MAP SHOWING SURVEY OF

LOT 3, BLOCK 5, ST. NICHOLAS PARK UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 7 AND 7A AND LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK E, ST. NICHOLAS PARK SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 59 (LESS AND EXCEPT ANY PORTION OF SAID LOTS 1, 2, 3, 4 AND 5 OF SAID BLOCK E, LYING WITHIN THE PRESENT RIGHT-OF-WAY OF ATLANTIC BOULEVARD), LESS AND EXCEPT THE 20.0 FOOT ALLEY OVER PARTS OF SAID LOTS 7 AND 8, BLOCK E, AS PER DEED RECORDED IN OFFICIAL RECORDS VOLUME 980, PAGE 362 AND TOGETHER WITH THAT PORTION OF THE 20.0 FOOT ALLEY LYING NORTHERLY OF SAID LOTS 3, 4, 5 AND 6, BLOCK E, CLOSED BY CITY ORDINANCE EE-95, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: WELLS ROAD VETERINARY MEDICAL CENTER, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, INC.
AMERICAN ENTERPRISE BANK OF FLORIDA
FIRST AMERICAN TITLE INSURANCE COMPANY
BRENNAN, MANNA & DIAMOND, P.L.
ROGERS, TOWERS, P.A.

ADDITIONAL GENERAL NOTES:

6.) DESCRIPTION PREPARED BY THE UNDERSIGNED.

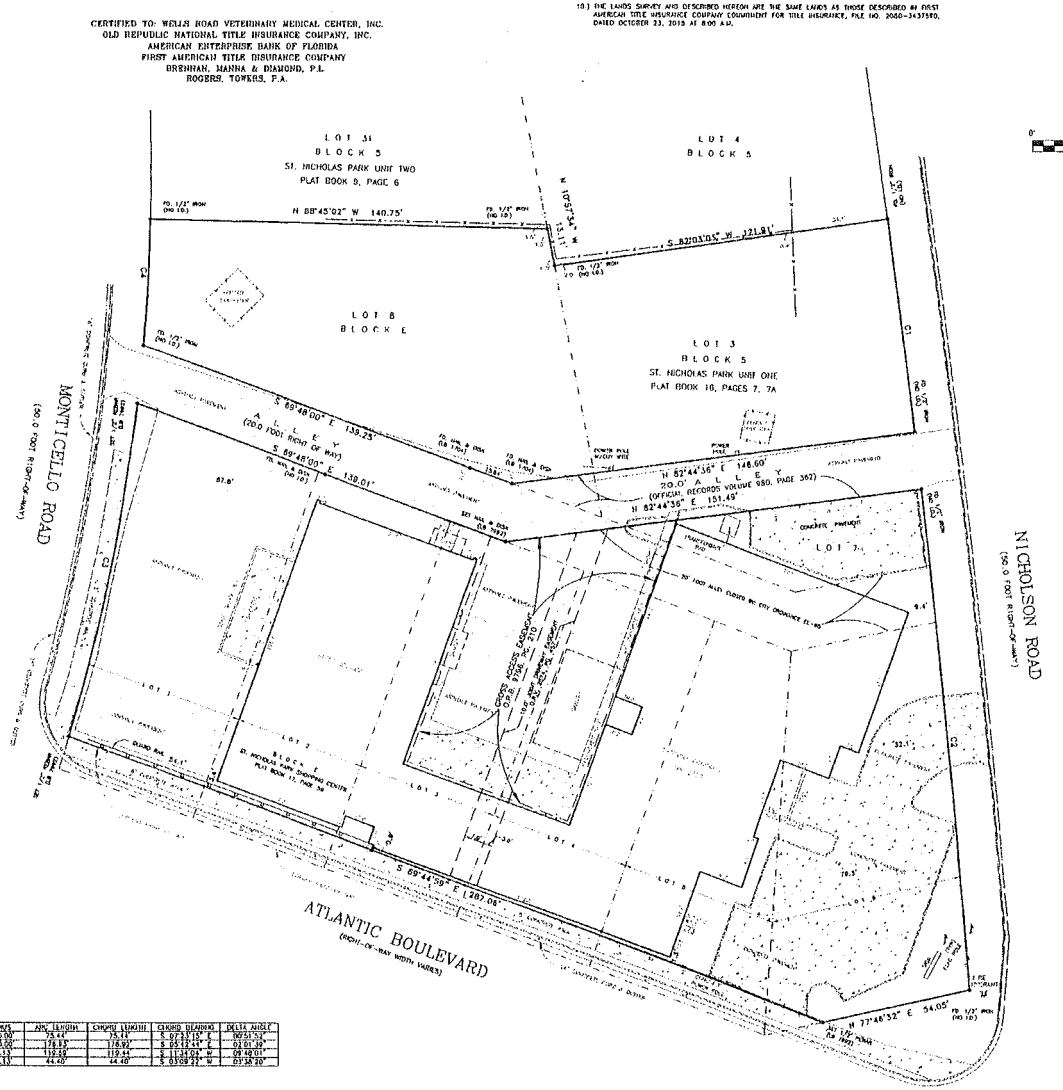
6.) THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.

7.) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.

8.) THE LANDS SURVEYED AND DESCRIBED HEREON ARE THE SAME LANDS AS THOSE DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 8788, PAGE 207, OFFICIAL RECORDS BOOK 12500, PAGE 1001, AND OFFICIAL RECORDS BOOK 11612, PAGE 708, THERE BEING NO GAPS, GORES OR HIATUS.

9.) CONTAINING 43018.72 SQUARE FEET AND/OR 1.48 ACRES, MORE OR LESS.

10.) THE LANDS SURVEY AND DESCRIBED HEREON ARE THE SAME LANDS AS THOSE DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO. 2080-3437590, DATED OCTOBER 23, 2015 AT 8:00 A.M.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5000.00'	75.41'	75.41'	S 07°33'15" E	00°51'51"
C2	5000.00'	178.93'	178.92'	S 05°17'41" E	02°03'39"
C3	699.13'	119.59'	119.44'	S 11°34'04" W	09°48'01"
C4	699.13'	44.48'	44.48'	S 03°09'22" W	01°38'20"

LEGALS BELOW AS PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE No: 2080-3437590, DATED OCTOBER 23, 2015 AT 8:00 A.M.

PARCEL "A":

PARTS OF LOTS 3, 4, 5, 6 AND 7, BLOCK E, ST. NICHOLAS PARK SHOPPING CENTER, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 59, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF A 20 FOOT WIDE ALLEY LYING SOUTHERLY OF SAID LOT 7, AND NOW CLOSED BY ORDINANCE NO. EE-95 OF THE CITY OF JACKSONVILLE, FLORIDA; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 8, AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF NICHOLAS ROAD WITH THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AND RUN SOUTH 78°-09'-00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD 54.05 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE AS NOW ESTABLISH BY THE STATE OF FLORIDA; RUN THENCE NORTH 69°-48'-00" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD 171.80 FEET TO A POINT; RUN THENCE NORTH 20°-12'-00" EAST, A DISTANCE OF 32.72 FEET TO A POINT; RUN THENCE SOUTH 69°-48'-00" EAST, A DISTANCE OF 29.14 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY 7 FEET OF SAID LOT 3, BLOCK E; RUN THENCE NORTH 20°-12'-00" EAST ALONG SAID WESTERLY LINE OF THE EASTERLY 7 FEET LOT 3, AND ALONG THE NORTHERLY PROLONGATION OF SAID LINE A DISTANCE OF 96.98 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RELOCATED 20 FOOT WIDE ALLEY AS DESCRIBED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 980, PAGE 362, RUN THENCE NORTH 83°-00'-00" EAST ALONG SAID SOUTHERLY LINE OF RELOCATED ALLEY 128.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NICHOLAS ROAD, AFOREMENTIONED; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT OF WAY LINE OF NICHOLSON ROAD, SAID CURVE BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 5000.00 FEET, AN ARC DISTANCE OF 176.08 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°-27'-30" EAST, 176.07 FEET.

PARCEL "B":

LOT 3, BLOCK 5, ST. NICHOLAS PARK, UNIT ONE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 16, PAGES 7, AND 7A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 8, BLOCK E, ST. NICHOLAS PARK SHOPPING CENTER, ACCORDING TO PLAT RECORDED IN PLAT BOOK 17, PAGE 59, SAID PUBLIC RECORDS; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 5, ST. NICHOLAS PARK, UNIT ONE, AND RUN SOUTH 83°-00'-00" WEST, ALONG SOUTHERLY LINE OF SAID LOT 3, AND THE WESTERLY PROLONGATION OF SAID SOUTHERLY LINE BEING ALSO THE NORTHERLY LINE OF A 20 FOOT WIDE ALLEY, AS DESCRIBED IN OFFICIAL RECORDS VOLUME 980, PAGE 362, A DISTANCE OF 146.36 FEET TO AN IRON PIPE ON THE SOUTHERLY LINE OF SAID LOT 8, BLOCK E, ST. NICHOLAS PARK SHOPPING CENTER; RUN THENCE NORTH 69°-48'-00" WEST, ALONG SAID SOUTHERLY LINE OF LOT 8, A DISTANCE OF 15.65 FEET TO AN IRON PIPE, RUN THENCE NORTH 18°-01'-30" EAST ACROSS SAID LOT 8, A DISTANCE OF 87.87 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 8; RUN THENCE SOUTH 11°-04'-15" EAST ALONG THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 13.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, ST. NICHOLAS PARK, UNIT ONE; RUN THENCE NORTH 82°-22'-00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 121.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 ON THE WESTERLY RIGHT OF WAY LINE OF NICHOLAS ROAD; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT OF WAY LINE OF NICHOLSON ROAD, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 5,000.00 FEET, A CHORD DISTANCE OF 75.00 TO THE POINT OF BEGINNING THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 07°-12'-00" EAST.

PARCEL "C":

LOT 1, EXCEPT THE SOUTHERLY 11.67 FEET THEREOF, MORE OR LESS, BLOCK E, PLUS THE WESTERLY 3 FEET OF LOT 2, BLOCK E, BEING A STRIP OF LAND LYING ALONG THE WESTERLY BOUNDARY OF SAID LOT 2, AND BEING 3 FEET IN WIDTH WHEN MEASURED AT RIGHT ANGLES TO SAID BOUNDARY, AND A PORTION OF LOT 8, BLOCK E; BEING ALL THAT PORTION OF SAID LOT, WHICH LIES WESTERLY OF A STRAIGHT LINE CONNECTING THE MOST NORTHERLY CORNER OF SAID LOT WITH A POINT IN THE SOUTHERLY BOUNDARY OF SAID LOT, WHICH POINT IS DISTANT 50 FEET WESTERLY OF THE MOST EASTERLY CORNER OF SAME, ALL IN ST. NICHOLAS PARK SHOPPING CENTER, ACCORDING TO PLAT RECORDED IN PLAT BOOK 17, PAGE 59, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. LESS AND EXCEPT ANY PART LYING WITHIN ROAD RIGHT-OF-WAY.

PARCEL "D":

THE EASTERLY 47 FEET OF LOT 2, AND THE WESTERLY 43 FEET OF LOT 3 (EXCEPT THE SOUTHERLY 11.74 FEET PREVIOUSLY CONVEYED FOR ROAD PURPOSES), BLOCK E ST. NICHOLAS PARK SHOPPING CENTER, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. LESS AND EXCEPT ANY PART THEREOF AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 9796, PAGE 267, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PARCEL "E":

THAT PORTION OF THE PART OF THE ALLEY LYING IN BLOCK E, ST. NICHOLAS PARK SHOPPING CENTER, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 59 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA CLOSED BY ORDINANCE NO. EE-95 OF THE CITY OF JACKSONVILLE, FLORIDA, LYING WESTERLY OF THE NORTHERLY EXTENSION (TO THE NORTHERLY LINE OF THE PART OF THE ALLEY SO CLOSED) OF A LINE RUNNING PARALLEL TO AND SEVEN (7) FEET WESTERLY FROM THE COMMON LINE BETWEEN LOTS 3 AND 4 OF SAID BLOCK E, ST. NICHOLAS PARK SHOPPING CENTER.

AMENDED: NOVEMBER 6, 2015: ATTORNEY COMMENTS.
AMENDED: OCTOBER 9, 2015: ATTORNEY COMMENTS.

LEGEND

○	CONCRETE MONUMENT
●	IRON PIPE OR ROD
O/E	OVERHEAD ELECTRIC
O/T	OVERHEAD TELEPHONE
⊗	CROSS-CUT IN CONCRETE
---x---	FENCE
O.R.B.	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
PG.	PAGE

As best determined from an inspection of Flood Insurance Rate Map: 120077 0367 H dated: 8/5/13 ; the subject property is in Zone "X".

ECK LAND SURVEYORS, INC.
1060 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 398-5334 FAX (904) 398-8967
e-mail: eckls@aol.com
LB 7992

RECORDS DATE 1991

GENERAL NOTES:

1.) This is a Boundary survey.
2.) No abstract of Title furnished.
3.) Not dedicated for easements.
4.) Basis of Bearings: Assumed N. 82°-44'-00" W. along the North R/W line of Atlanta Blvd.

HISTORY: Prepared by: JAE 7/26/2018
USPS J. LASSETT P.L.S. #5 1982
Professional Surveyor and Mapper
State of Florida

Any use without Surveyor's official Seal is unlicensed hereon.

SCALE: 1"=20' DATE: 9/21/18 FIELD BOOK: 734 PAGE: 54 DRAFTSMAN: J A B ORDER #: 15-223 - D

DRAWER NO. 10