

MAP SHOWING SURVEY OF

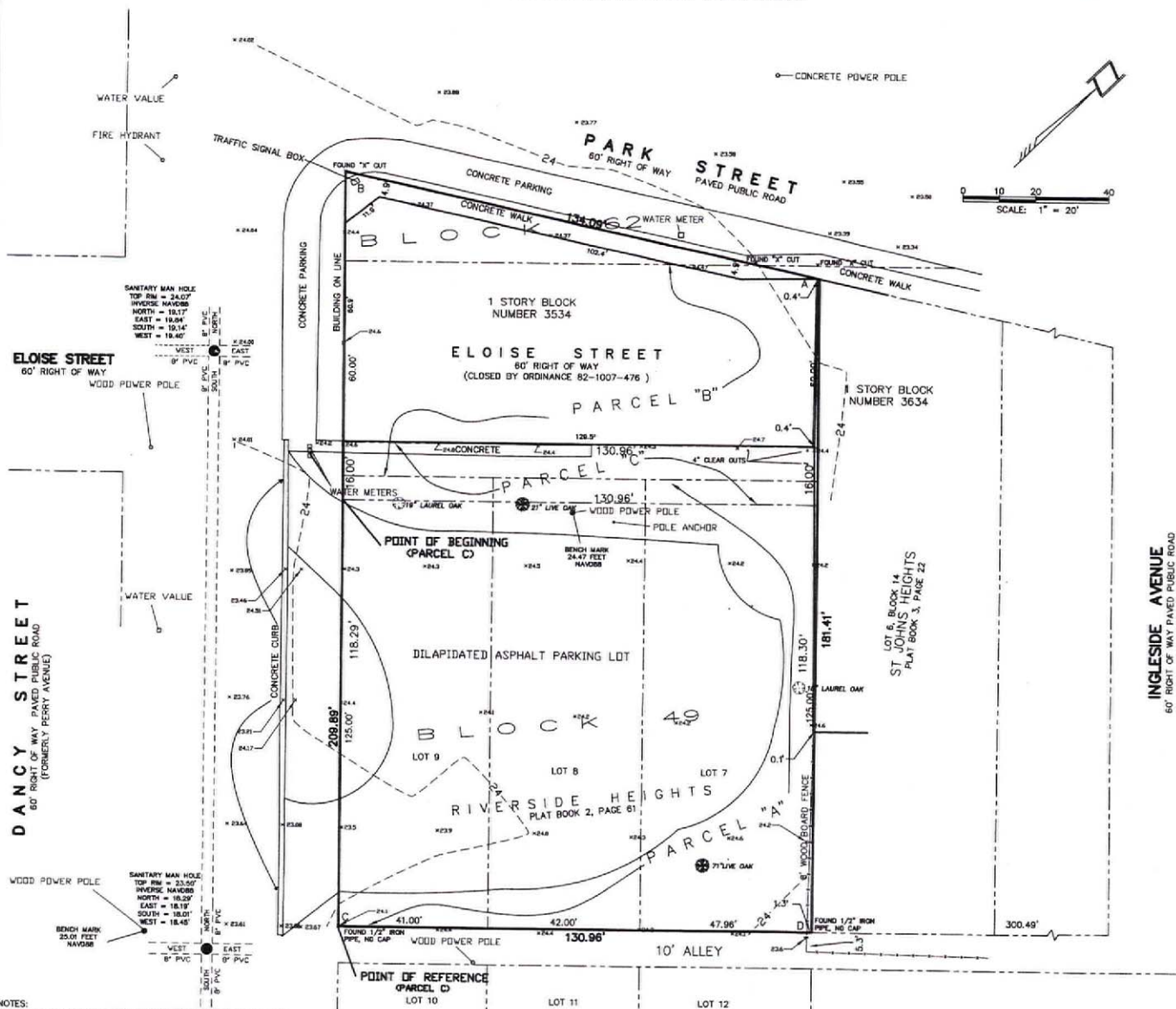
PARCEL A:
LOTS 7, 8, AND 9 BLOCK 49, RIVERSIDE HEIGHTS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 61, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL B:
ALL FRACTION BLOCK 62, RIVERSIDE HEIGHTS, PLAT BOOK 2 PAGE 61, AND CLOSED STREET FORMERLY KNOWN AS ELOISE STREET, BOUNDED ON NORTH BY BLOCK 62, RIVERSIDE HEIGHTS, RECORDED IN PLAT BOOK 2 PAGE 61 AND THE WEST BY DANCY STREET AND ON THE EAST BY LOT 6 BLOCK 14, ST. JOHN HEIGHTS AS RECORDED IN PLAT BOOK 3, PAGE 22; AND ON THE NORTH BY LOTS 7, 8, AND 9, RIVERSIDE HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 61.

PARCEL C:
A PORTION OF THE THAT ELOISE STREET LYING EASTERLY OF THE EASTERLY LINE OF DANCE STREET AS BY PLAT OF RIVERSIDE HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 2 PAGE 61 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WHICH WAS CLOSED AND VACATED BY ORDINANCE NO. 88-153 OF THE CITY OF JACKSONVILLE, FLORIDA AND ALSO THOSE PORTIONS OF LOTS 7, 8, AND 9, BLOCK 49, RIVERSIDE HEIGHTS, AS RECORDED IN SAID PLAT BOOK 2, PAGE 61, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 9, BLOCK 49, OF RIVERSIDE HEIGHTS SUBDIVISION, RUN NORTHERLY ALONG THE EASTERLY LINE OF DANCY STREET 118.3 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE EASTERLY LINE OF DANCY STREET 16 FEET TO A POINT; THENCE EASTERLY ALONG A LINE OF 9.3 FEET NORTHERLY FROM AND PARALLEL TO AS MEASURED AT RIGHT ANGLE TO THE NORTHERLY LINE OF LOTS 7, 8, AND 9, BLOCK 49, RIVERSIDE HEIGHTS SUBDIVISION A DISTANCE OF 130.46 FEET MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF A ONE STORY BRICK BUILDING, THENCE IN A SOUTHERLY DIRECTION ALONG A LINE OF 130.46 FEET MORE OR LESS FROM AND PARALLEL TO THE EASTERLY LINE OF DANCY STREET A DISTANCE OF 16 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG A LINE OF 6.7 FEET SOUTHERLY FROM AND TO AND MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF LOTS 7, 8, AND 9, BLOCK 49, RIVERSIDE HEIGHTS SUBDIVISION, AND CROSSING SAID LOTS 7, 8 AND 9, A DISTANCE OF 130.46 FEET MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF DANCY STREET SAID POINT BEING THE PLACE OF BEGINNING.

OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATIONS.
 2. BENCH MARK = BRASS DISK IN SIDEWALK 71 FEET ± SOUTH OF CENTER LINE OF ST. JOHN AVENUE 2.1' NORTH OF NORTH EAST BUILDING CORNER NUMBER 3622, 1.2 FEET WEST OF WESTERLY BUILDING WALL NUMBER 3620 ST. JOHN AVENUE, NAVD83 23.01 FEET.
 3. NO BUILDING RESTRICTION LINES AS PER PLAT.
 4. ELOISE STREET CLOSED PER ORDINANCE 82-1007-476 AS RECORDED IN OFFICIAL RECORDS BOOK 5596 PAGE 1482.
 5. ANGLES PER FIELD SURVEY:
A: 100°43'59"
B: 79°21'32"
C: 90°01'08"
D: 89°48'21"

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0362H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

THIS SURVEY MADE FOR THE BENEFIT OF J.P.M. AVONDALE LLC.

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR AND MAPPER NO. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS NO. LD 3672

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