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°55'06"W, CHORD DISTANCE 33.12 FEET) TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 266.86 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2804.79 FEET AND A CENTRAL ANGLE 05°27'05" (CHORD BEARING S08°58'57"W, CHORD DISTANCE 266.76 FEET); THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N86°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 N79°01'44"E, A DISTANCE OF 14.57 FEET; THENCE N86°37'42"W, A DISTANCE OF 284.80 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 N58°36'11"W, A DISTANCE OF 71.08 FEET; THENCE N82°22'01"W, A DISTANCE OF 50.39 FEET; THENCE N63°33'22"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 3230.64 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 LEFT; THENCE 59.92 FEET ALONG SAID CURVE, HAVING A RADIUS OF 3222.76 FEET AND A CENTRAL ANGLE OF 01°03'55" (CHORD BEARING N89°40'29"E, CHORD DISTANCE 59.91 FEET); THENCE N79°20'38"E, A DISTANCE OF 41.46 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE 33.28 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 139.27 FEET) TO THE EXISTING SOUTHERLY RIGHT-OF-WAY OF MCCORMICK ROAD AS SHOWN IN SAID TRANSFER MAP; THENCE S86°36'02"E, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 383.90 FEET; THENCE S40°18'03"E, ALONG THE WESTERLY LINE OF PARCEL 117 (ADDITIONAL RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 8823, PAGE 212, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 45.77 FEET TO THE POINT OF BEGINNING.

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

GRAPHIC SCALE

50 0 50

1 inch = 50 FEET

LEGEND

ABBREVIATIONS

AC	AIR CONDITIONER	JTA	JACKSONVILLE TRANSPORTATION AUTHORITY
(C)	CALCULATED MEASUREMENT	LB	LICENSED BUSINESS NUMBER
CO	CLEAN OUT	LP	LIGHT POLE
CONC	CONCRETE	LS	LICENSED SURVEYOR
CSW	CONCRETE SIDEWALK	MW	MONITORING WELL
(D)	DEED MEASUREMENT - CALL	NAVD	NORTH AMERICAN VERTICAL DATUM
EBX	ELECTRIC BOX	NGVD	NATIONAL GEODETIC VERTICAL DATUM
EL	ELEVATION	OHW	OVERHEAD WIRE
EM	ELECTRIC METER	ORB	OFFICIAL RECORDS BOOK
EPC	ENVIRONMENTAL PROTECTION COMMISSION	(P)	PLAT MEASUREMENT - CALL
		PP	POWER POLE
FCM	FOUND CONCRETE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PSM	PROFESSIONAL SURVEYOR & MAPPER
		R/W	RIGHT-OF-WAY
F.F.	FINISHED FLOOR	SCIR	SET CAPPED IRON ROD
FIP	FOUND IRON PIPE	SND	SET NAIL AND DISK
FCIR	FOUND CAPPED IRON ROD	SV	SEWER VALVE
FIR	FOUND IRON ROD	TBM	TEMPORARY BENCHMARK
FND	FOUND NAIL AND DISK	WM	WATER METER
FPP	FOUND PINCHED PIPE	WV	WATER VALVE
INV.	INVERT		
ID	IDENTIFICATION		

SYMBOLS

CABLE RISER; GRATE INLET; SANITARY SEWER STRUCTURE; SPOT ELEVATION; STORM STRUCTURE; TELEPHONE PEDESTAL; TRAFFIC SIGNAL JUNCTION BOX; FIRE HYDRANT; SIGN; BOLLARD; TREE LOCATION (SIZE AND TYPE AS NOTED); UTILITY FLAG ELECTRIC; UTILITY FLAG COMMUNICATIONS; UTILITY FLAG GAS; UTILITY FLAG RECLAIMED WATER; UTILITY FLAG SANITARY/STORM SEWER; UTILITY FLAG WATER; WOOD FENCE; METAL FENCE; PVC FENCE

SURVEY REPORT:

1. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. THIS OFFICE WAS PROVIDED RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 16053137 RD, WITH AN EFFECTIVE DATE OF: MAY 4, 2016 AT 5:00 P.M.

ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT AN APPLICABLE SURVEY MATTER)

ITEM 2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE AND. THE TERM ENCROACHMENT INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. (RESOLVED BY THIS MAP OF SURVEY WITH REPORT)

ITEM 3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (NOT AN APPLICABLE SURVEY MATTER)

ITEM 4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (NOT AN APPLICABLE SURVEY MATTER)

ITEM 5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (NOT AN APPLICABLE SURVEY MATTER)

ITEM 6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2016 AND SUBSEQUENT YEARS. (NOT AN APPLICABLE SURVEY MATTER)

ITEM 7. PERMANENT DRAINAGE EASEMENT RECORDED IN O.R. BOOK 8823, PAGE 208. (EASEMENT LIES SOUTH OF THE PROPERTY DESCRIBED HEREON)

ITEM 8. SUBJECT TO ANY UNRECORDED LEASES. (NOT AN APPLICABLE SURVEY MATTER)

3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.

4. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS LOCATED.

5. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120077, PANEL NUMBER 0382, SUFFIX H, EFFECTIVE JUNE 3, 2013 FOR THE CITY OF JACKSONVILLE, FLORIDA.

6. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE PERFORMANCE OF THE SURVEY REFLECTED HEREON.

7. SURVEYOR IS UNAWARE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

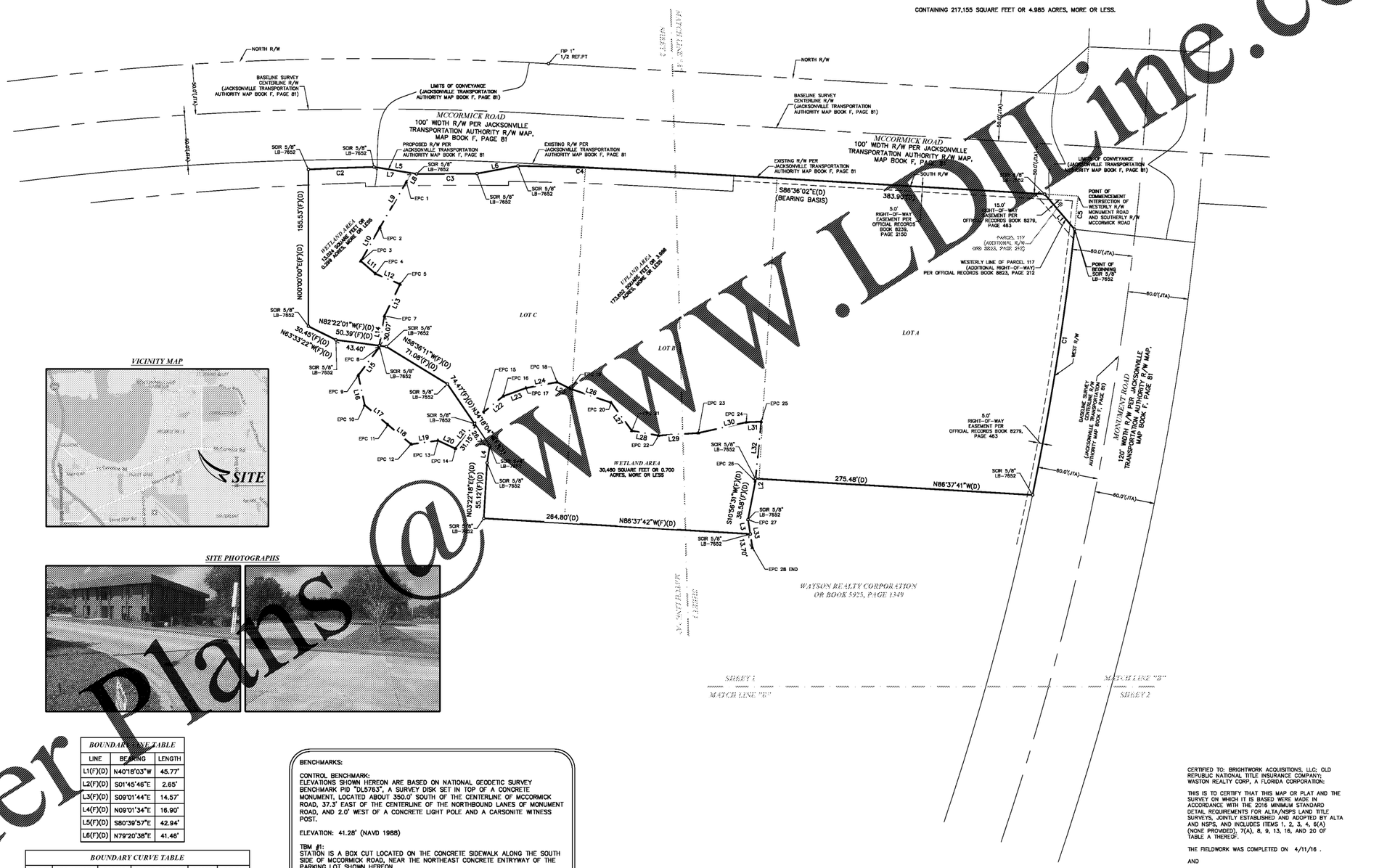
8. WE HAVE NOT BEEN PROVIDED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.

9. THIS OFFICE WAS NOT PROVIDED ZONING INFORMATION FOR THE SUBJECT PROPERTY.

10. INSURANCE CERTIFICATES PROVIDED UPON REQUEST.

VICINITY MAP

SITE PHOTOGRAPHS



WETLAND LINE TABLE

LINE	BEARING	LENGTH
L7	S80°39'57"E	37.92'
L8	S30°15'45"W	10.19'
L9	S30°15'45"W	52.06'
L10	S29°23'19"W	38.44'
L11	S49°12'11"E	19.32'
L12	S67°08'33"E	26.39'
L13	S26°15'11"W	35.04'
L14	S10°00'01"W	32.12'
L15	S36°50'52"W	34.09'
L16	S12°13'02"E	30.35'
L17	S49°44'43"E	30.23'
L18	S49°59'36"E	29.90'
L19	N82°15'46"E	28.23'
L20	S64°57'39"E	19.12'
L21	N37°26'36"E	45.48'
L22	N51°30'10"E	25.42'
L23	N70°14'13"E	23.92'
L24	N79°21'00"E	31.45'
L25	S63°31'34"E	24.52'
L26	S71°02'55"E	43.05'
L27	S36°18'28"E	34.42'

WETLAND/UPLAND AREA

	SQUARE FEET	ACRES±
WETLAND	43,504	0.999
UPLAND	173,652	3.986

WETLAND LINE TABLE

LINE	BEARING	LENGTH
L28	S79°20'38"E	26.98'
L29	N86°21'33"E	39.54'
L30	N77°21'44"E	48.88'
L31	N87°41'42"E	14.68'
L32	S05°37'18"W	59.47'
L33	S10°56'31"W	38.58'

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1(F)(D)	N40°18'03"W	45.77'
L2(F)(D)	S01°45'46"E	2.65'
L3(F)(D)	S09°01'44"E	14.57'
L4(F)(D)	N09°01'34"E	16.90'
L5(F)(D)	S80°39'57"E	42.94'
L6(F)(D)	N79°20'38"E	41.46'

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1(F)(D)	266.86'	2804.79'	N08°58'57"E	266.76'	05°27'05"
C2(F)(D)	64.93'	3230.64'	S87°49'00"W	64.93'	01°09'05"
C3(F)(D)	59.91'	3222.76'	N89°40'29"E	59.91'	01°03'54"
C4(F)(D)	139.27'	3230.83'	N87°50'08"W	139.26'	02°28'11"
C5(C)(D)	33.12'	2804.79'	S05°55'06"W	33.12'	00°40'36"

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, LOCATED ABOUT 350.0' SOUTH OF THE CENTERLINE OF MCCORMICK ROAD, 37.3' EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF MONUMENT ROAD, AND 2.0' WEST OF A CONCRETE LIGHT POLE AND A CARSONITE WITNESS POST.

ELEVATION: 41.28' (NAVD 1988)

TBM #1:
STATION IS A BOX CUT LOCATED ON THE CONCRETE SIDEWALK ALONG THE SOUTH SIDE OF MCCORMICK ROAD, NEAR THE NORTHEAST CONCRETE ENTRYWAY OF THE PARKING LOT SHOWN HEREON.

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 NEAR THE SOUTHEAST CONCRETE ENTRYWAY OF THE PARKING LOT SHOWN HEREON.

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; WASTON REALTY CORP; A FLORIDA CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 A 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 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

7/26/2017
DATE SIGNED

HENRY A. KILBURN, PSM
SURVEYOR AND MAPPER NUMBER: LS-6561

Order Plans@WWW.LDLine.com

LB Surveying
8415 Substate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 886-6081
Certificate of Authorization Number: LB-7652

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 JMW
ADD TITLE COMMITMENT 6/07/16 JMW
ADD WETLANDS 4/25/16 JMW
ADDITIONAL TOPO PER ENGINEER 7/21/17 FRV

DATE OF SURVEY: 04/11/2016
DRAWN: JMW/FRV
CHECKED: HAK
REVISION:
FILE: 3DBW2OALTAX.dwg

PROJECT NUMBER: BWRE0020

SHEET NO. 1 OF 3