

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT #10951179, DATED FEBRUARY 07, 2023 AT 5:00 PM.

SCHEDULE A DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF FARM TRACT 31, ALDERMAN REALTY CO.'S FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 99, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD (A 50 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF BERT ROAD (A 50 FOOT RIGHT-OF-WAY); THENCE SOUTH 35°08'20" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY OF BERT ROAD, 158 FEET; THENCE NORTH 54°53' EAST, 140 FEET; THENCE NORTH 35°08'20" WEST, 158 FEET TO A POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD; THENCE SOUTH 54°53' WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, 140 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN TRACT OF LAND TAKEN BY THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, PURSUANT TO STIPULATED FINAL JUDGMENT AS TO PARCELS 150 & 150 IN CASE NO. 02-05179-CA IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA, ENTERED SEPTEMBER 4, 2003 UNDER NO. 2004R-041, SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED SEPTEMBER 11, 2002 IN OFFICIAL RECORDS BOOK 10659, PAGE 372, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 49, THE F. RICHARD GRANT, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD (A 60 FOOT RIGHT-OF-WAY) AS PRESENTLY ESTABLISHED WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BERT ROAD (A 50 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 55°11'35" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, A DISTANCE OF 24.97 FEET TO A POINT OF CUSP OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°55'56", FOR AN ARC LENGTH OF 39.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°13'37" WEST, 35.33 FEET TO A POINT OF TANGENCY, SITUATE ON THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BERT ROAD; THENCE NORTH 34°44'21" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BERT ROAD, A DISTANCE OF 24.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM ALL OF THE ABOVE ANY PORTION LYING WITHIN ANY PUBLIC ROAD OR RIGHT-OF-WAY.

NOTES CORRESPONDING TO SCHEDULE B

— EASEMENT AS SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED SEPTEMBER 11, 2002 IN OFFICIAL RECORDS BOOK 10659, PAGE 372, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, (AFFECTS, PLOTTED AND SHOWN)

LAND AREA

21,995 ± SQUARE FEET
0.505 ± ACRES

PARKING INFORMATION

REGULAR= 13
HANDICAP= 0
TOTAL= 13

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12031C0079J, WHICH BEARS AN EFFECTIVE DATE OF 11/02/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N 34°42'35" W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83-2011.
LATITUDE = 30°19'52.0430"
LONGITUDE = -81°38'09.4754"
CONVERGENCE ANGLE = N 00°17'45.3060" E

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF ALTA SURVEY

UTILITY INFORMATION

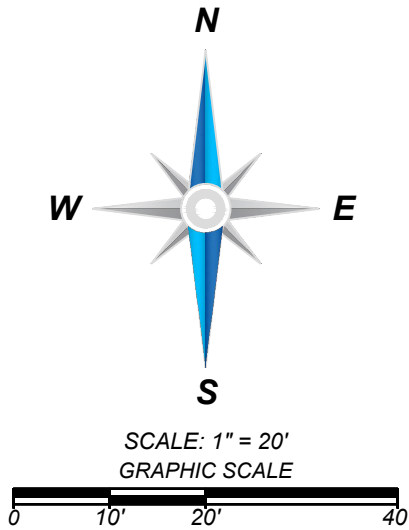
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

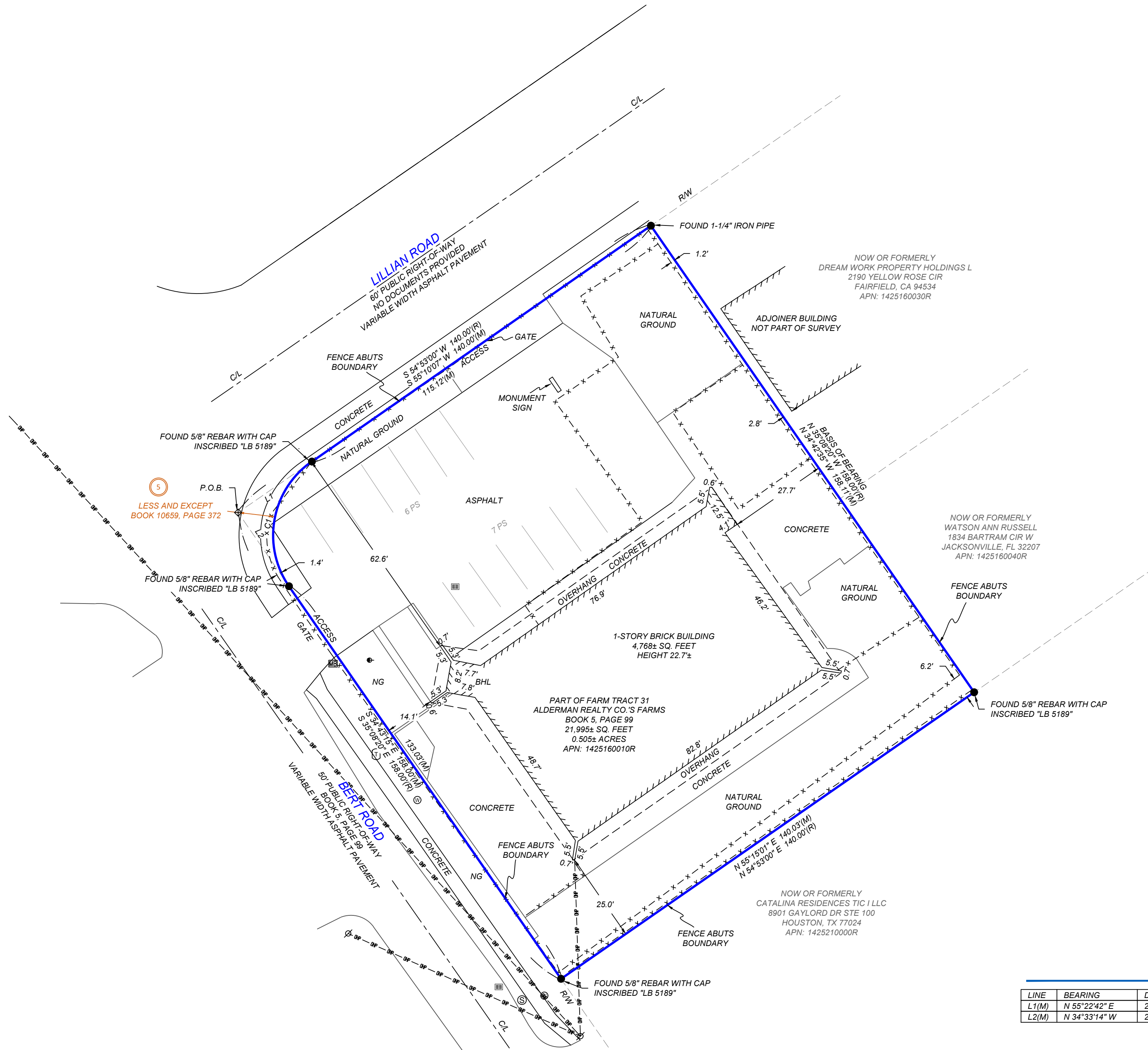
ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE		EDUCATION	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO DUVAL COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA		21,995± SQ. FT.	
MIN. LOT WIDTH		115.12'	
MAX. BLDG COVERAGE		4,768± SQ. FT.	
MIN. SETBACKS FRONT		62.6'	
MIN. SETBACKS SIDE		14.1'	
MIN. SETBACKS REAR		25.0'	
MAX. BUILDING HEIGHT		22.7±	
PARKING REGULAR		13	
PARKING HANDICAP		0	
PARKING TOTAL		13	

PARKING INFORMATION:



ALTA/NSPS LAND TITLE SURVEY

6902 LILLIAN ROAD
JACKSONVILLE, FLORIDA 32211
DUVAL COUNTY



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	N 55°22'42" E	24.97'	L1(R)	N 55°11'35" E	24.97'
L2(M)	N 34°33'14" W	24.97'	L2(R)	N 34°44'21" W	24.97'

CURVE TABLE

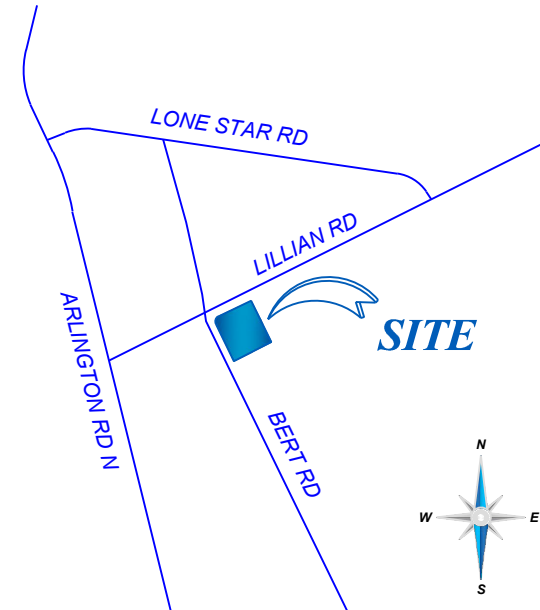
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	25.00'	39.14'	35.26'	N 10°18'06" E	89°41'31"
C1(R)	25.00'	39.24'	35.33'	S 10°13'37" W	89°55'56"

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS FEBRUARY 14, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF LILLIAN ROAD AND BERT ROAD, WHICH ABUTS THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO LILLIAN ROAD AND BERT ROAD, BOTH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-11 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY. SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DUVAL COUNTY PROPERTY APPRAISER.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.

VICINITY MAP

NOT TO SCALE



LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
⊕	COMPUTED POINT
⊗	SANITARY MANHOLE
⊘	POWER POLE
⊙	MAIL BOX
⊖	TELEPHONE PEDESTAL
⊗	WATER METER
⊖	DRAIN GRATE
⊙	GUY POLE
R/W	RIGHT OF WAY
NG	NATURAL GROUND
C/L	CENTERLINE
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
BHL	BUILDING HEIGHT LOCATION
P.O.B.	POINT OF BEGINNING
---	BOUNDARY LINE
- - - -	EASEMENT LINE
- - - -	RIGHT-OF-WAY LINE
---	CENTERLINE
- x - x - x -	FENCE LINE
- - - - -	OVERHEAD POWER LINE