



PROFESSIONAL SURVEYORS AND MAPPERS
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ABBREVIATIONS AND LEGEND:

- AC =DENOTES AIR CONDITIONING UNIT
B.B. =DENOTES BASIS OF BEARINGS
C =DENOTES CHORD
CB =DENOTES CHORD BEARING
R =DENOTES RADIUS
L =DENOTES LENGTH
CONC. =DENOTES CONCRETE
CL =DENOTES CENTERLINE
(P) =DENOTES PLAT
(C) =DENOTES CALCULATED
(M) =DENOTES MEASURED
(D) =DENOTES DEED
D.E. =DENOTES DRAINAGE EASEMENT
P.O.C. =DENOTES POINT OF COMMENCEMENT
U.E. =DENOTES UTILITY EASEMENT
P.B. =DENOTES PLAT BOOK
PG. =DENOTES PAGE
P.C. =DENOTES POINT OF CURVATURE
P.O.B. =DENOTES POINT OF BEGINNING
P.R.C. =DENOTES POINT OF REVERSE CURVE
ID =DENOTES IDENTIFICATION
SEC. =DENOTES SECTION
TWP. =DENOTES TOWNSHIP
RG =DENOTES RANGE
- =DENOTES WOOD FENCE
=DENOTES CHAIN LINK FENCE
=DENOTES IRON FENCE
- =DENOTES FOUND IRON PIPE (NO ID.)
△ =DENOTES FOUND NAIL AND DISC
- =DENOTES ASPHALT PAVEMENT
=DENOTES BRICK
=DENOTES CONCRETE PAD
X.XX → =DENOTES ELEVATIONS

UNLESS A COMPARISON IS SHOWN
RECORD AND MEASURED CALLS ARE
IN SUBSTANTIAL AGREEMENT.

LEGAL DESCRIPTION:

PARCEL A:
PART OF FARM FORTY-EIGHT (48), BOWDEN FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 91 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT IN THE NORTHERLY LINE OF UNIVERSITY BOULEVARD WEST, WHICH IS FIVE HUNDRED FIFTY-ONE AND FIFTY-FIVE HUNDREDTHS (551.55) FEET EASTERLY OF THE TANGENT INTERSECTION OF THE NORTHERLY LINE OF SAID UNIVERSITYBOULEVARD WEST AND THE EASTERLY LINE OF SPRING PARK ROAD; THENCE NORTH THIRTY-ONE (31) DEGREES THIRTEEN (13) MINUTES FIFTY (50) SECONDS WEST, THREE HUNDRED TWENTY-ONE AND NINETY-SEVEN HUNDREDTHS (321.97) FEET; THENCE NORTH FIFTY-EIGHT (58) DEGREES FORTY-SIX (46) MINUTES TEN (10) SECONDS EAST, ONE HUNDRED THIRTY-FIVE (135.0) FEET TO THE EASTERLY LINE OF SAID FARM FORTY-EIGHT (48); THENCE SOUTH THIRTY-ONE (31) DEGREES THIRTEEN (13) MINUTES FIFTY (50) SECONDS EAST, TWO HUNDRED SEVENTY-EIGHT AND FIVE TENTHS (278.5) FEET ALONG THE EASTERLY LINE OF SAID FARM FORTY-EIGHT (48) TO THE NORTHERLY LINE OF SAID UNIVERSITY BOULEVARD WEST; THENCE SOUTH FORTY (40) DEGREES FIFTY-FIVE (55) MINUTES TEN (10) SECONDS WEST, ONE HUNDRED FORTY-ONE AND EIGHTY-TWO HUNDREDTHS (141.82) FEET ALONG THE NORTHERLY LINE OF SAID UNIVERSITY BOULEVARD WEST TO THE POINT OF BEGINNING.

TOGETHER WITH A FULL TRANSFERABLE AND ASSIGNABLE PERPETUAL EASEMENT, LICENSE, RIGHT AND PRIVILEGE FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL A TO CONSTRUCT, OPERATE, LAY, MAINTAIN, AND/OR REPAIR WATER LINE ON , ACROSS AND UNDER THE FOLLOWING DESCRIBED PARCEL B:

PARCEL B:
PART OF FARM FORTY-EIGHT (48), BOWDEN FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 91 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF UNIVERSITY BOULEVARD WEST AND THE EASTERLY LINE OF SAID FARM FORTY-EIGHT (48) OF BOWDEN FARMS; THENCE NORTH THIRTY-ONE (31) DEGREES THIRTEEN (13) MINUTES FIFTY (50) SECONDS WEST, TWO HUNDRED SEVENTY-EIGHT AND FIVE TENTHS (278.5) FEET ALONG THE EASTERLY LINE OF SAID FARM FORTH-EIGHT (48) TO THE POINT OF BEGINNING, THENCE SOUTH FIFTY-EIGHT (58) DEGREES FOORTY-SIX (46) MINUTES TEN (10) SECONDS WEST, SIX HUNDRED SIXTY (660) FEET TO THE EASTERLY LINE OF SPRING PARK ROAD; THENCE NORTH THIRTY-ONE (31) DEGREES THIRTEEN (13) MINUTES FIFTY (50) SECONDS WEST, TEN (10) FEET ALONG THE EASTERLY LINE OF SAID SPRING PARK ROAD; THENCE NORTH FIFTY-EIGHT (58) DEGREES FORTY-SIX (46) MINUTES TEN (10) SECONDS EAST, SIX HUNDRED SIXTY (660) FEET TO THE EASTERLY LINE OF SAID FARM FORTY-EIGHT (48); THENCE SOUTH THIRTY-ONE (31) DEGREES THIRTEEN (13) MINUTES FIFTY (50) SECOND EAST, TEN (10) FEET ALONG THE EASTERLY LINE OF SAID FARM FORTY-EIGHT (48), TO THE POINT OF BEGINNING.

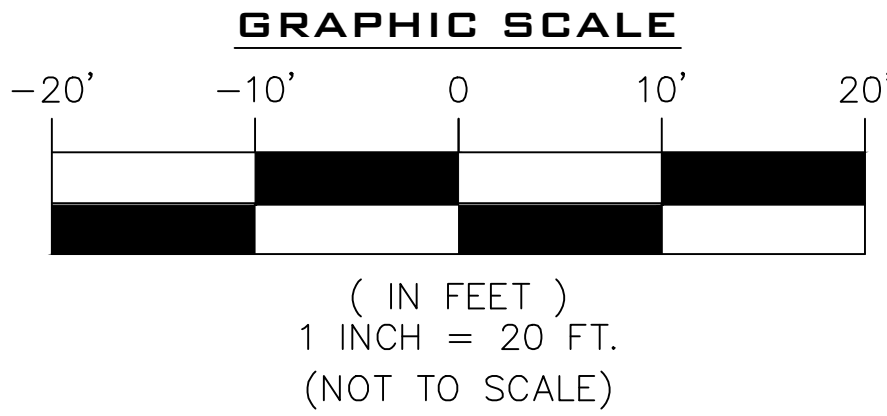
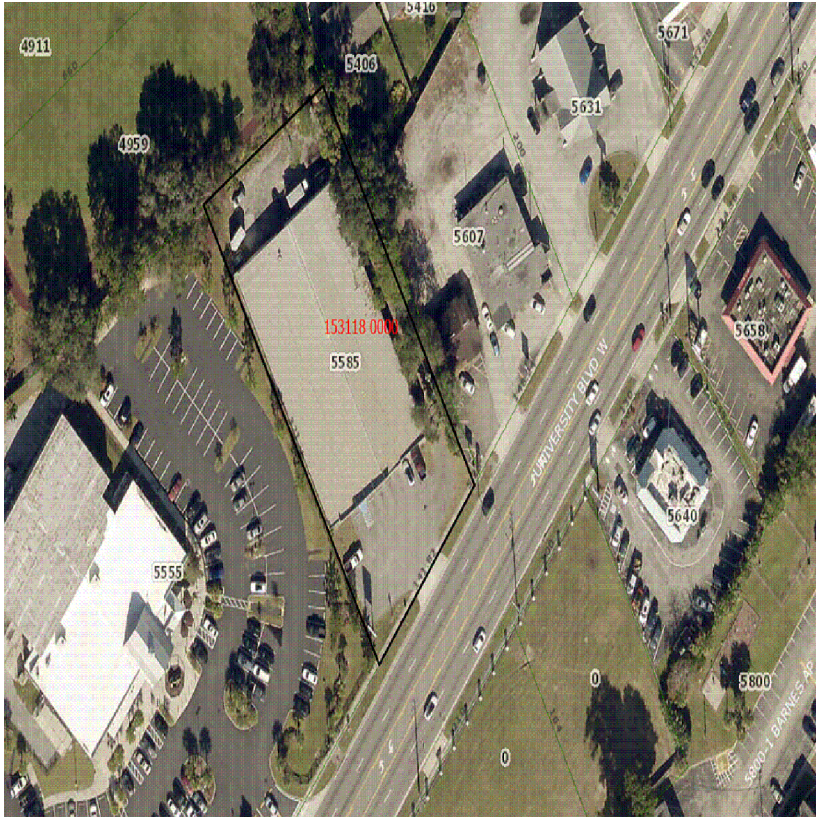
MAP OF BOUNDARY SURVEY	FLOOD ZONE:	X
	FEMA MAP	12031C0388H
	MAP DATE	06/03/2013
	FIELD WORK DATE	05/18/2021
	SIGNATURE DATE	05/19/2021
	JOB NUMBER	21-501

MAP OF BOUNDARY SURVEY



LOCATION MAP

SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST
LYING AND BEING IN DUVAL COUNTY FLORIDA
(NOT TO SCALE)



SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 5.) TYPE OF SURVEY: BOUNDARY SURVEY
- 6.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 7.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8.) UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 9.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 10.) WALL TIES ARE TO THE FACE OF THE WALL.
- 11.) FENCE OWNERSHIP NOT DETERMINED.
- 12.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 13.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 14.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.

PROPERTY ADDRESS:

PARCEL ID. 153118 0000

5585 UNIVERSITY BOULEVARD WEST,
JACKSONVILLE, FLORIDA 32216

AREA OF PROPERTY: 40,532 SQUARE FEET AND/OR
0.930 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

- BANK OF AMERICA, N.A.
- U.S. SMALL BUSINESS ADMINISTRATION
- BILLIARD FACTORY OF FLORIDA, INC.
- FIRST AMERICAN TITLE INSURANCE COMPANY



SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SECTION 5J-17.051 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SIGNED K.F. Kuhn FOR THE FIRM
KARL F. KUHN, P.S.M. P.S.M. No. 5953-STATE OF FLORIDA 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 IS PROHIBITED WITHOUT WRITTEN CONSENT
OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC
ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.