

BOUNDARY SURVEY

OF LANDS SITUATED IN A PORTION

OF

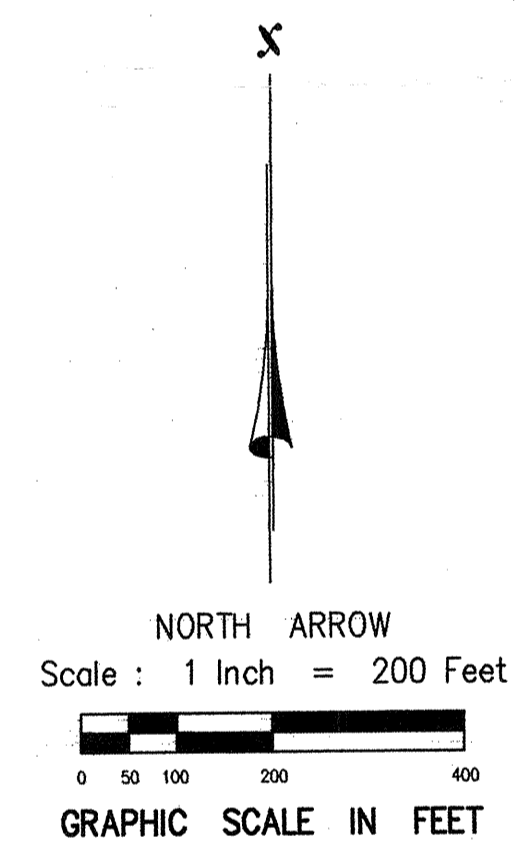
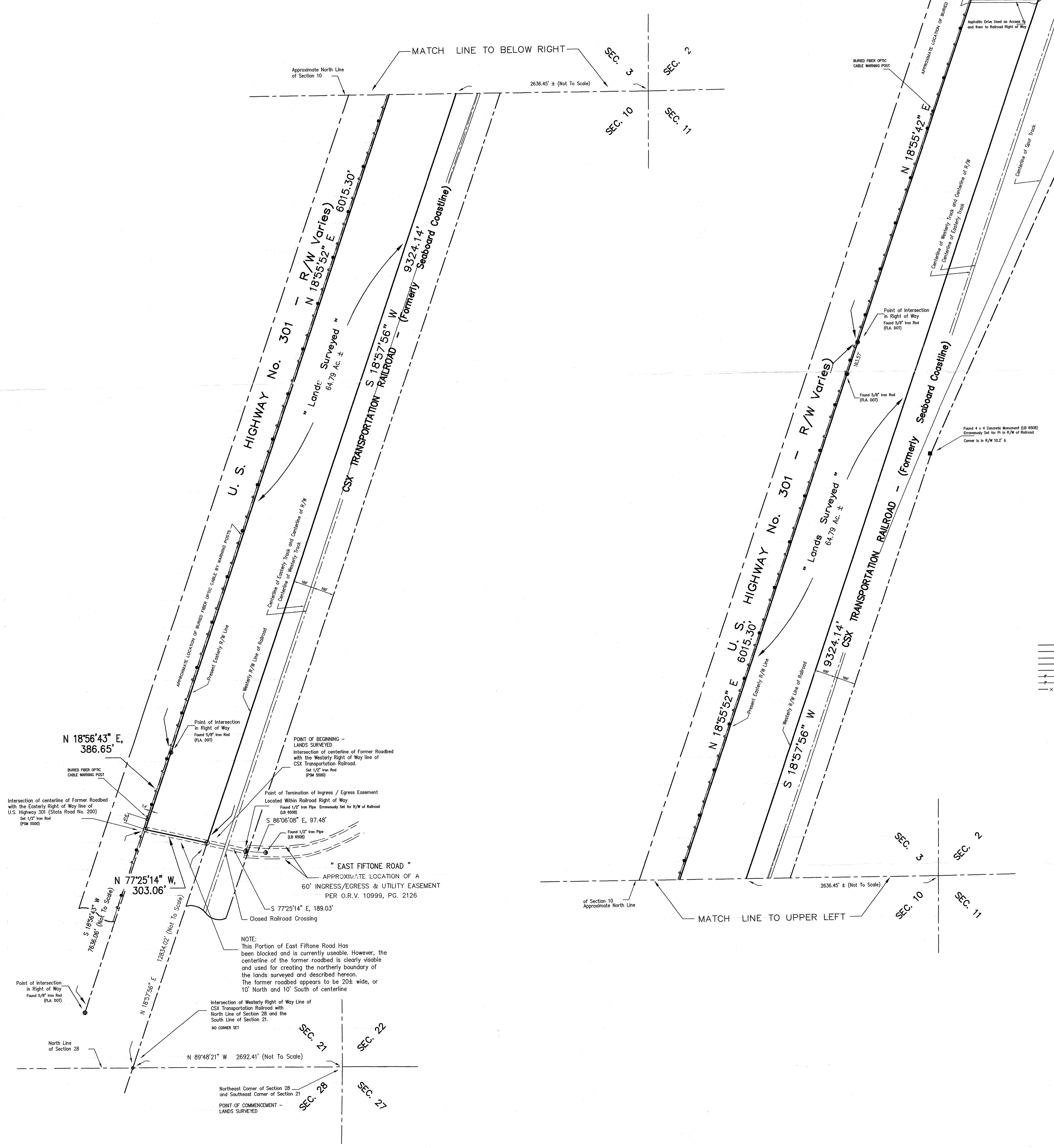
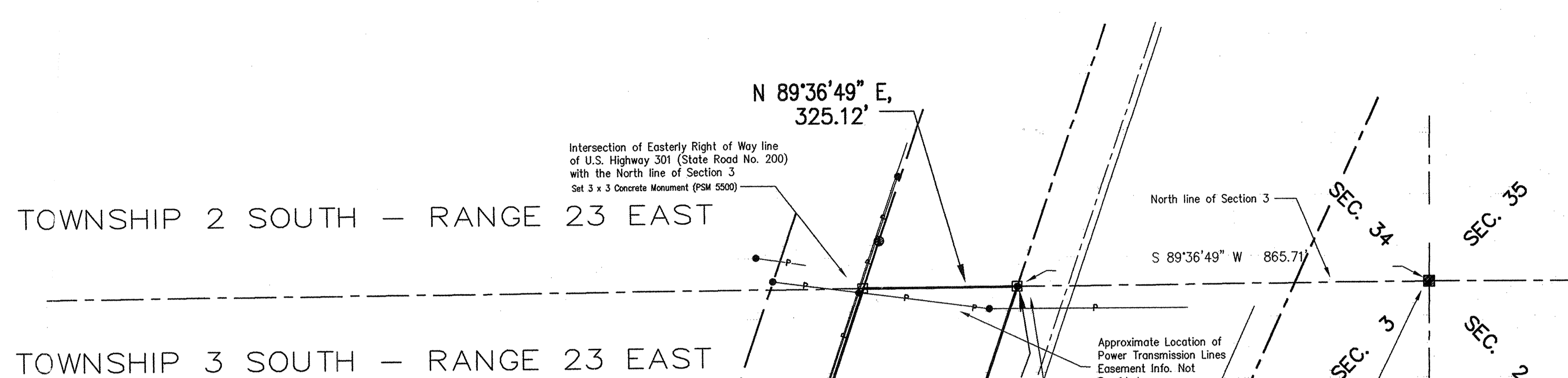
SECTION'S 3 & 10, TOWNSHIP 3 SOUTH, RANGE 23 EAST;

DUVAL COUNTY, FLORIDA.

DESCRIPTION OF LANDS SURVEYED:

A Tract of Land of Land situated in Portion's of Section's 3 and 10, Township 3 South, Range 23 East; Duval County, Florida and more particularly described as follows:

Commence at the Northeast corner of Section 28 and run N 89 deg 48 min 21 sec W, along the North line of said Section 28, a distance of 2692.41 feet to a point on the Westerly right of way line of CSX Transportation Railroad (Formerly Seaboard Coastline); thence run N 18 deg 57 min 56 sec E, along said right of way line, 12834.02 feet to an Iron Rod in the centerline of former East Fifteen Road and the Point of Beginning; thence run N 77 deg 25 min 14 sec W, along said former centerline, 303.06 feet to an Iron Rod on the Easterly Right of Way Line of U.S. Highway 301 (State Road No. 200); thence run N 18 deg 56 min 43 sec E, along said Right of way line, 386.65 feet to an Iron Rod; thence run N 18 deg 55 min 52 sec E, 6015.30 feet to an iron Rod; thence run N 18 deg 55 min 42 sec E, 2848.17 feet to a concrete monument on the North line of Section 3; thence run N 89 deg 36 min 49 sec E, along said North line, 325.12 feet to a concrete monument on the Westerly right of way line of said CSX Transportation Railroad; thence run S 18 deg 57 min 56 W, along said right of way line, 9324.14 feet to the Point of Beginning.



Prepared at the Request of:
Mr. Buck Mitchell

LEGEND:		ABBREVIATIONS:	
	Iron Rod Set - (PSM 5500)	P.S.M.	Professional Surveyor and Mapper
	Concrete Monument Set - (PSM 5500)	R/W	Right-of-Way
	Iron Rod Found	C.B.	Concrete Block
	Concrete Monument Found	O.R.B.	Official Records Book
	Iron Pipe Found	SE	Section
	Overhead Power Line w/ Pole	HTS	Half to Scale
	Power Line w/ Guy Wire	Deg	Degrees
	Fence Line	Mtr	Meters
		Sec.	Section
		L	Curve Arc Length
		R	Curve Radius
		Δ	Curve Central Angle (Delta)
		Ch	Curve Chord
		PM	Permanent Reference Monument
		PCP	Permanent Control Point

SURVEYOR'S NOTES:

This survey NOT valid unless the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper is affixed hereon. Unless shown otherwise no Underground Utilities, Improvements, Foundations or Installations were located on this survey. Unless shown otherwise no Instruments of Record reflecting Easements, Right-of-Way and/or Ownership were furnished to this Surveyor. This Survey, as shown hereon, is NOT covered by Professional Liability Insurance. Any Wetlands and/or Environmentally Sensitive Lands have NOT been located unless noted and stated otherwise. Bearings refer to the Centerline Right-of-Way of CSX Transportation Railroad as being N 18°57'56" E as determined by State Plane Coordinate System, Florida East Zone. Flood Insurance Rate Map, Flood Zones were not determined by this surveyor. The Plotted Roads shown and included within the Boundary hereon should be petitioned for formal closing by resolution. This Survey Makes no warranty, whether expressed or implied as to the legal status, title ownership or marketability of the right of ways as shown on Plat Book 6 - Page 78. Said right of ways were included in this survey for boundary determination only.

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-2 Florida Administrative Code Pursuant to Section 472-027 Florida Statutes.

By:
 MARK E. HARDENBROOK
 Professional Surveyor and Mapper
 Florida Certification No. 5500

Date of Field Survey: March 5, 2006

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