

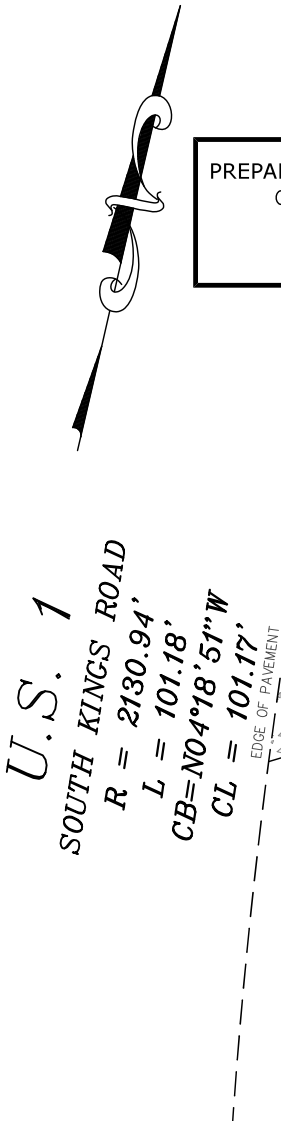
LEGAL DESCRIPTION

A PORTION OF SECTIONS 19 AND 51, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 51; THENCE NORTH 17°09'00" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 51, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID SECTION 19, A DISTANCE OF 957.20 FEET TO A POINT SITUATE ON THE NORTHERLY LINE OF W.H. BRANDIES FIRST ADDITION TO CALLAHAN, AS RECORDED IN PLAT BOOK 2, PAGE 23 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE NORTH 17°09'00" WEST, ALONG SAID WESTERLY LINE OF SECTION 51, A DISTANCE OF 100.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 76°59'00" WEST, DEPARTING FROM SAID WESTERLY LINE OF SECTION 51, A DISTANCE OF 36.48 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY AND LYING ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NOS. 1, 23 AND 301, (ALSO BEING STATE ROAD NO. 15, RIGHT OF WAY AS NOW ESTABLISHED), THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID EASTERLY RIGHT OF WAY LINE, CONCAVE EASTERLY WITH A RADIUS OF 2130.94 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 04°18'51" WEST, 101.17 FEET TO A POINT ON SAID CURVE; THENCE NORTH 76°59'00" EAST, DEPARTING FROM SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 146.58 FEET; THENCE SOUTH 10°09'22" EAST, 100.13 FEET; THENCE SOUTH 76°59'00" WEST, 120.32 FEET TO THE POINT OF BEGINNING.

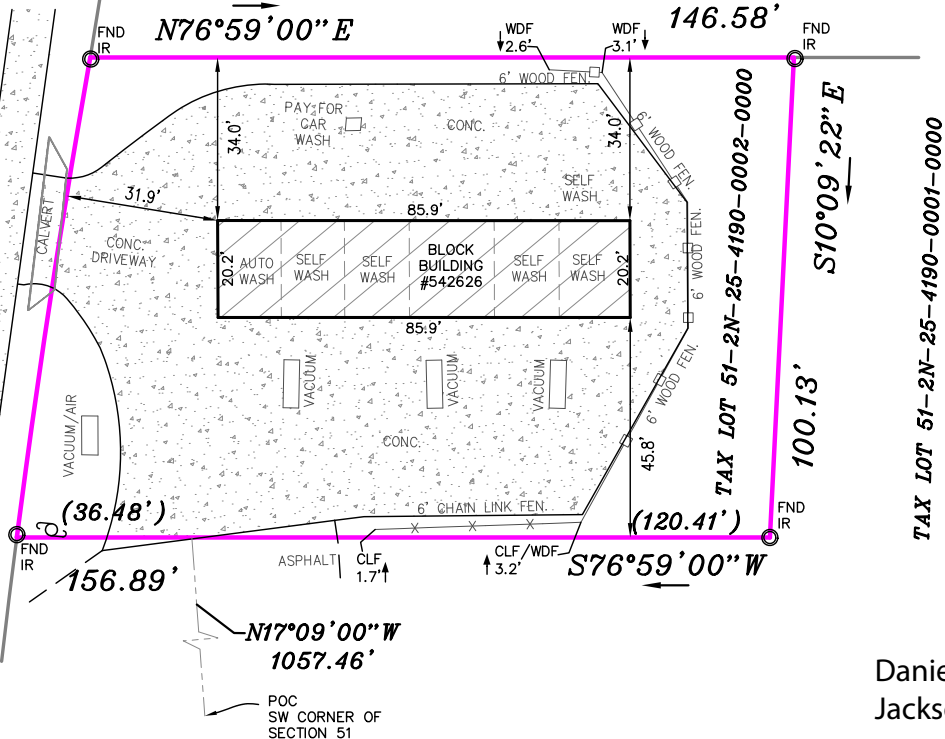
PREPARED FOR AND CERTIFIED TO:
 CALLAHAN CAR WASH LLC
 TRUIST
 FIRST AMERICAN
 HATHAWAY & REYNOLDS

SYMBOL LEGEND

MONUMENT FND	GAS METER	GUY WIRE
I.P. / I.B. FND	WATER METER	D.C. DEPRESSED CURB
SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVEY LB8534	GAS VALVE	FE. FENCE
STAKE	WATER VALVE	MAS. MASONRY
CROSS CUT	TEST HOLE	PLAT. PLATFORM
SPOT ELEVATIONS	TREE	W.W. WINDOW WELL
LIGHT POLE	SHRUB	B/W BAY WINDOW
SIGN	BOLLARD	C/E CELLAR ENTRANCE
FIRE HYDRANT	WETLAND FLAG	O/H OVERHANG
MANHOLE	A/C UNIT	R/O ROOF OVER
"A"-INLET	ELECTRIC METER	CANT. CANTILEVER
"B"-INLET	PVC FENCE (PVC)	G.O.L. GENERALLY ON LINE
YARD INLET	STOCKADE FENCE (STK)	O/L ON LINE
YARD INLET	CHAIN LINK FENCE (CLF)	IPC IRON PIN AND CAP
	WIRE FENCE	R.O.W. RIGHT OF WAY
	UTILITY POLE	

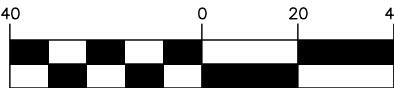


TAX LOT 51-2N-25-4190-0009-0000



Daniel Jackson
 Digitally signed by Daniel Jackson
 Date: 2023.08.02 15:23:37 -04'00'

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
- FENCE OWNERSHIP IS NOT DETERMINED.
- THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 12089C0304F, EFFECTIVE DATE OF 12/17/2010.

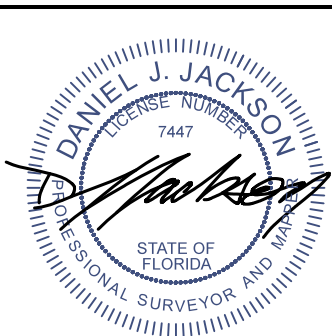
SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447



LOT AREA
 15,214.82 S.F.
 0.35 AC.



FIRM LB8534

SCALICE
 land surveying
 mjslandsurvey.com P:904-413-9355
 205 Marketside Avenue, Suite 200
 Ponte Vedra, FL 32081

BOUNDARY SURVEY

542626 U.S. 1, CALLAHAN, FLORIDA 32011
 A PORTION OF SECTIONS 19 AND 51, TOWNSHIP 2 NORTH,
 RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

JOB No.
 N23-2927

TAX NO.
 51-2N-25-4190-0002-0000

SCALE: 1" = 40'

DATE SURVEYED:
 08/01/2023

CREW.:TG

DR.:MC

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.