

LEGAL DESCRIPTION:

A PART OF THE FRANCIS RICHARD GRANT SECTION 39, TOWNSHIP 02 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD; THENCE, SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 33.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2804.79 FEET AND A CENTRAL ANGLE OF 00°40'36" (CHORD BEARING S05°55'08"W, CHORD DISTANCE 33.12 FEET); THENCE, CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 285.86 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2804.79 FEET AND A CENTRAL ANGLE 05°37'05" (CHORD BEARING S08°58'57"W, CHORD DISTANCE 285.86 FEET); THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N87°37'41"W, A DISTANCE OF 275.48 FEET; THENCE S01°45'46"E, A DISTANCE OF 2.65 FEET; THENCE S10°56'31"W, A DISTANCE OF 38.58 FEET; THENCE S09°01'44"E, A DISTANCE OF 14.57 FEET; THENCE N86°37'42"W, A DISTANCE OF 264.80 FEET; THENCE N03°22'18"E, A DISTANCE OF 55.12 FEET; THENCE N09°01'34"E, A DISTANCE OF 16.90 FEET; THENCE N34°18'04"W, A DISTANCE OF 74.47 FEET; THENCE N88°36'11"W, A DISTANCE OF 71.08 FEET; THENCE N82°22'01"W, A DISTANCE OF 30.39 FEET; THENCE N83°32'22"W, A DISTANCE OF 30.45 FEET; THENCE N00°00'00"E, A DISTANCE OF 155.53 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD AS SHOWN ON JACKSONVILLE TRANSPORTATION AUTHORITY TRANSFER MAP, PROJECT NO. 98-30; THENCE, ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, 64.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3230.84 FEET AND A CENTRAL ANGLE OF 01°09'05" (CHORD BEARING N87°49'00"E, CHORD DISTANCE 64.93 FEET); THENCE S80°39'57"E, A DISTANCE OF 42.94 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE 59.92 FEET ALONG SAID CURVE, HAVING A RADIUS OF 3222.75 FEET AND A CENTRAL ANGLE OF 01°03'35" (CHORD BEARING N83°32'22"W, CHORD DISTANCE 59.92 FEET); THENCE N79°20'38"E, A DISTANCE OF 41.46 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE 38.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3230.83 FEET AND A CENTRAL ANGLE OF 02°28'12" (CHORD BEARING S87°50'08"E, CHORD DISTANCE 38.58 FEET); THENCE SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 383.90 FEET; THENCE S40°16'03"E, ALONG THE WESTERLY LINE OF PARCEL 117 (ADDITIONAL RIGHT-OF-WAY) DESCRIBED IN OFFICIAL RECORDS BOOK 8823, PAGE 212, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 277 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,155 SQUARE FEET OR 4.985 ACRES, MORE OR LESS.

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ALTA/NSPS BOUNDARY AND TOPOGRAPHIC SURVEY
2500 MONUMENT ROAD
FRANCIS RICHARD GRANT SECTION 39
TOWNSHIP 2 SOUTH, RANGE 28 EAST
DUVAL COUNTY, FLORIDA

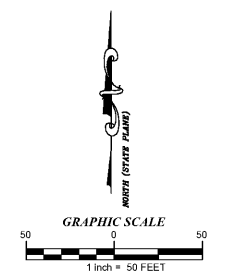
REVISIONS: APPD. ADDITIONAL TOPO PER ENGINEER 4/25/16 _JM_W ADD TITLE COMMITMENT 8/27/16 _JM_W ADD WETLANDS 4/25/16 _JM_W ADDITIONAL TOPO PER ENGINEER 7/27/17 FRV

DATE OF SURVEY: 04/11/2016
DRAWN: _JM_W/FRV
CHECKED: HAK
REVISION: FILE: 3DBW20ALTAX.dwg

PROJECT NUMBER: BWRE0020

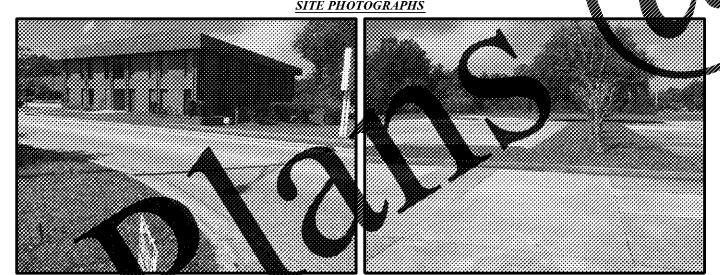
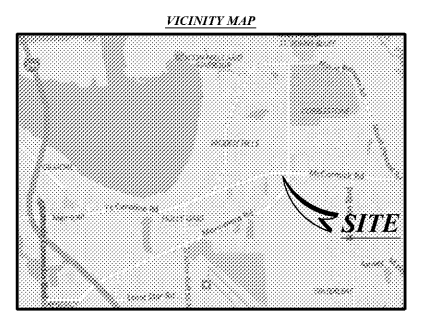
SHEET NO. 1

1 OF 3



LEGEND table with symbols for various survey features like monuments, easements, and utilities.

- 1. THIS SURVEY MAP AND/OR REPORT ON THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER...
2. THIS OFFICE WAS PROVIDED RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 19053137...
3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.



WETLAND/UPLAND AREA table with columns for WETLAND, UPLAND, SQUARE FEET, and ACRES±.

BOUNDARY CURVE TABLE with columns for CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD, and DELTA.

BOUNDARY CURVE TABLE with columns for CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD, and DELTA.

BENCHMARKS: CONTROL BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID 'DL5763', A SURVEY DISK SET IN TOP OF A CONCRETE MONUMENT...
ELEVATION: 41.28' (NAVD 1988)
TBM #1: STATION IS A BOX CUT LOCATED ON THE CONCRETE SIDEWALK ALONG THE SOUTH SIDE OF MCCORMICK ROAD...
ELEVATION: 39.85' (NAVD 1988)
TBM #2: STATION IS A BOX CUT LOCATED ON TOP OF A CURB INLET ON THE WEST SIDE OF MONUMENT ROAD...
ELEVATION: 40.41' (NAVD 1988)

NOTE: -FOR TOPOGRAPHIC INFORMATION SEE SHEETS 2 AND 3 OF 3.

CERTIFIED TO: BRIGHTWORK ACQUISITIONS, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WATSON REALTY CORP., A FLORIDA CORPORATION. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A) (NONE PROVIDED), 7(A), 8, 9, 13, 16, AND 20 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON 4/11/16. AND I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE.

HENRY A. KILBURN, PSM DATE SIGNED 7/26/2017 SURVEYOR AND MAPPER NUMBER: LS-6861