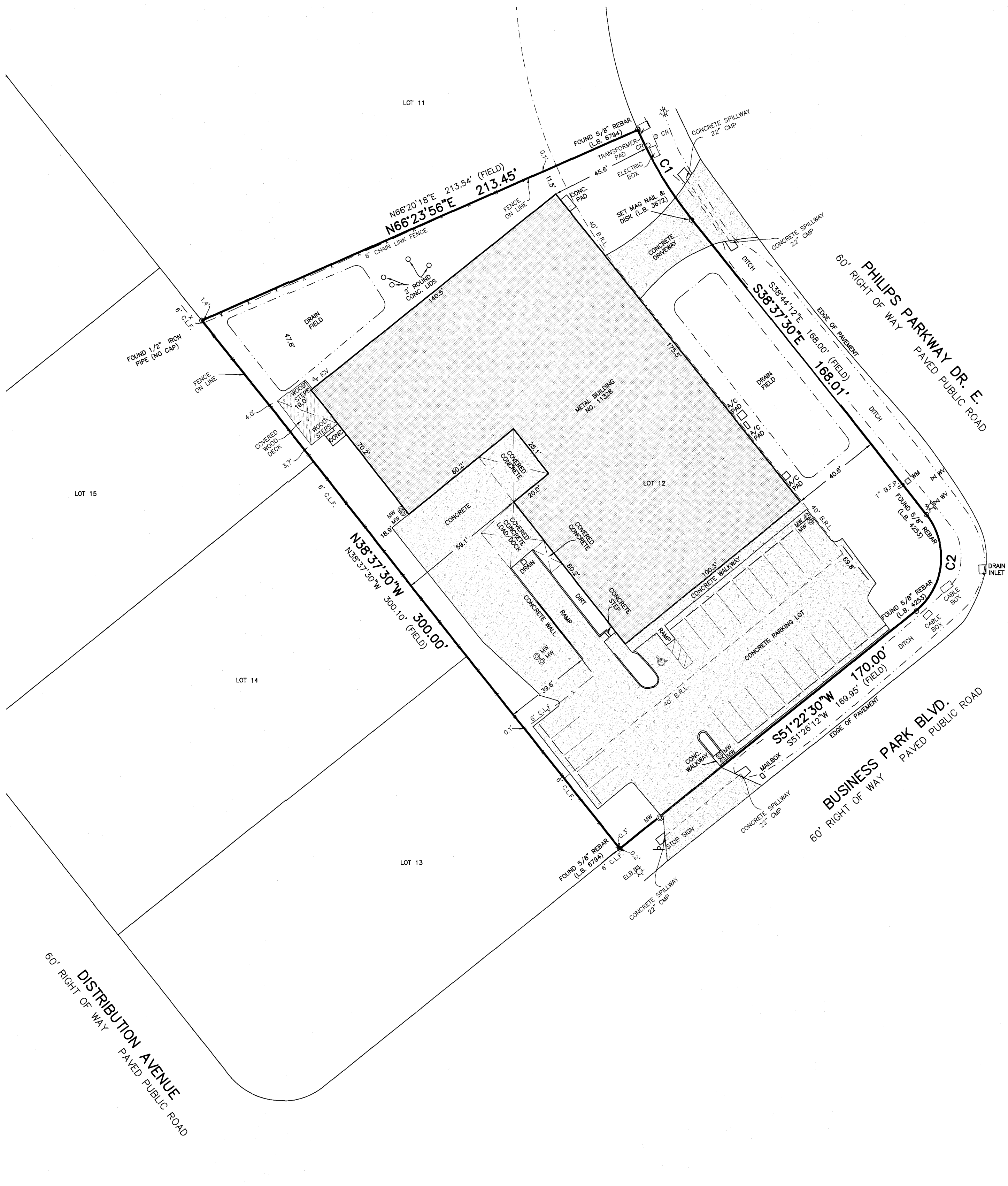


# MAP SHOWING SURVEY OF

LOT 12, BLOCK 4, PHILIPS HIGHWAY SOUTH UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 22A THROUGH 22C, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CHORD BEARING (FIELD)	CHORD DISTANCE (FIELD)
C1	47.20'	180.00'	15°01'22"	S31°06'42"E	47.06'	S30°34'33"E	47.27'
C2	47.13'	30'	90°00'35"	N06°23'19"E	42.43'	N06°06'35"E	42.71'

SYMBOL LEGEND	ABBREVIATION LEGEND
⊛ FIRE HYDRANT	BFP BACK-FLOW PREVENTER
☆ LIGHT POLE	(CALC) CALCULATED
GV GAS VALVE	(FIELD) FIELD MEASUREMENT
WV WATER VALVE	ARF ALUMINUM RAIL FENCE
⊙ CLEAN OUT	CLF CHAIN LINK FENCE
⊙ UTILITY POLE	VF VINYL FENCE
⊙ GUY ANCHOR	WF WOOD FENCE
⊙ MONITOR WELL	CONC CONCRETE
WM WATER METER	ORB OFFICIAL RECORDS BOOK
GR GAS RISER	PB PLAT BOOK
CR CABLE RISER	PG PAGE
ELB ELECTRIC BOX	MES MITERED END SECTION
⊙ SIGN	CMP CORRUGATED METAL PIPE
⊙ TRANSFORMER	PVC POLYVINYL CHLORIDE PIPE
⊙ MANHOLE	ROF REINFORCED CONCRETE PIPE
	ELEV ELEVATION
	FFE FINISHED FLOOR ELEVATION
	INV INVERT ELEVATION
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY OF CURVE
	PRC POINT OF COMPOUND CURVE
	PRC POINT OF REVERSE CURVE

**GENERAL SURVEY NOTES**

- THIS IS A BOUNDARY SURVEY.
- BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 12, BEING NORTH 38°37'30" WEST, AS PER PLAT.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- BUILDING RESTRICTION LINES SHOWN HEREON, AS PER PLAT
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0566H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

**BOATWRIGHT LAND SURVEYORS, INC.**  
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

FILE: 2026-0430  
 DRAWN BY: WRR  
 SCALE: 1" = 30'

DATE: APRIL 8, 2026  
 SHEET 1 OF 1

CERTIFIED TO:  
 PRICE REAL ESTATE SERVICES LLC

**JASON D. BOATWRIGHT, P.S.M.**  
 FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292  
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672  
 \*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.\*