

**RECORD LEGAL DESCRIPTION**

PARCEL 1:

LOT 7, BLOCK 30, LACKAWANNA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 66, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2:

THE EAST 75 FEET OF THE WEST 150 FEET OF LOT 8, BLOCK 30, LACKAWANNA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 66, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**TITLE COMMITMENT EXCEPTION NOTES**

- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF LACKAWANNA, RECORDED IN PLAT BOOK 4, PAGE 66, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (ON SUBJECT PROPERTY-BLANKET IN NATURE)
- EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 16864, PAGE 2419. (IS NOT ON, NOR DOES IT TOUCH THE SUBJECT PROPERTY).
- UTILITY EASEMENT AND SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 16864, PAGE 2401. (IS NOT ON, NOR DOES IT TOUCH THE SUBJECT PROPERTY).
- GRANT OF MUTUAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 15311, PAGE 1680. (IS NOT ON, NOR DOES IT TOUCH THE SUBJECT PROPERTY).

**ZONING INFORMATION**

(ZONING REPORT TO BE PROVIDED BY BUREAU VERITAS)

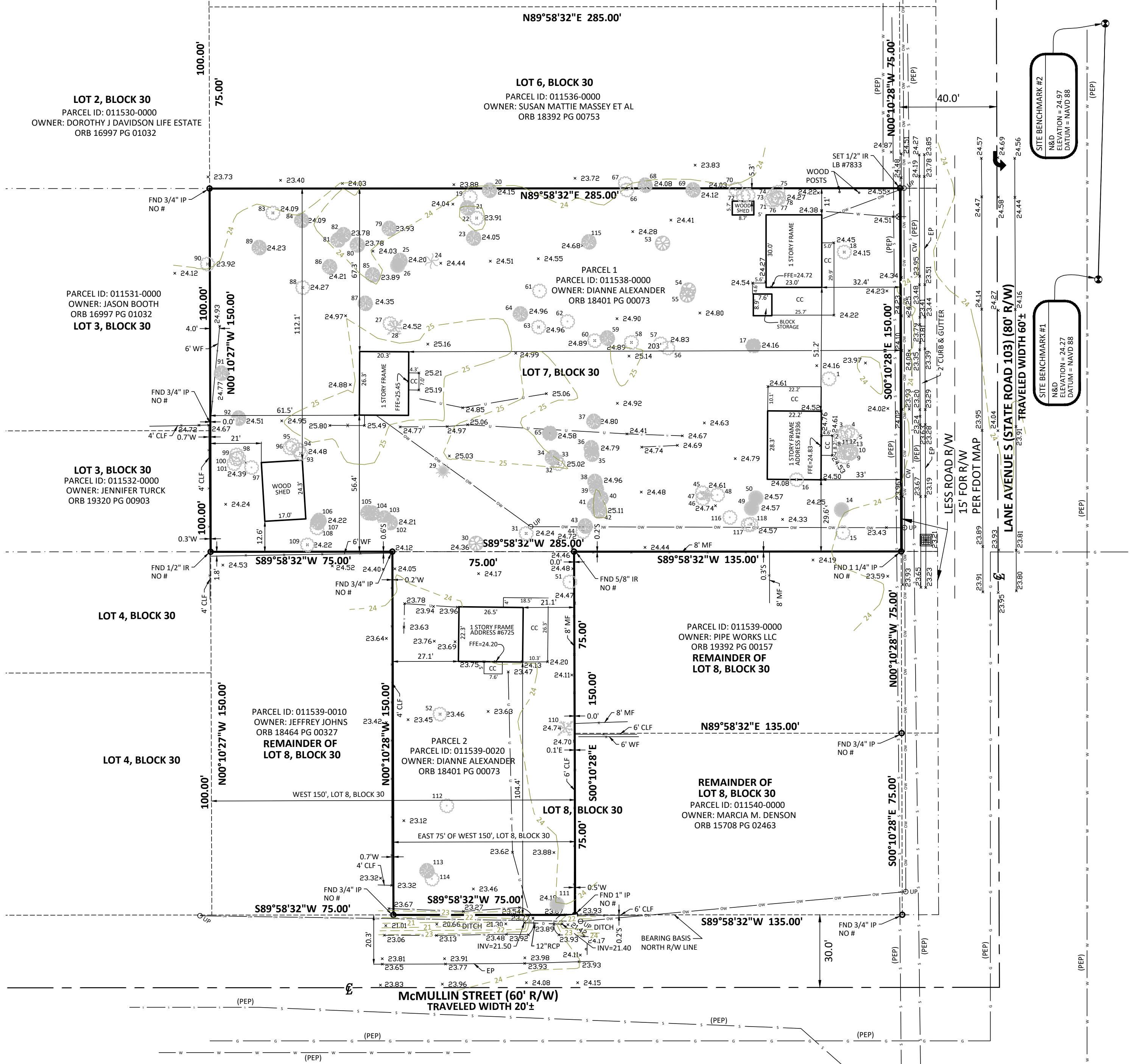
**LAND AREA**

54,000 SQ. FT. OR 1.2397 ACRES

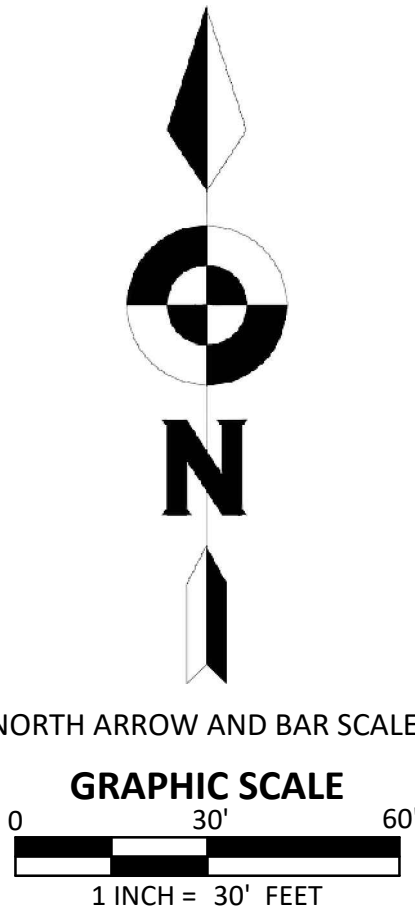
**LIST OF POSSIBLE ENCROACHMENTS**

NONE APPARENT

TREE ID #	DBH SIZE	TREE TYPE	19	27"	OAK	38	8"	CAMPHOR	57	4"	LAUREL	76	9"	LAUREL	95	7"	OAK	114	6"	OAK
1	19"	OAK	20	3"	CAMPHOR	39	26"	CAMPHOR	58	25"	OAK	77	4"	LAUREL	96	6"	OAK	115	7"	PALM
2	4"	LAUREL	21	2"	CAMPHOR	40	11"	CAMPHOR	59	3"	CAMPHOR	78	2"	LAUREL	97	13"	OAK	116	8"	OAK
3	6"	LAUREL	22	4"	OAK	41	18"	CAMPHOR	60	3"	LAUREL	79	4"	CAMPHOR	98	9"	OAK	117	3"	OAK
4	4"	LAUREL	23	33"	CAMPHOR	42	14"	CAMPHOR	61	34"	OAK	80	2"	CAMPHOR	99	3"	OAK	118	4"	PALM
5	7"	LAUREL	24	3"	UNIDENTIFIED	43	3"	CAMPHOR	62	6"	LAUREL	81	3"	CAMPHOR	100	2"	OAK			
6	7"	LAUREL	25	6"	CAMPHOR	44	5"	LAUREL	63	9"	OAK	82	3"	CAMPHOR	101	3"	OAK			
7	4"	LAUREL	26	3"	BAY	45	3"	LAUREL	64	12"	CAMPHOR	83	37"	OAK	102	4"	CAMPHOR			
8	5"	LAUREL	27	17"	OAK	46	2"	LAUREL	65	6"	MULBERRY	84	3"	CAMPHOR	103	2"	CAMPHOR			
9	6"	LAUREL	28	17"	PINE	47	3"	PALM	66	14"	LAUREL	85	5"	CAMPHOR	104	5"	CAMPHOR			
10	6"	LAUREL	29	3"	CITRUS	48	4"	LAUREL	67	13"	LAUREL	86	42"	CAMPHOR	105	5"	CAMPHOR			
11	4"	LAUREL	30	15"	MAPLE	49	25"	CREPE MYRTLE	68	4"	CAMPHOR	87	47"	CAMPHOR	106	4"	CAMPHOR			
12	3"	LAUREL	31	15"	LAUREL	50	20"	CREPE MYRTLE	69	4"	CAMPHOR	88	5"	OAK	107	3"	CAMPHOR			
13	4"	LAUREL	32	8"	LAUREL	51	5"	OAK	70	13"	OAK	89	52"	CAMPHOR	108	12"	OAK			
14	23"	CREPE MYRTLE	33	4"	OAK	52	42"	OAK	71	3"	LAUREL	90	24"	OAK	109	26"	OAK			
15	6"	OAK	34	6"	CAMPHOR	53	18"	MAPLE	72	8"	LAUREL	91	10"	CAMPHOR	110	29"	PINE			
16	24"	OAK	35	25"	CAMPHOR	54	15"	MAPLE	73	8"	LAUREL	92	9"	CAMPHOR	111	22"	CREPE MYRTLE			
17	13"	CHINABERRY	36	5"	CAMPHOR	55	7"	MAPLE	74	3"	LAUREL	93	7"	OAK	112	20"	OAK			
18	5"	OAK	37	24"	CAMPHOR	56	4"	LAUREL	75	3"	LAUREL	94	5"	OAK	113	21"	CAMPHOR			



VICINITY MAP



NORTH ARROW AND BAR SCALE  
GRAPHIC SCALE  
1 INCH = 30 FEET

**GENERAL SURVEY NOTES:**

- This survey was made in accordance with laws and/or Minimum Standards of the State of Florida.
- The basis of bearing for this survey is the North R/W line of McMullen Street, being S89°58'32"W as shown hereon (assumed).
- The property described hereon is the same as the property described in Fidelity National Title Insurance Company's Title Commitment, Commitment No. 8203086 with an effective date of January 20, 2021 and that all easements, covenants and restrictions referred in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12031c342, with a date of identification of November 2, 2018, for Community No. 120077, in City of Jacksonville, Duval County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to McMullen Street and Lane Avenue, a dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to Duval County. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at [www.fws.gov/wetlands](http://www.fws.gov/wetlands). "No markers indicating a delineation of wetlands have been observed during the completion of this survey"
- Elevations based on Benchmark Designation 7229109BM3, Being: 20.30 feet (NAVD 88), Published by FDOT (Florida Department of Transportation).
- With respect to adjoining properties, no division or party walls exist.
- THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN.

**UTILITY LIST**

SERVICE AREA:	UTILITY TYPE:	CONTACTS:	PHONE NUMBERS:
JACKSONVILLE ELECTRIC AUTHORITY	SEWER	KALED SALEH	904-665-7622
JACKSONVILLE ELECTRIC AUTHORITY	ELECTRIC	KALED SALEH	904-665-7622
JACKSONVILLE ELECTRIC AUTHORITY	WATER	KALED SALEH	904-665-7622
MCI	COMMUNICATION LINES, FIBER	MCI INVESTIGATIONS	469-886-4091
TECO PEOPLES GAS JACKSONVILLE	GAS	JOAN DOMNING	813-275-3783
QUANTA TELECOMMUNICATIONS SERVICES LLC	FIBER	RUSSELL RIBBLETT	678-836-5610
A T & T DISTRIBUTION	TELEPHONE	DINO FARRUGGIO	561-683-2729
UNITI FIBER LLC	FIBER	JOHN HALLEY	251-753-8695

**SURVEYOR'S CERTIFICATION**

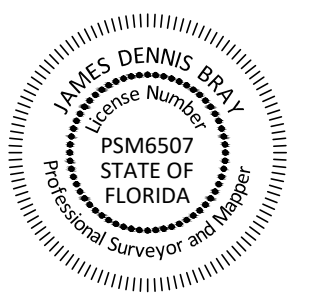
To: PAC III SG MANAGEMENT; FIDELITY NATIONAL TITLE INSURANCE COMPANY; BERNARD & SCHEMER, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19 and 20.

The field work was completed on 01/06/2021

Date of Plat or Map 01/06/2021

James D. Bray  
Registered Land Surveyor No. 6507



**REVISIONS**

NO.	Description of Revisions	Date
1	Title Commitment	2/4/2021
2	Adjust to State Plane Coordinates	2/25/2021

AC - AIR CONDITIONER	CM - CONCRETE MONUMENT	EP - EDGE OF PAVEMENT	IP - IRON PIPE	PC - POINT OF CURVATURE	R/W - RIGHT-OF-WAY	T - TRANSFORMER/JUNCTION BOX
BB - BOTTOM OF BANK	CONC - CORRUGATED METAL PIPE	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	IR - IRON ROD	PCC - POINT OF COMPOUND CURVATURE	SAN - SANITARY MANHOLE	TR - TELEPHONE RISE
BHM - BUILDING HEIGHT MEASUREMENT	C - CLEAN OUT	FIRM - FLOOD INSURANCE RATE MAP	L - ARC LENGTH	PP - PER PLANS	SL - SANITARY LINE	TB - TRAFFIC SIGNAL BOX
CB - BACK FLOW PREVENTER	CONC - CONCRETE	FEE - FINISHED FLOOR ELEVATION	LB - LICENSED BUSINESS	PG - PAGE	SN - SIGN	TR - TELEVISION RISER
CBM - BENCHMARK	COVD - COVERED	FH - FIRE HYDRANT	LS - LICENSED SURVEYOR	PPT - PRIVATE PROTECTED TREE	SP - STATE PLANE	TW - TRAFFIC SIGNAL WIRE
CC - CONCRETE	CP - CONCRETE PAD	FM - FORCE MAIN LINE	LSA - LICENSED SURVEYOR	POB - POINT OF BEGINNING	SD - SHOWN FOR DIRECTION ONLY	TYP - TYPICAL
CD - CONCRETE WALKWAY	CW - CONCRETE WALKWAY	FND - FOUND	LSA - LICENSED SURVEYOR	POC - POINT OF COMMENCEMENT	SWF - STOCK WIRE FENCE	U - UNKNOWN UTILITY
CE - BURIED ELECTRIC LINE	DB - DEED BOOK	F - FIBER OPTIC CABLE LINE	MS - METAL FENCE	PRC - POINT OF REVERSE CURVATURE	SWV - SEWER VALVE	UE - UTILITY EASEMENT
C - BURIED CABLE TELEVISION LINE	DE - DEED EASEMENT	F - FIBER OPTIC CABLE BOX	MS - METAL SHED	POB - POINT OF BEGINNING	SWV - SEWER VALVE	UP - UTILITY POLE
CALC - CALCULATED	DEF - DRAINAGE EASEMENT	FP - FIBER OPTIC CABLE BOX	PSM - PROFESSIONAL SURVEYOR & MAPPER	PS - PARKING SPACES	SWV - SEWER VALVE	VCF - VITRIFIED CLAY PIPE
CDM - CALCULATED & MEASURED	DI - DOT INLET	FP - FIBER OPTIC CABLE BOX	PT - POINT OF TANGENCY	SPOT - SPOT ELEVATION	SWV - SEWER VALVE	VF - VINYL FENCE
CB - CENTRAL ANGLE	DW - DUMPSTER PAD	FP - FIBER OPTIC CABLE BOX	PT - POINT OF TANGENCY	STM - STORM MANHOLE	SWV - SEWER VALVE	WL - WATER LINE
CCW - CONCRETE BLOCK WALL	DW - DRIVEWAY	FP - FIBER OPTIC CABLE BOX	PT - POINT OF TANGENCY	STM - STORM MANHOLE	SWV - SEWER VALVE	WF - WOOD FENCE
CC - COVERED CONCRETE	EN - EASEMENT NUMBER	FP - FIBER OPTIC CABLE BOX	PT - POINT OF TANGENCY	STM - STORM MANHOLE	SWV - SEWER VALVE	WS - WOOD SHED
CC - CERTIFIED CORNER RECORD	EB - ELECTRICAL BOX	FP - FIBER OPTIC CABLE BOX	PT - POINT OF TANGENCY	STM - STORM INLET	SWV - SEWER VALVE	WV - WATER VALVE
CF - CONCRETE FLUME	EM - ELECTRICAL METER	FP - FIBER OPTIC CABLE BOX	PT - POINT OF TANGENCY	STM - STORM INLET	SWV - SEWER VALVE	WV - WATER VALVE
CHW - CONCRETE HEADWALL	ESMT - EASEMENT	FP - FIBER OPTIC CABLE BOX	PT - POINT OF TANGENCY	STM - STORM INLET	SWV - SEWER VALVE	WV - WATER VALVE
CLF - CHAIN LINK FENCE		FP - FIBER OPTIC CABLE BOX	PT - POINT OF TANGENCY	STM - STORM INLET	SWV - SEWER VALVE	WV - WATER VALVE
CL - CENTERLINE		FP - FIBER OPTIC CABLE BOX	PT - POINT OF TANGENCY	STM - STORM INLET	SWV - SEWER VALVE	WV - WATER VALVE

**RESPONSIBLE SURVEYOR CONTACT INFORMATION**

**ALTAMAX SURVEYING**  
910 BELLE AVENUE, SUITE 1100  
CASSELLBERRY, FL 32708  
407-677-0200  
LICENSED BUSINESS NO. 7833  
James D. Bray PSM 6507  
JOB NO. 904074  
CF NO. DLV-4-16-LOT7  
FIELD DATE: 01/06/2021  
SCALE: 1" = 30'  
DRAWN BY: GLT

**Survey Coordinated by:**

**Bureau Veritas**  
510 E. Memorial Road, Suite A-1  
Oklahoma City, OK 73114  
800-411-2010  
ALTA@bvna.com  
www.bvna.com  
BV Project No.: 147889.30R000  
BV Site No.: 001.389  
BV Site Name: CHECKERS DRIVE IN (LANE AVE)  
Address: 1936 LANE AVENUE  
JACKSONVILLE, FL 32210

