
EXCEPTION O.R.B. 526, PAGE 166
AND O.R.B. 204, PAGE 86

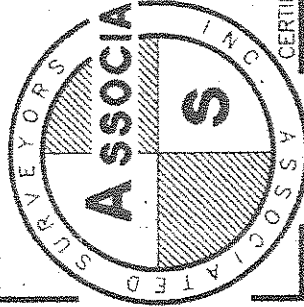
N 89°07'35" E 500.64' ((R) O.R.B. 204, PAGE 87)

T AVENUE
R/W 206.32' (R)
206.32' (M)
206.32' (N)
93' L=205.68' (N)
28' ((R) O.R.B. 204, PAGE 87)

THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 206.68 FEET, ALONG A CHORD BEARING AND DISTANCE OF N.15°02'59"W., 206.32 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED BY OFFICIAL RECORDS BOOK 204, PAGE 87; THENCE S.89°09'20"W., 447.81 FEET TO THE POINT OF BEGINNING, CONTAINING 6.85 ACRES MORE OR LESS.

CERTIFIED TO:

KEVIN S. BALSAN, DONNA BALSAN,
STEWART TITLE OF JACKSONVILLE, INC.,
WELLS FARGO BANK, N.A.
AND CRABTREE & FALLAR, P.A.



ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS
3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

BY: *Raymond J. Schaeffer*
CHARLES B. HATCHER, FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING, FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFFER, FLORIDA CERTIFICATE NO. 6132

JOB NO. 19013, 42802 DATE 09-16-2004
SCALE: 1" = 60' DRAFTER *J.A.S.*

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTES:

- BEARINGS ARE BASED ON 4191 SHOWN HEREON LES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 110 DATED 11-04-1992
- THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
- JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
- THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC. THERE COULD BE OTHER MATTERS OF RECORD THAT AFFECT THIS PARCEL.
- UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

LEGEND/ABBREVIATIONS

- SET IRON PIPE OR REBAR
- "ASSOC. SURVEY" OR L.B. 5488
- FOUND IRON PIN OR PIPE (IP)
- ✖ FOUND CONCRETE MONUMENT (C.M.)
- X = CROSS CUT OR DRILL HOLE
- (R) = RECORD (M) = MEASURED
- R = RADIUS L = ARC LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- O.R.V. = OFFICIAL RECORD VOLUME
- P.R.M. = PERMANENT REFERENCE MONUMENT
- B.R.L. = BUILDING RESTRICTION LINE
- E.T. = ELECTRIC TRANSFORMER & PAD
- J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY C & R = COVENANTS & RESTRICT
- P.C. = POINT OF CURVE COVD = COVERED
- P.T. = POINT OF TANGENCY E.B. = ELECTRIC BOX
- P.R.C. = POINT OF REVERSE CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- (C) = COMPUTED DATA R/W = RIGHT OF CONC. = CONCRETE E.T. = BUILDING A/C = AIR CONDITIONER (E.T.) = EAVE
- W.M. = WATER METER
- P.E.Q. = POOL EQUIPMENT
- O.U.- = OVER HEAD UTILITIES CH = CHAIN
- X-X = CHAIN LINK FENCE BTN. = B.F.
- W-W = WIRE FENCE -D- = D-WOOD

MAP SHOWING BOUNDARY SURVEY OF

PARCEL A:
A PARCEL OF LAND SITUATED IN A PART OF GOVERNMENT LOT 16, SECTION 10, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 526, PAGE 166 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE NORTH LINE THEREOF, NORTH 89 DEGREES 07 MINUTES 35 SECONDS EAST, 330.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE ON THE EAST LINE THEREOF, SOUTH 00 DEGREES 13 MINUTES 25 SECONDS EAST, 660.00 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 35 SECONDS WEST, 330.00 FEET TO THE WEST LINE OF SAID LANDS; THENCE ON SAID WEST LINE, NORTH 00 DEGREES 13 MINUTES 25 SECONDS WEST, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES, MORE OR LESS, IN AREA.

PARCEL B:
A PORTION OF GOVERNMENT LOT 16, SECTION 10 AND GOVERNMENT LOT 12, SECTION 11, ALL IN TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, BEING THAT LAND AS DESCRIBED BY OFFICIAL RECORDS BOOK 204, PAGE 87 AND A PORTION OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS BOOK 526, PAGE 166 AND A PORTION OF THAT LAND DESCRIBED BY OFFICIAL RECORDS BOOK 204, PAGE 86 AS RECORDED IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 16, SECTION 10, TOWNSHIP 5 SOUTH, RANGE 24 EAST; THENCE NORTHERLY, ALONG THE WESTERLY LINE THEREOF, N. 00°22'50"W., 1276.71 FEET TO THE SOUTHERLY LINE OF JOHNS CEMETERY ROAD; THENCE EASTERLY, ALONG LAST SAID SOUTHERLY LINE, N.89°07'35"E., 868.45 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED BY SAID OFFICIAL RECORDS BOOK 526, PAGE 166; THENCE SOUTHERLY, ALONG LAST SAID EASTERLY LINE, AND THE EASTERLY LINE OF THOSE LANDS DESCRIBED BY SAID OFFICIAL RECORDS BOOK 204, PAGE 86, S.00°13'25"E., 635.44 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED BY SAID OFFICIAL RECORDS BOOK 204, PAGE 87 AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG LAST SAID EASTERLY LINE S.00°13'25"E., 24.56 FEET; THENCE WESTERLY S.89°07'35"W., 330.11 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED BY SAID OFFICIAL RECORDS BOOK 204, PAGE 86; THENCE SOUTHERLY ALONG LAST SAID WESTERLY LINE, S.00°14'20"E., 618.80 FEET TO THE SOUTH LINE OF SAID SECTION 10; THENCE EASTERLY, ALONG LAST SAID SOUTH LINE, N.89°22'27"E., 329.93 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED BY OFFICIAL RECORDS BOOK 204, PAGE 86; THENCE NORTHERLY ALONG LAST SAID EASTERLY LINE, N.00°13'25"W., 444.75 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED BY SAID OFFICIAL RECORDS BOOK 204, PAGE 87; THENCE EASTERLY, ALONG THE SOUTH LINE OF LAST SAID LANDS, N.89°09'14" E., 500.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF EVERETT STREET, A.K.A. EVERETT AVENUE, (A 100 FOOT RIGHT OF WAY), SAID RIGHT OF WAY LINE BEING A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1004.93 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 206.68 FEET, ALONG A CHORD BEARING AND DISTANCE OF N.15°02'59"W., 206.32 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED BY OFFICIAL RECORDS BOOK 204, PAGE 87; THENCE S.89°09'20"W., 447.81 FEET TO THE POINT OF BEGINNING. CONTAINING 6.85 ACRES MORE OR LESS.

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AND CRABTREE & FALLAR, P.A.

North
1" = 60'

PC
6"x6"
S.R.D.
CONCRETE
MONUMENT
N 04°41'29"
W 156.5
156.8

POINT OF BEGINNING

POINT OF COMMENCEMENT
O.R.B. 204, PAGE 87 AND
O.R.B. 526, PAGE 166
SOUTHWEST CORNER
GOVERNMENT LOT 16
SECTION 10

North

N 00°22'50" W 1275.71' ((R) O.R.B. 204, PAGE 87 AND O.R.B. 526, PAGE 166)
WESTERLY LINE OF GOVERNMENT LOT 16

POINT OF
REFERENCE
SOUTHWEST CORNER
GOVERNMENT LOT 16
SECTION 10, TOWNSHIP
5 SOUTH, RANGE 24 EAST

N 89°07'35" E 538.45' ((R) O.R.B. 526, PAGE 166)

POINT OF BEGINNING
PARCEL-A

JOHNS CEMETERY
N 89°07'35" E 858.45' ((R) O.R.B. 204, PAGE 86)

N 00°13'25" W 660.00' (R)
S 00°13'25" E 660.00' (R)
N 00°14'20" W 660.00' (M)
S 00°14'20" E 660.00' (M)

1/2" ASSOC. SURVEY
1.5' 4.6'

178.21' (M) I.P. TO I.P.

618.80' (R)
18.80' (M)
) O.R.B. 526, PAGE 166 EXCEPTION)
13' ((R) O.R.B. 204, PAGE 86)

N 00°13'25" W ((R) O.R.B. 526, PAGE 166)

POINT OF
REFERENCE
SOUTHWEST CORNER
GOVERNMENT LOT 16
SECTION 10, TOWNSHIP
5 SOUTH, RANGE 24 EAST

POINT OF CON
O.R.B. 204, P
O.R.B. 526,
SOUTHWEST
GOVERNMENT
SECTIO

S 00°14'20" E 618.80' (R)
S 00°14'20" E 618.80' (M)
N 00°13'25" W 797.03' (R) O.R.B. 526, PAGE 166 EXCEPTION
N 00°13'25" W 797.03' (R) O.R.B. 204, PAGE 86

N 00°13'25" W ((R) O.R.B. 526, PAGE 166)

NOTE:
THERE IS A 200' +/- WIDE
FLOODWAY SHOWN ON THE
F.E.M.A. F.I.R.M. MAP PANEL NO.
110, DATED 11-4-1992 FOLLOWING
ALONG DILLABERRY CREEK. SAID
FLOODWAY LIES WITHIN THE FLOOD ZONE
AREA SHOWN ON SAID PANEL NO. 110 AND
IS NOT THE TOTAL AREA OF THE FLOOD ZONE.

OFFICIAL RECORDS BOOK 204, PAGE 86

OFFICIAL RECORDS BOOK 526, PAGE 166

DILLABERRY BRANCH

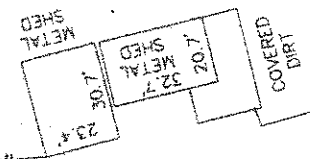
PARCEL "B"

N 89°22'27" E 329.93' (M)
N 89°22'27" E 329.93' (R)
S 89°21'05" W 330' ((R) O.R.B. 526, PAGE 166, EXCEPTION)
S 89°21'05" W 330' ((R) O.R.B. 204, PAGE 86)

N 00°13'25" W

S 00°13'25" E 798.32' ((R) O.R.B. 526, PAGE 166 EXCEPTION)
S 00°13'25" E 798.32' ((R) O.R.B. 204, PAGE 86)
444.75' (M)
444.75' (R)

S 00°13'25" E ((R) O.R.B. 526, PAGE 166)



EXCEP
AN