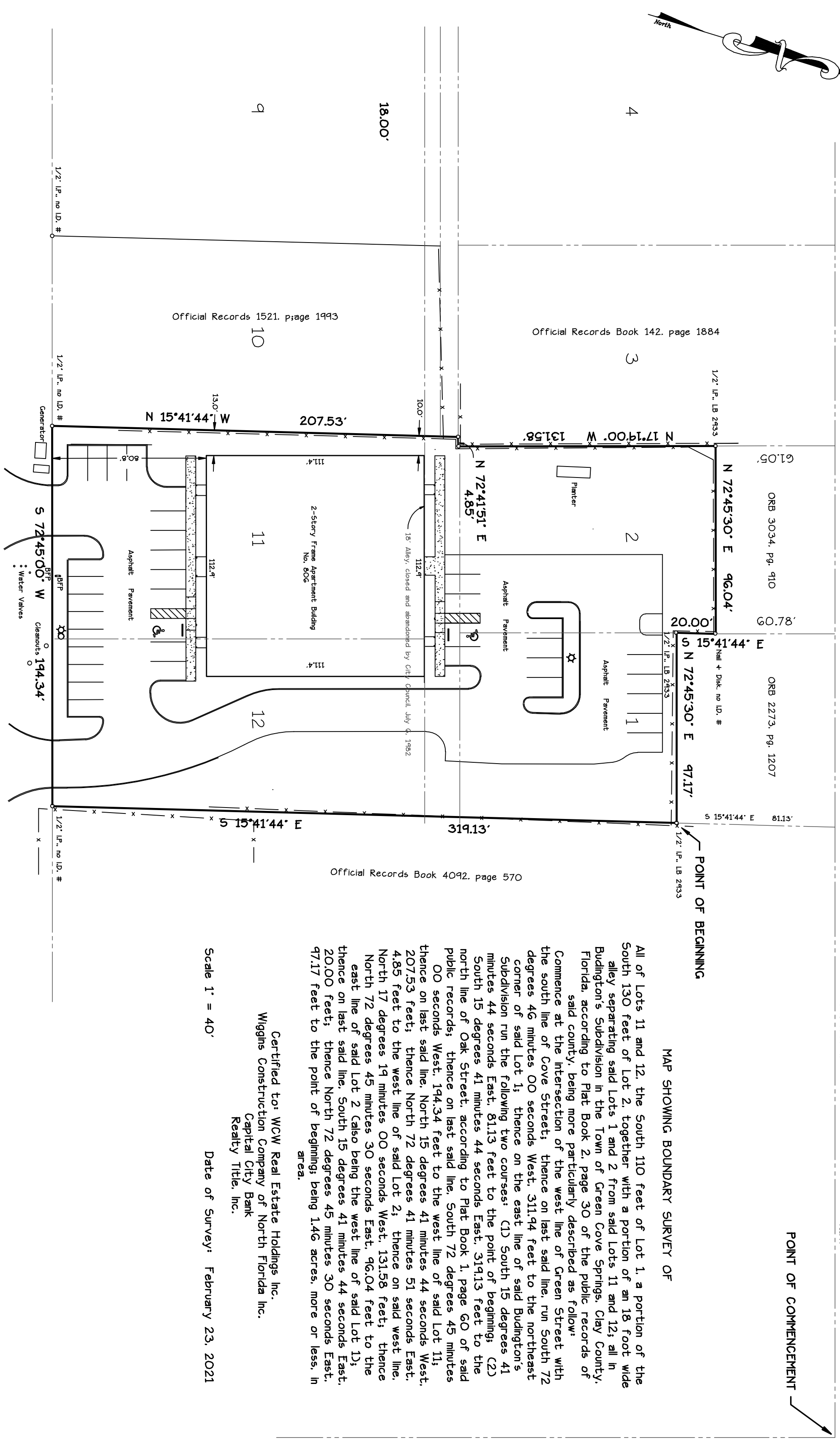
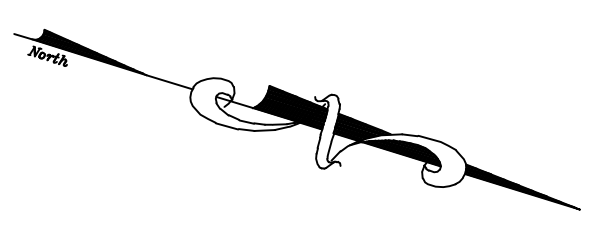


Cove Street

60' Right-of-Way



MAP SHOWING BOUNDARY SURVEY OF

All of Lots 11 and 12, the South 110 feet of Lot 1, a portion of the South 130 feet of Lot 2, together with a portion of an 18 foot wide alley separating said Lots 1 and 2 from said Lots 11 and 12, all in Buildington's Subdivision in the Town of Green Cove Springs, Clay County, Florida, according to Plat Book 2, page 30 of the public records of said county, being more particularly described as follows:

Commence at the intersection of the west line of Green Street with the south line of Cove Street; thence on last said line, run South 72 degrees 46 minutes 00 seconds West, 311.94 feet to the northeast corner of said Lot 1; thence on the east line of said Buildington's Subdivision run the following two courses: (1) South 15 degrees 41 minutes 44 seconds East, 81.13 feet to the point of beginning; (2) South 15 degrees 41 minutes 44 seconds East, 319.13 feet to the north line of Oak Street, according to Plat Book 1, page 60 of said public records; thence on last said line, South 72 degrees 45 minutes 00 seconds West, 194.34 feet to the west line of said Lot 11; thence on last said line, North 15 degrees 41 minutes 44 seconds West, 207.53 feet; thence North 72 degrees 41 minutes 51 seconds East, 4.85 feet to the west line of said Lot 2; thence on said west line, North 17 degrees 19 minutes 00 seconds West, 131.58 feet; thence North 72 degrees 45 minutes 30 seconds East, 96.04 feet to the east line of said Lot 2 (also being the west line of said Lot 1); thence on last said line, South 15 degrees 41 minutes 44 seconds East, 20.00 feet; thence North 72 degrees 45 minutes 30 seconds East, 97.17 feet to the point of beginning; being 1.46 acres, more or less, in area.

Certified to: WCV Real Estate Holdings, Inc.
 Wiggins Construction Company of North Florida Inc.
 Capital City Bank
 Realty Title, Inc.

Scale 1" = 40'
 Date of Survey: February 23, 2021

ABBREVIATIONS
 AC Air Conditioner
 BL Building Restriction Line
 ET Easement
 FM Field Measurements
 IP Iron Pipe

GENERAL NOTES

1. Bearings shown hereon are based on the record bearing of S 72°46'00" W for the south line of Cove Street.
2. This survey was based on documents provided and was not obstructed for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown hereon are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only; no underground improvements or footings were located.

Oak Street

60' Right-of-Way

LEGEND

- Found 4"x4" Concrete Monument
- Found
- Set 1/2" Iron Pipe (LB 1381)
- X— Fence
- P— Powerline/Pole and Anchor
- T— Telephone Line
- C— Cable TV Line
- AC— Concrete Air Conditioner Pad
- ET— Concrete Elec. Transformer Pad

Note:
 I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2010, and find that this property is situated in Flood Zone "X".

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland
 License No. LS 2518

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 Professional Surveyors & Mappers
 Certificate of Authorization No. LB 1361
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