

MAP SHOWING SURVEY OF

LOTS 7, 8, 9, 10, BLOCK 1A, EXCEPTING THAT PORTION OF LOT 7, BLOCK 1A LYING TO THE SOUTH OF PART OF CASSAT AVENUE, A RIGHT-OF-WAY OF VARIABLE WIDTH AS NOW ESTABLISHED TOGETHER WITH THE NORTH 1/2 OF BUXTON AVENUE, DIVIDED BY THE BOUNDARY LINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10, THENCE NORTH 87°37'36" WEST ALONG THE SOUTH LINE OF SAID LOT 10, 53.5 FEET TO THE SOUTHWEST CORNER OF SAID WEST 1/2 OF LOT 3 FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHEAST 10° WEST ALONG SAID SOUTH LINE OF LOT 3 AND ALONG THE SOUTH LINE OF LOTS 4, 5, AND 6, 347.28 FEET; THENCE NORTH 87°37'36" EAST, 1.0 FOOT; THENCE NORTH 87°37'36" EAST, 18.27 FEET; THENCE NORTH 75°00'27" EAST, 182.2 FEET; THENCE NORTH 80°00'27" EAST, 136.00 FEET TO A POINT STRAIGHT IN THE NORTHERLY PROLONGATION OF THE EASTERN LINE OF SAID WEST 1/2 OF LOT 3; THENCE SOUTH 0°00'27" WEST ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID EASTERN LINE OF SAID WEST 1/2 OF LOT 3, 112.14 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3550, PAGE 1254 OF SAID PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

AND:
A PART OF THE WEST 1/2 OF LOT 3 TOGETHER WITH A PART OF LOTS 4, 5, AND 6, BLOCK 1A, LYING TO THE SOUTH OF PART OF BUXTON AVENUE, AS RECORDED IN PLAT BOOK 3, PAGE 87 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10, THENCE NORTH 87°37'36" WEST ALONG THE SOUTH LINE OF SAID LOT 10, 53.5 FEET TO THE SOUTHWEST CORNER OF SAID WEST 1/2 OF LOT 3 FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHEAST 10° WEST ALONG SAID SOUTH LINE OF LOT 3 AND ALONG THE SOUTH LINE OF LOTS 4, 5, AND 6, 347.28 FEET; THENCE NORTH 87°37'36" EAST, 1.0 FOOT; THENCE NORTH 87°37'36" EAST, 18.27 FEET; THENCE NORTH 75°00'27" EAST, 182.2 FEET; THENCE NORTH 80°00'27" EAST, 136.00 FEET TO A POINT STRAIGHT IN THE NORTHERLY PROLONGATION OF THE EASTERN LINE OF SAID WEST 1/2 OF LOT 3; THENCE SOUTH 0°00'27" WEST ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID EASTERN LINE OF SAID WEST 1/2 OF LOT 3, 112.14 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3550, PAGE 1254 OF SAID PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.



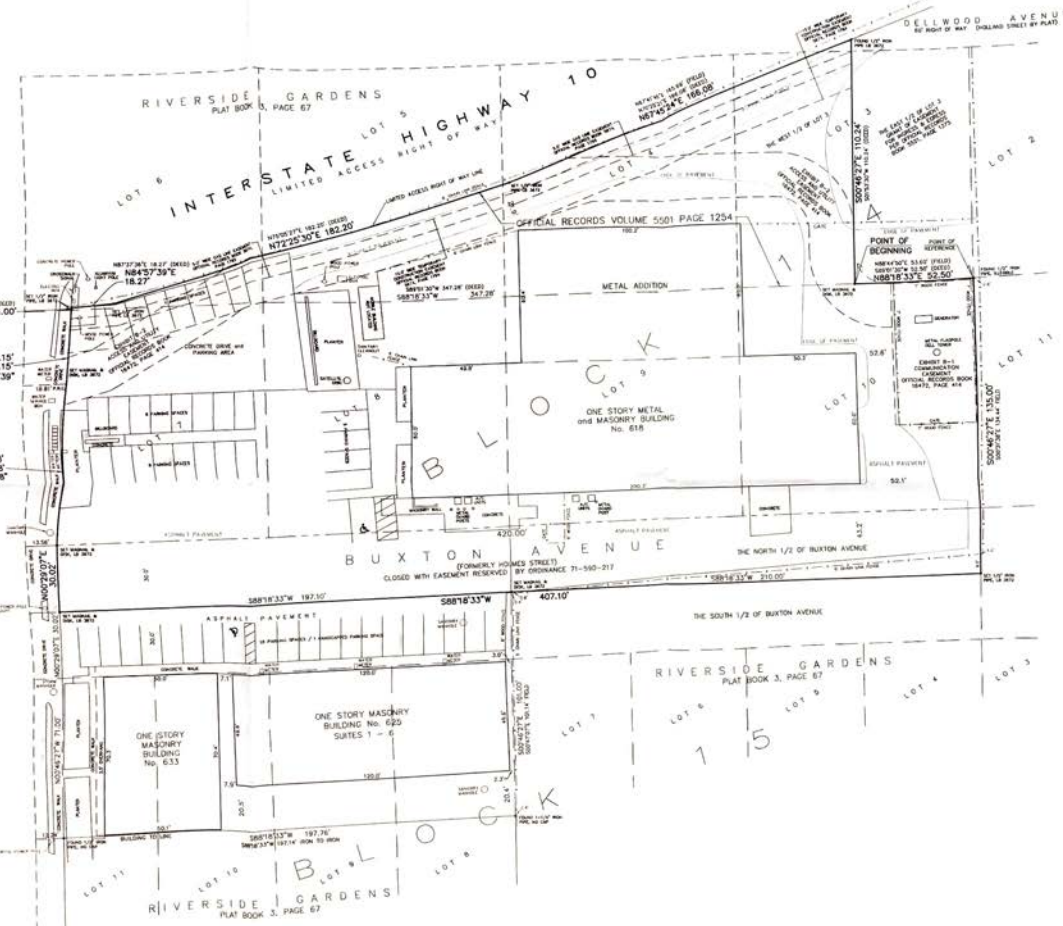
NOTES:
THIS IS A BOUNDARY SURVEY.
BEARING BASED ON THE CENTERLINE OF BUXTON AVENUE, BEING SOUTH 89°37' WEST.
THESE LINES SHOWN AND DESCRIBED HEREIN AS BEING THE SAME LINES AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3550, PAGE 1254 ARE THE SAME AS SHOWN AND DESCRIBED ON SURVEY BY RAY WELLS & ASSOCIATES, INC. AND BY THE CITY OF JACKSONVILLE, FLORIDA, AND HAVE BEEN REVIEWED TO BE THE SAME AS THAT SHOWN ON THIS SURVEY.
BEARING SHOWN AS DECIMAL ARE ACCORDING TO OFFICIAL RECORDS VOLUME 3550, PAGE 1254 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "A" AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 130101055A, REVISED JUNE 3, 2013 FOR THE CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF DESIGNER AND HIS FIRM AND OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

Don W. Boatwright
DONN W. BOATWRIGHT, P.E.M.
FLA. LIC. SURVEYOR AND MAPPER NO. LS 3295
FLORIDA LICENSED SURVEYOR AND MAPPING BUSINESS NO. LP 36172

REVISED CERTIFICATION: JUNE 26, 2017
REVISED CERTIFICATION: JUNE 23, 2017
BOATWRIGHT & ASSOCIATES, INC. JUNE 13, 2017

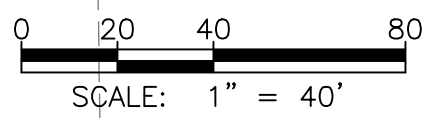


"NOT VALID UNLESS THE SIGNATURE AND THE ORIGINAL SURVEYOR SEAL OF A FLORIDA LICENSED SURVEYOR ARE PRESENT"

B L O C K 1 4
RIVERSIDE GARDENS
PLAT BOOK 3, PAGE 6

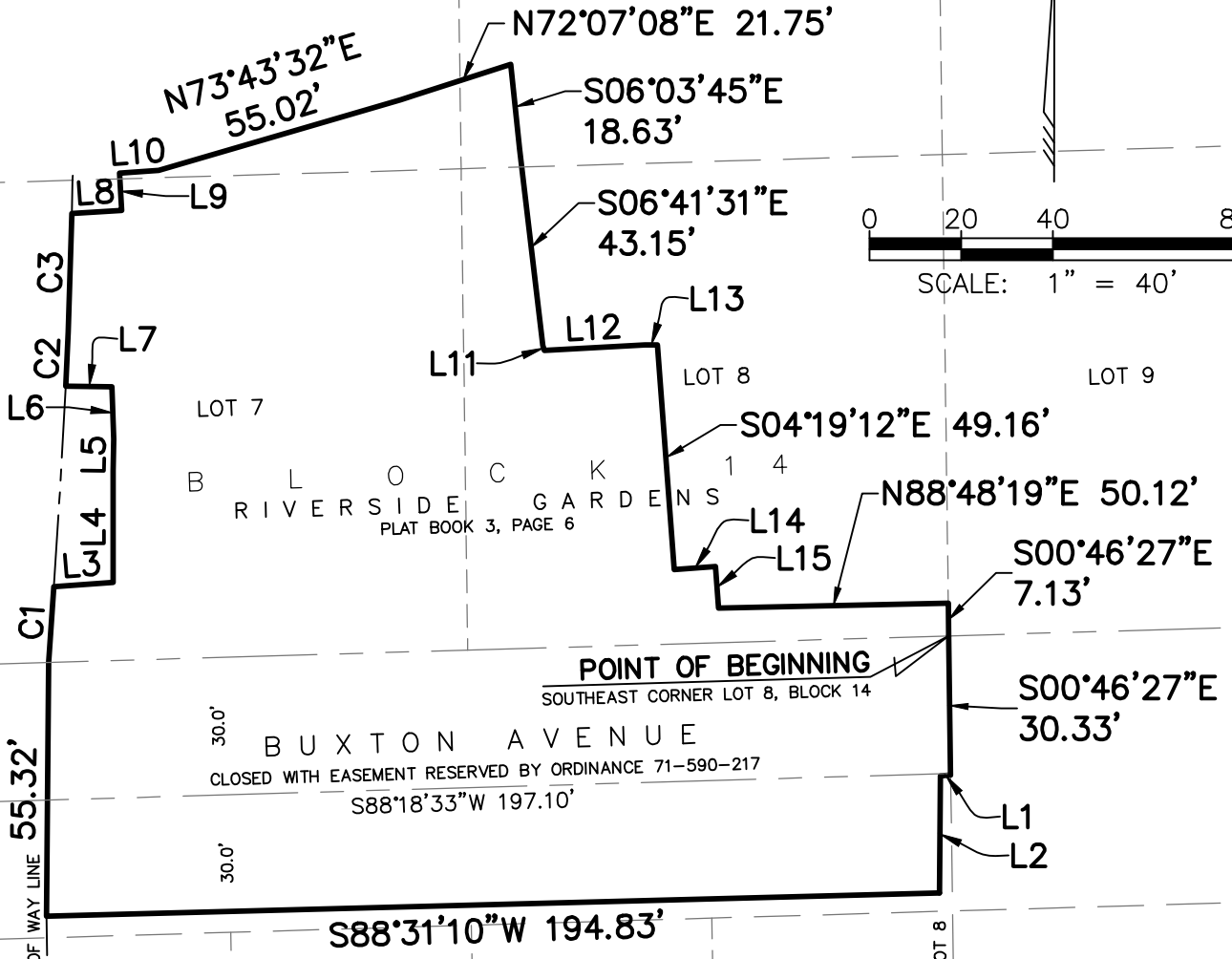
LOT 6

LOT 5



CASSAT AVENUE
RIGHT OF WAY WIDTH VARIES
(PAVED PUBLIC ROAD)

N00°29'07"E
55.32'
CURRENT EAST RIGHT OF WAY LINE



B L O C K 1 4
RIVERSIDE GARDENS
PLAT BOOK 3, PAGE 6

B L O C K 1 5
RIVERSIDE GARDENS
PLAT BOOK 3, PAGE 6

30.0'
BUXTON AVENUE
CLOSED WITH EASEMENT RESERVED BY ORDINANCE 71-590-217
S88°18'33"W 197.10'

S88°31'10"W 194.83'

SEE SHEET 1 FOR DESCRIPTION, GENERAL NOTES AND SIGNATURE OF SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°00'44"W	2.24'
L2	S00°31'00"W	25.56'
L3	N85°36'25"E	12.92'
L4	N00°03'15"E	24.30'
L5	N01°07'19"E	6.96'
L6	N02°03'13"W	11.38'
L7	N88°58'39"W	10.07'
L8	N86°26'12"E	10.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N03°19'33"W	8.17'
L10	N86°04'22"E	8.54'
L11	S19°43'02"E	1.09'
L12	N86°52'08"E	21.95'
L13	N89°51'49"E	2.72'
L14	N85°40'48"E	9.00'
L15	S04°19'12"E	9.09'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	16.55'	2,880.79'	0°19'45"	N03°56'59"E	16.55'
C2	11.76'	2,880.79'	0°14'02"	N02°47'45"E	11.76'
C3	25.89'	2,880.79'	0°30'54"	N01°39'46"E	25.89'

SCALE: _____
DRAWN BY: DAF
FILE #: 2017-0795

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: JUNE 20, 2017
SHEET 2 OF 2

MAP OF

A PORTION OF LOTS 5, 6, 7 AND 8, BLOCK 14, EXCEPTING THAT PORTION OF LOT 7, BLOCK 14 LYING IN THE RIGHT OF WAY OF CASSAT AVENUE, A RIGHT OF WAY OF VARIABLE WIDTH AS NOW ESTABLISHED, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF BUXTON AVENUE, CLOSED BY ORDINANCE NUMBER 71-590-217, A RESERVED EASEMENT AS NOW ESTABLISHED, BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF SAID CASSAT AVENUE, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF SAID BUXTON AVENUE, BEING BOUNDED ON THE EAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 8, BLOCK 15, AND BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF SAID CASSAT AVENUE, ALL AS SHOWN ON THE PLAT OF RIVERSIDE GARDENS, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 14, RIVERSIDE GARDENS, AS RECORDED IN PLAT BOOK 3, PAGE 6 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°46'27" EAST, A DISTANCE OF 30.33 FEET; THENCE SOUTH 85°00'44" WEST, A DISTANCE OF 2.24 FEET; THENCE SOUTH 00°31'00" WEST, A DISTANCE OF 25.56 FEET; THENCE SOUTH 88°31'10" WEST, A DISTANCE OF 194.83 FEET TO THE EAST RIGHT OF WAY OF CASSAT AVENUE, A RIGHT OF WAY OF VARIABLE WIDTH AS NOW ESTABLISHED; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF CASSAT AVENUE THE FOLLOWING TWO (2) COURSES: (1) - NORTH 00°29'07" EAST, A DISTANCE OF 55.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,880.79 FEET; (2) - NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.55 FEET, MAKING A CENTRAL ANGLE OF 00°19'45" AND HAVING A CHORD BEARING OF NORTH 03°56'59" EAST AND A CHORD DISTANCE OF 16.55 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 85°36'25" EAST, A DISTANCE OF 12.92 FEET; THENCE NORTH 00°03'15" EAST, A DISTANCE OF 24.30 FEET; THENCE NORTH 01°07'19" EAST, A DISTANCE OF 6.96 FEET; THENCE NORTH 02°03'13" WEST, A DISTANCE OF 11.38 FEET; THENCE NORTH 88°58'39" WEST, A DISTANCE OF 10.07 TO THE AFORESAID EAST RIGHT OF WAY OF CASSAT AVENUE, SAID POINT BEING A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,880.79 FEET; THENCE NORTH-EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.76 FEET, MAKING A CENTRAL ANGLE OF 00°14'02" AND HAVING A CHORD BEARING OF NORTH 02°47'45" EAST AND A CHORD DISTANCE OF 11.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,880.79 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.89 FEET, MAKING A CENTRAL OF 00°30'54" AND HAVING A CHORD BEARING OF NORTH 01°39'46" EAST AND A CHORD DISTANCE OF 25.89 FEET; THENCE NORTH 86°26'12" EAST, A DISTANCE OF 10.92; THENCE NORTH 03°19'33" WEST, A DISTANCE OF 8.17 FEET; THENCE NORTH 86°04'22" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 73°43'32" EAST, A DISTANCE OF 55.02 FEET; THENCE NORTH 72°07'08" EAST, A DISTANCE OF 21.75 FEET; THENCE SOUTH 06°03'45" EAST, A DISTANCE OF 18.63 FEET; THENCE SOUTH 06°41'31" EAST, A DISTANCE OF 43.15 FEET; THENCE SOUTH 19°43'02" EAST, A DISTANCE OF 1.09 FEET; THENCE NORTH 86°52'08" EAST, A DISTANCE OF 21.95 FEET; THENCE NORTH 89°51'49" EAST, A DISTANCE OF 2.72 FEET; THENCE SOUTH 04°19'12" EAST, A DISTANCE OF 49.16 FEET; THENCE NORTH 85°40'48" EAST, A DISTANCE OF 9.00 FEET; THENCE SOUTH 04°19'12" EAST, A DISTANCE OF 9.09 FEET; THENCE NORTH 88°48'19" EAST, A DISTANCE OF 50.12 FEET; THENCE SOUTH 00°46'27" EAST, A DISTANCE OF 7.13 FEET TO THE POINT OF BEGINNING.

NOTES:

THIS IS A MAP ONLY.

BEARINGS BASED ON THE CENTERLINE OF BUXTON AVENUE, BEING SOUTH 88°18'33" WEST.

SEE SHEET 2 FOR MAP TO ACCOMPANY THIS DESCRIPTION

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

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. 3295
FLA. LIC. SURVEYING AND MAPPING BUSINESS No. 3672

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DRAWN BY: DAF
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SHEET 1 OF 2