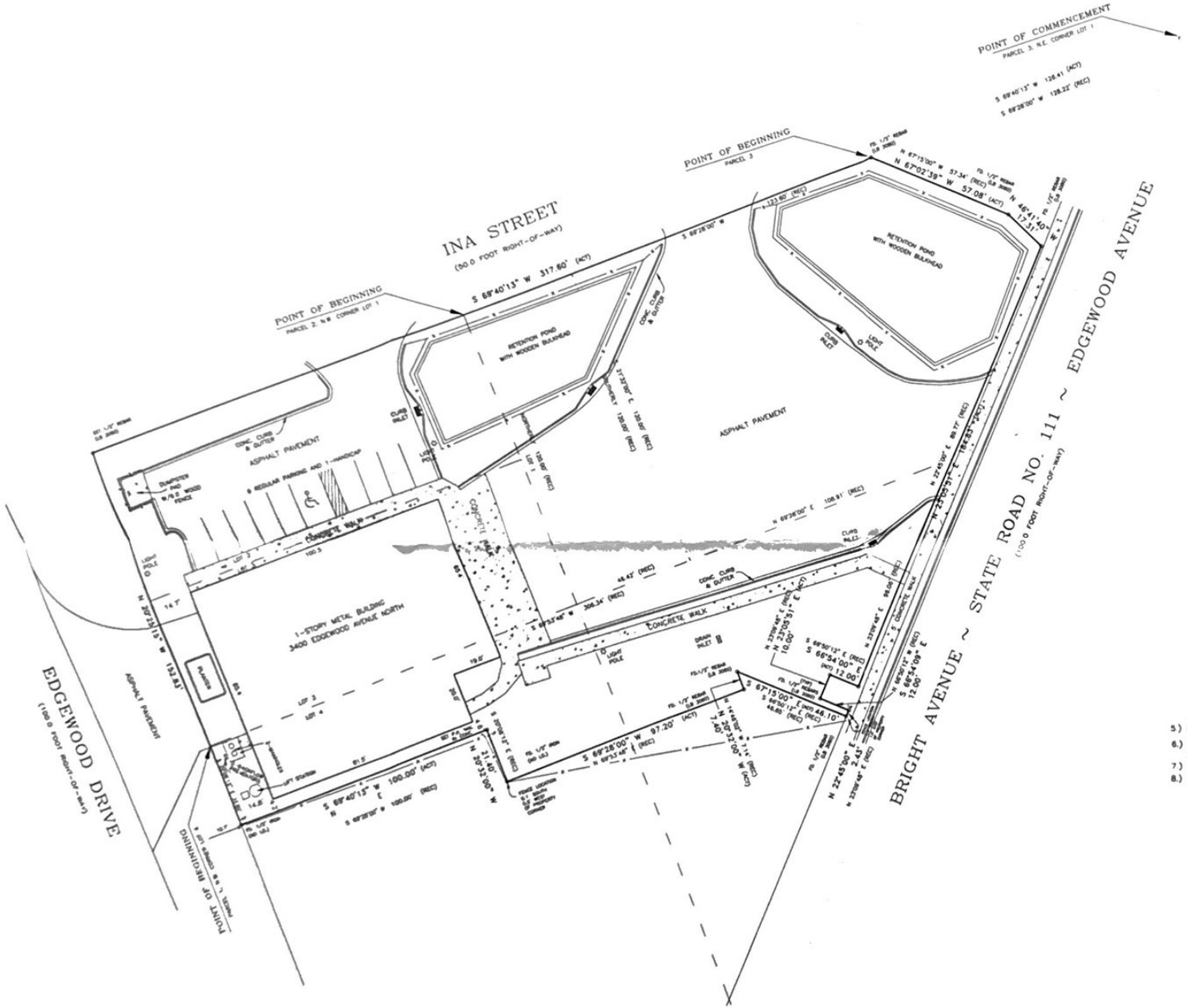

MAP SHOWING SURVEY OF

PARCEL "1"

A PARCEL OF LAND LYING IN AND BEING PART OF LOT 1 AND LOT 4, BLOCK 5, BILTMORE, NO. 6, AS RECORDED IN PLAT BOOK 14, PAGE 29, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON THE EASTERLY RIGHT OF WAY LINE OF EDGEWOOD DRIVE (FORMERLY EDGEWOOD AVENUE), A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, SOUTH 20°-06'-12" EAST, 32.60 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, NORTH 69°-53'-48" EAST, 100.00 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE, ON SAID EASTERLY LINE, SOUTH 20°-06'-12" EAST, 21.40 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, NORTH 69°-53'-48" EAST, 97.20 FEET; THENCE NORTH 14°-46'-02" WEST, 7.14 FEET, THENCE SOUTH 66°-50'-12" EAST, 46.85 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EDGEWOOD AVENUE AND/OR STATE ROAD NO. 111 (FORMERLY BRIGHT AVENUE), A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE, ON THE RIGHT-OF-WAY LINE OF SAID EDGEWOOD AVENUE AND/OR STATE ROAD NO. 111, THE FOLLOWING FIVE (5) COURSES, (1) NORTH 23°-09'-48" EAST, 2.43 FEET; (2) NORTH 66°-50'-12" WEST 12.00 FEET (3) NORTH 23°-09'-48" EAST 10.00 FEET, (4) SOUTH 66°-50'-12" EAST, 12.00 FEET, (5) NORTH 23°-09'-48" EAST, 96.06 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 4; THENCE, ON SAID EASTERLY PROLONGATION AND SAID NORTHERLY LINE OF SAID LOT 4, SOUTH 69°-53'-48" WEST, 306.34 FEET TO THE POINT OF BEGINNING.

PARCEL "2"

LOTS 2 AND 3, BLOCK 5, AS SHOWN ON THE PLAT OF BILTMORE, SECTION 6, AS RECORDED IN PLAT BOOK 14, PAGE 29, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 1, BLOCK 5 OF SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1, SAID POINT BEING SITUATE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF INA STREET (A 50.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INA STREET, 44.00 FEET; THENCE SOUTHERLY 120.00 FEET TO A POINT SITUATE IN AN EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 46.42 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 3 AND 2, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

PARCEL "3"

PART OF LOT 1, BLOCK 5, BILTMORE NO. 6, AS RECORDED IN PLAT BOOK 14, PAGE 29, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 69°-28' WEST, ALONG THE FORMER SOUTHERLY LINE OF INA STREET 128.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INA STREET AS RELOCATED AND THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 69°-28' WEST, ALONG THE SOUTHERLY LINE OF INA STREET 123.60 FEET; THENCE SOUTH 21°-32' EAST, 120 FEET; THENCE NORTH 69°-28' EAST, 108.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 111, SECTION 72291-2506; THENCE NORTH 22°-45' EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 111, 89.77 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INA STREET AS RELOCATED; THENCE, NORTH 45°-41'-40" WEST, ALONG **SAID SOUTHERLY RIGHT-OF-WAY LINE OF INA STREET AS RELOCATED 17.1 FEET; THENCE**, CONTINUE ALONG **SAID SOUTHERLY RIGHT-OF-WAY LINE OF INA STREET AS RELOCATED**, NORTH 67°-15' WEST, 57.34 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: CEDAR GROVE CORPORATION
CITY OF JACKSONVILLE, its successors and assigns
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RYAN AND MARKS, L.P., ATTORNEYS

ADDITIONAL GENERAL NOTES:

5.) DESCRIPTION AS PER DEED OF RECORD OFFICIAL RECORD BOOK 14626, PAGE 481

6.) THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.

7.) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.

8.) THE LANDS SURVEYED CONTAIN 54,191.46 SQUARE FEET AND/OR 1.24 ACRES.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

AMENDED: JUNE 23, 2009 ~ STREET ADDRESS
AMENDED: JUNE 16, 2009 TYPO'S
AMENDED: JUNE 11, 2009 TYPO'S

LEGEND:
- ⊡ CONCRETE MONUMENT
- ○ IRON PIPE OR ROD
- O/E OVERHEAD ELECTRIC
- O/T OVERHEAD TELEPHONE
- x CROSS-CUT IN CONCRETE
- x—x FENCE
- (REC) RECORDED

As best determined from an inspection of Flood Insurance Rate Map 120077 - 0132 E Dated 8-10-89 the lands/house surveyed is in Zone X

ELLIS, CURTIS & KOOKER, INC.
LAND SURVEYORS AND PLANNERS
(LB # 3080)
1860 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 396-8334
FAX (904) 396-9897

GENERAL NOTES:
1. This is a Boundary survey.
2. Bearings as shown hereon.
3. Basis of Bearings: Assumed S 69-28-00" W along the South line of Ina Street.

Not valid unless Surveyor's Official Seal is embossed hereon.

SCALE 1"=20' DATE: 6-3-09 FIELD BOOK 708 PAGE 104 DRAFTSMAN J A B ORDER # 09125 - 0

DRAWER NO. 31