

# BOUNDARY SURVEY OF

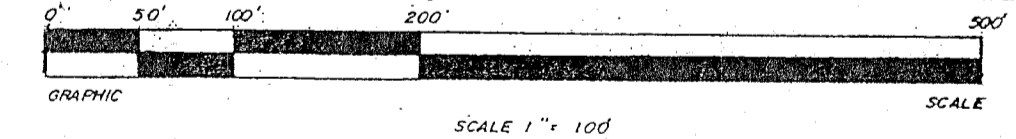
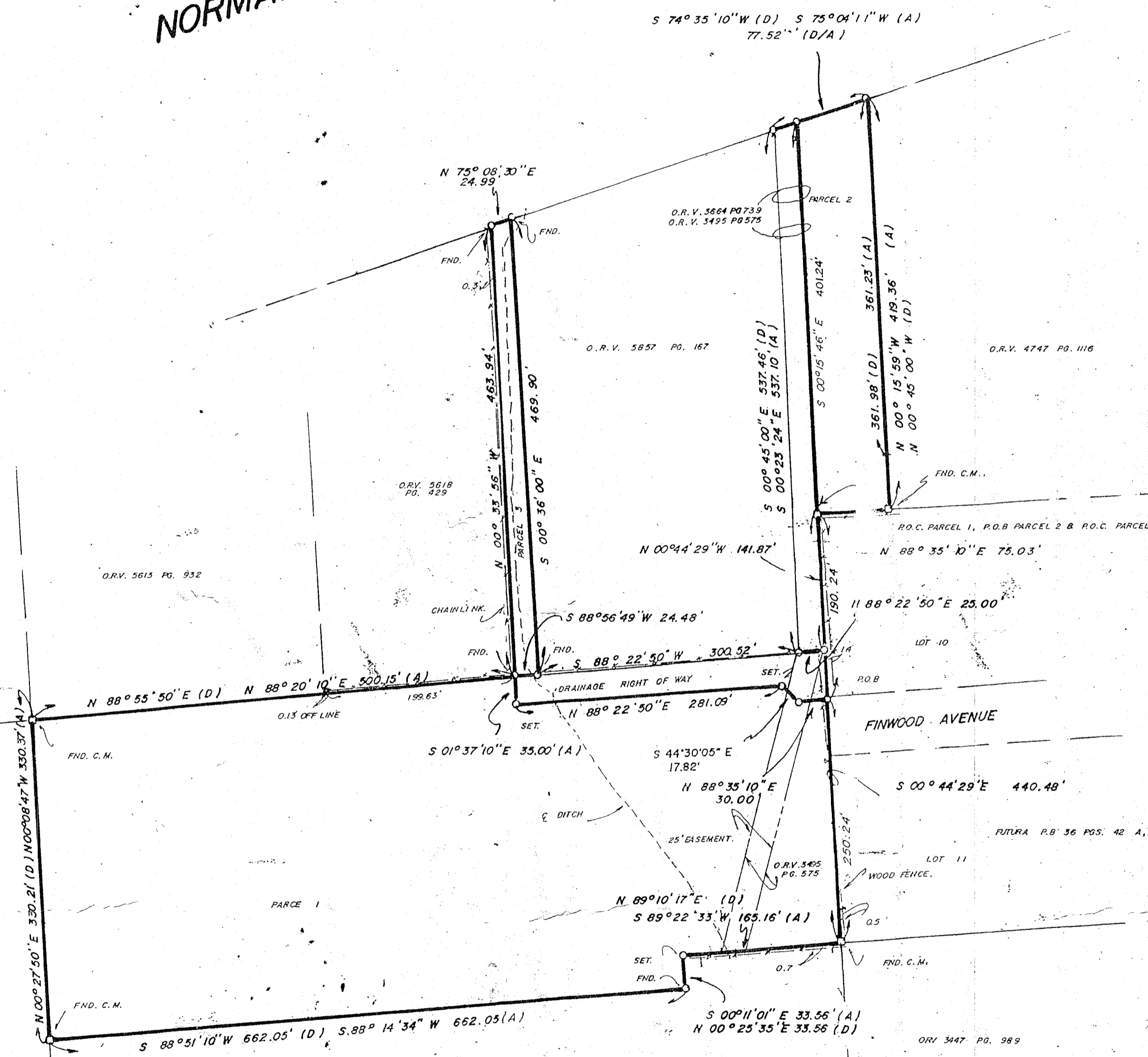
NORMANDY BOULEVARD S.R. 228

**PARCEL 1**  
 A part of Lot 8, Jill Lindsey Subdivision according to the plat thereof as recorded in Plat Book 7, page 17, of the current public records of the City of Jacksonville, Duval County, Florida; being more particularly described as follows:  
 Commence at a concrete monument at the Northwest corner of Futura Subdivision according to the plat thereof as recorded in Plat Book 36, pages 42, 42A & 42B, of the Current Public Records of the City of Jacksonville, Duval County, Florida; thence South 00°44'29" East along the Westerly boundary of said Subdivision, a distance of 190.24 feet to a iron and the point of beginning; thence continue South 00°44'29" East along the Westerly boundary of said Subdivision, a distance of 250.24 feet to a concrete monument; said monument being the Southwest corner of said Subdivision; thence South 89°22'33" West; along the Northerly boundary of the Lands described in Deed Book 1760, page 45 of the current Public records of said County, a distance of 165.16 feet to a iron; thence South 00°11'01" East, along the Westerly boundary of the lands described in Deed Book 1760, page 45 of the current public records of said county, a distance of 33.56 feet to a iron; thence South 88°14'34" West, along the Northerly boundary of the lands described in Deed Book 1760, page 45 of the current public records of said county, a distance of 662.05 feet to a concrete monument; thence North 00°08'47" West, a distance of 330.37 feet to a concrete monument; thence North 88°20'10" East, a distance of 500.15 feet to a iron and the Northwest corner of a 35 foot drainage right of way for said Futura Subdivision thence South 01°37'10" East, a distance of 35.00 feet to a iron and the Southwest corner of said drainage right of way; thence North 88°22'50" East, a distance of 281.09 feet to a iron; thence South 44°30'05" East along the Southerly right of way of said drainage easement, a distance of 17.82 feet to a iron; thence North 88°35'10" East along said right of way, a distance of 30.00 feet to a iron and the point of beginning, being the same lands described in Official Records Volume 5261, pages 81 and 82 of the current public records of the City of Jacksonville, Duval County, Florida.  
 This Parcel contains 5.90 acres more or less.

**PARCEL TWO (2)**  
 A part of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 2 South, Range 25 East, City of Jacksonville, Duval County, Florida; being more particularly described as follows:  
 Begin at the Northwest corner of Futura Subdivision according to the plat thereof as recorded in Plat Book 36, pages 42, 42A, and 42B, of the current public records of the City of Jacksonville, Duval County, Florida; thence North 88°35'10" East along the Northerly line of said subdivision, a distance of 75.03 feet to a iron; thence North 00°15'59" West, a distance of 419.36 feet to the Southeasterly right of way of Normandy Boulevard (State Road 228) to a point; thence South 75°04'11" West along the Southeasterly right of way of Normandy Boulevard a distance of 77.52 feet to a point; thence South 00°15'46" East along the Easterly boundary of the Lands described in Official Records Volume 3664, page 739 of the Current Public Records of said County, a distance of 401.24 feet to the point of beginning.  
 This parcel contains 0.73 acres more or less.

**PARCEL THREE (3)**  
 The Westerly 25 feet of the following described parcel; the East 300 feet of the West 800 feet of a part of the N.E. 1/4 of the N.W. 1/4 of Section 34, Township 2 South, Range 25 East, Duval County, Florida, being more particularly described as follows:  
 Commence at the Northwest corner of Futura Subdivision according to the plat thereof as recorded in Plat Book 36, pages 42, 42A, and 42B, of the current public records of the City of Jacksonville, Duval County, Florida; thence South 00°44'29" East along the Westerly boundary line of said Futura Subdivision 141.87 feet to the Northerly right of way of a 35 foot drainage right of way for said Futura Subdivision; thence South 89°22'50" West, along the Northerly right of way of said drainage right of way; a distance of 300.52 feet to a iron and the point of beginning; thence continue along said right of way South 88°56'49" West, a distance of 24.48 feet to a iron; thence North 00°33'56" West, to the Southeasterly right of way of Normandy Boulevard (State Road 228); a distance of 463.94 feet; thence North 75°08'30" East along the Southeasterly right of way of said Normandy Boulevard, a distance of 24.99 feet to a iron; thence South 00°36'00" East, a distance of 469.90 feet to a iron and the point of beginning; being the same lands described in Official Records Volume 3977, page 391, of the current public records of the City of Jacksonville, Duval County, Florida.

**O.R. V. 3495 PG. 575 EASEMENT**  
 That part of Lot 8, as shown on the Plat of Lindsey's Subdivision, as recorded in Plat Book 7, page 17 of the current public records of the City of Jacksonville, Duval County, Florida, and that part of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 2 South, Range 25 East, City of Jacksonville, Duval County, Florida, lying Easterly of and adjacent to the following described Westerly boundary line: Commencing at the Northeast corner of said Lot 8; thence South 0°23'20" West along the East line of said Lot 8, 301.01 feet; thence South 89°10'17" West, 624.50 feet for a point of beginning; thence in a Northeasterly direction, 325 feet, more or less, to a point situate in the North line of said Lot 8 at a distance of 525.00 feet West of the Northeast corner thereof thence North 0°45' West for a distance of 537.46 feet to the Southerly right of way of Normandy Boulevard, State Road 228 (as now established) and the termination of said Westerly boundary line; said easement being bounded on the North by the Southerly right of way of Normandy Boulevard, State Road 228 (as now established) and being bounded on the South by a line having a bearing of South 89°10'17" East; said property being 25-feet in width when measured at right angles to the hereinbefore described Westerly boundary. Together with the right to said parties of the second part, their successors and assigns of ingress and egress to and over said above described premises for doing anything necessary for the enjoyment of the easement herein granted.



ADDENDUM NO. 1, DTD. 10/10/86 REVISED LEGAL DESCRIPTION & DRAWING.

NOT VALID WITHOUT  
EMBOSSSED SEAL

J. ROONEY & SONS

5538 Shannon Avenue Jacksonville, Florida 32205 • 904-356-6904

**I HEREBY CERTIFY TO** EDGAR W. MCCURRY COMMONWEALTH TITLE

THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED IN THE ABOVE CAPTION; THAT THIS SURVEY PROPERLY AND ACCURATELY INDICATES THE LOCATION OF ALL IMPROVEMENTS ON SAID PROPERTY; THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 476.027, FLORIDA STATUTES.

I HEREBY CERTIFY THAT THE ABOVE LOT SHOWN HEREON IN THE SPECIAL FLOOD HAZARD AREA ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 120077-0130-0 DUVAL COUNTY, DATED 12/13/83

**LEGEND**  
 CONCRETE MONUMENT: [Symbol]  
 ASPHALT PERCE: [Symbol]  
 CONCRETE: [Symbol]  
 IRON PIPE: [Symbol]  
 CROSS CUT: [Symbol]

DATE SIGNED: 11/14/86 NOT VALID WITHOUT  
EMBOSSSED SEAL

JOHN ROONEY L.S. 3145

**NOTES:**  
 1. BEARINGS ESTABLISHED FROM THE LEGAL DESCRIPTION.  
 2. (D) DEED BEARING AND DISTANCE.  
 3. (A) BEARING & DISTANCE AS A RESULT OF THIS SURVEY.

O.R.V. 4856 PG. 690

D.B. 1750 PG. 45

O.R. 3447 PG. 989

O.R.V. 3664 PG. 739  
O.R.V. 3495 PG. 575

O.R.V. 5857 PG. 167

O.R.V. 4747 PG. 116

O.R.V. 5618 PG. 429

O.R.V. 5613 PG. 932

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