

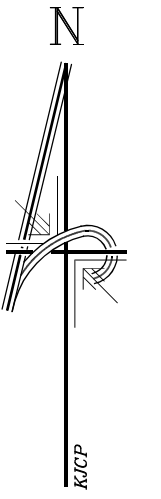
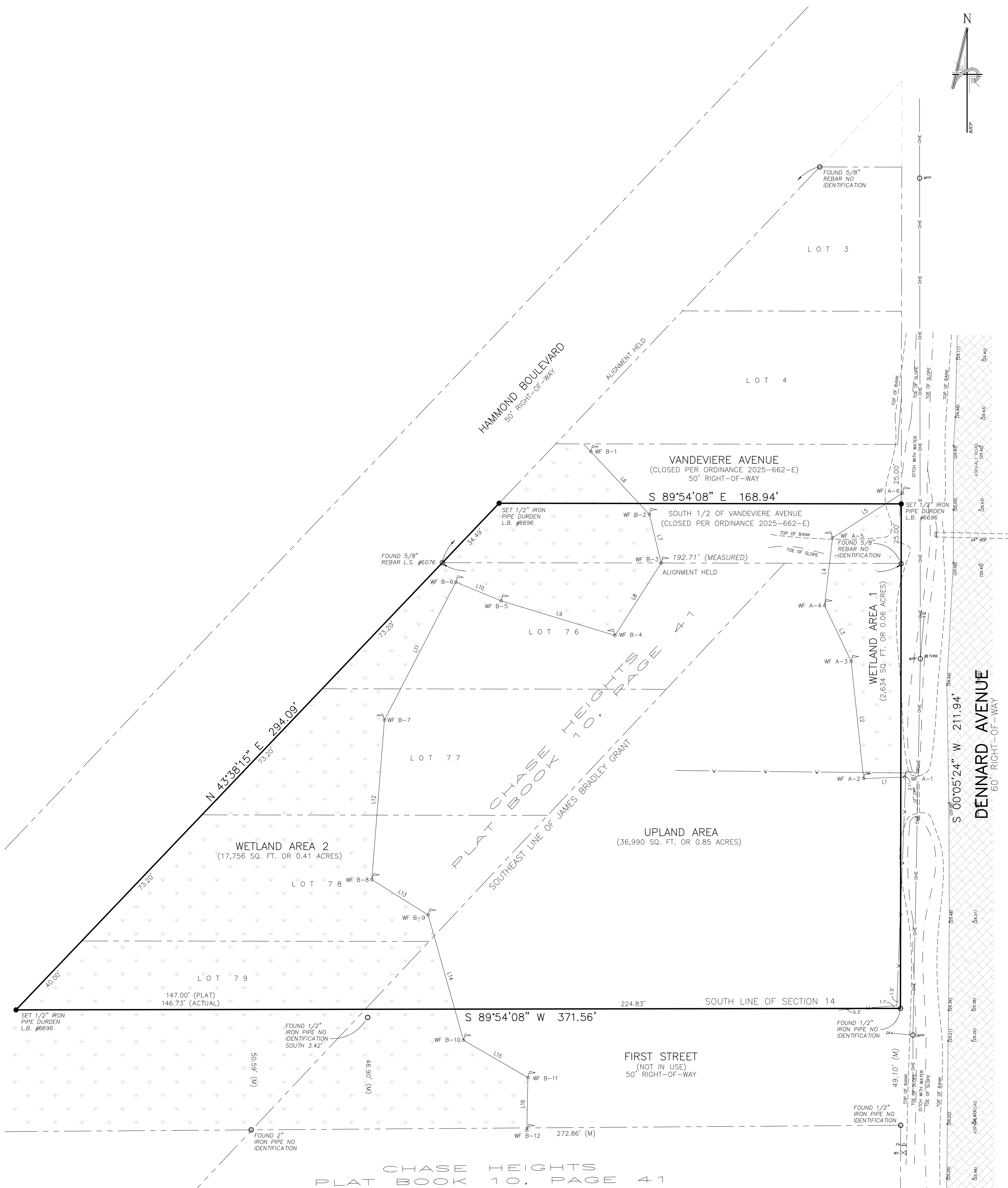
MAP SHOWING BOUNDARY SURVEY OF:

A PART OF GOVERNMENT LOT 9, BEING FRACTIONAL PART OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF JAMES BRADLEY GRANT SECTION 38, TOWNSHIP 2 SOUTH, RANGE 25 EAST, ON THE SOUTH BY THE SOUTH LINE OF SECTION 14, ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF DENNARD AVENUE, AS SHOWN ON PRINT OF SURVEY DATED JANUARY 22, 1985, PREPARED BY HARBOR ENGINEERING COMPANY AS ATTACHED TO THE DEED RECORDED IN BOOK 5995, PAGE 2380.

TOGETHER WITH LOTS 76, 77, 78 AND 79, CHASE HEIGHTS, AS RECORDED IN PLAT BOOK 10, PAGE 41, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH THE SOUTH HALF OF VANDEVIERE AVENUE AS SHOWN ON PLAT OF CHASE HEIGHTS, AS RECORDED IN PLAT BOOK 10, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF DENNARD AVENUE AND BOUNDED ON THE WEST BY THE SOUTHEASTERLY RIGHT OF WAY LINE OF HAMMOND BOULEVARD. (CLOSED BY ORDINANCE 2025-662-E)

(CONTAINING 57,380 SQ. FT. OR 1.32 ACRES, MORE OR LESS)



NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE, DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0334-H, REVISED JUNE 3, 2013

SURVEY BASED OFF OF PUBLIC RECORD AND FIELD MONUMENTATION AND OCCUPATION, PLAT/DEED OF RECORD IS AMBIGUOUS IN NATURE AND MAY NOT HAVE BEARINGS, DISTANCES OR ANGULAR RELATIONSHIPS. ALL BEARINGS SHOWN HEREON ARE ASSUMED

(M) DENOTES FIELD MEASURED
(D) DENOTES DEED PER SURVEY DATED JANUARY 22, 1985, PREPARED BY HARBOR ENGINEERING COMPANY

NO BUILDING RESTRICTION LINE BY PLAT
—W— DENOTES 4' HOG WIRE FENCE EXCEPT AS NOTED

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF TITLE. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

WETLAND LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 87°52'54" E	17.13'
L2	S 06°05'58" E	49.49'
L3	S 25°25'17" E	25.99'
L4	S 06°40'41" W	28.68'
L5	S 57°24'05" W	34.85'
L6	N 42°57'20" W	36.10'
L7	N 13°37'34" W	20.98'
L8	N 32°33'16" E	36.08'
L9	N 73°07'01" W	49.59'
L10	N 67°27'31" W	20.57'
L11	S 27°22'02" W	65.30'
L12	N 04°31'21" E	67.24'
L13	N 57°55'07" W	27.54'
L14	N 15°43'47" W	54.65'
L15	S 59°54'40" E	31.29'
L16	N 01°05'44" E	22.21'

SYMBOL LEGEND:

- WPP DENOTES WOOD POWER POLE
- △ FH DENOTES FIRE HYDRANT
- ▲ GA DENOTES GUY ANCHOR
- ⊠ TVRB DENOTES TELEVISION RISER BOX
- ⊞ WV DENOTES WATER VALVE
- ⊞ WF DENOTES WETLAND FLAGS
- INV DENOTES INVERT
- EL DENOTES ELEVATION
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- OHE DENOTES OVERHEAD ELECTRIC

UPDATED ON 11/06/2025 TO REVISE BOUNDARY
UPDATED ON 01/27/2021 TO ADD WETLAND FLAGS

CERTIFIED TO:
EB FREIGHT, LLC

DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5117 FLORIDA ADMINISTRATIVE CODE.

FOR INFORMATIONAL PURPOSES ONLY

FLORIDA REGISTERED SURVEYOR NO. 4707
N. BRUCE DUNSON, JR.

SIGNED: DECEMBER 10, 2020
SCALE: 1" = 20'
CAD FILE NO. L-9(0) DENNARD_AVE1.DWG
WORK ORDER NUMBER: 25018

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.