SITE PLAN

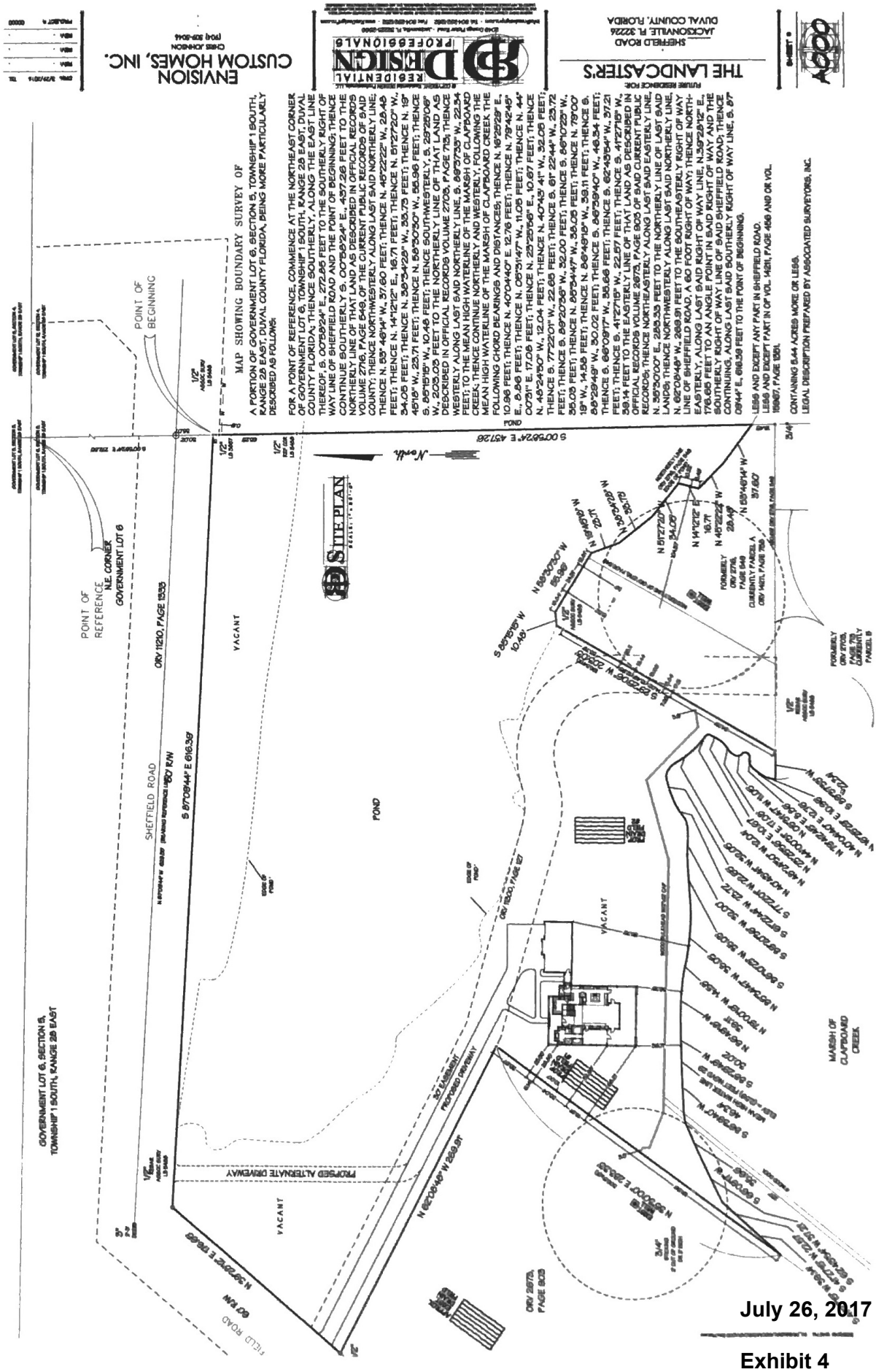


Exhibit 4
Page 1 of 2

MAP SHOWING BOUNDARY AND MEAN HIGH WATER LINE SURVEY OF

OFFICIAL RECORDS VOLUME 14211, PAGE 756

PARCEL A
A PART OF GOVERNMENT LOT 6, (SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF SHEFFIELD ROAD (A 60' RIGHT-OF-WAY) AS NOW ESTABLISHED BY THE OFFICE OF THE COUNTY ENGINEER AND THE EASTERLY LINE OF SAID SECTION 5; THENCE SOUTH 00°57'54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 485.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'06" WEST, A DISTANCE OF 258.64 FEET; THENCE NORTH 29°25'06" EAST, A DISTANCE OF 196.54 FEET MORE OR LESS TO THE SOUTHERLY EDGE OF THE MARSH; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY AND SOUTHWESTERLY EDGE OF THE MARSH, A DISTANCE OF 220.00 FEET MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 5; THENCE SOUTH 00°57'54" EAST, A DISTANCE OF 28.58 MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL B
A PART OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF SHEFFIELD ROAD (A 60 FOOT RIGHT-OF-WAY) AS NOW ESTABLISHED BY THE OFFICE OF THE COUNTY ENGINEER AND THE EASTERLY LINE OF SAID SECTION 5; THENCE SOUTH 0° 57' 54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 485.70 FEET, THENCE SOUTH 89°25'06" WEST A DISTANCE OF 67.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°06'24" EAST A DISTANCE OF 144.50 FEET MORE LESS TO THE NORTHERLY EDGE OF THE MARSH; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID MARSH A DISTANCE OF 515 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE BEARING SOUTH 89° 25' 06" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89°25'06" EAST ALONG SAID LINE A DISTANCE OF 199.18 FEET MORE OF LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE LANDS DESCRIBED ON EXHIBIT "B" IN OFFICIAL RECORDS BOOK 1300, PAGE 127.

LESS AND EXCEPT ANY PORTION OF THE LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORDS VOLUME 11891, PAGE 1260.

OFFICIAL RECORDS VOLUME 15967, PAGE 1351

A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SHEFFIELD ROAD, (A 60 FOOT RIGHT-OF-WAY) AS ESTABLISHED BY THE OFFICE OF COUNTY ENGINEER AND NOW RECORDED IN OFFICIAL RECORDS VOLUME 11210, PAGE 1333 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE EASTERLY LINE OF SAID GOVERNMENT LOT 6, THENCE S. 00°58'24" E., 485.79 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 2716, PAGE 549 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY, ALONG LAST SAID SOUTHERLY LINE, S. 89°37'33" W., 190.69 FEET TO THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 549, AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG LAST SAID WESTERLY LINE, N. 29°25'06" E., 173 FEET MORE OR LESS TO THE WATERS OF A POND; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG SAID WATERS THE FOLLOWING TWO CALLS: (1) N. 58°30'30" W., 51.41 FEET; (2) S. 85°15'15" W., 10.48 FEET; THENCE SOUTHWESTERLY, S. 29°25'06" W., 203.03 FEET TO A POINT; THENCE N. 89°37'33" E., 69.19 FEET TO THE POINT OF BEGINNING.

THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 15967, PAGE 1351, LIE WITHIN THE BOUNDARY OF PARCEL A OF OFFICIAL RECORDS VOLUME 14211, PAGE 756.

PARCEL 1 OF OFFICIAL RECORDS VOLUME 15329, PAGE 63

A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

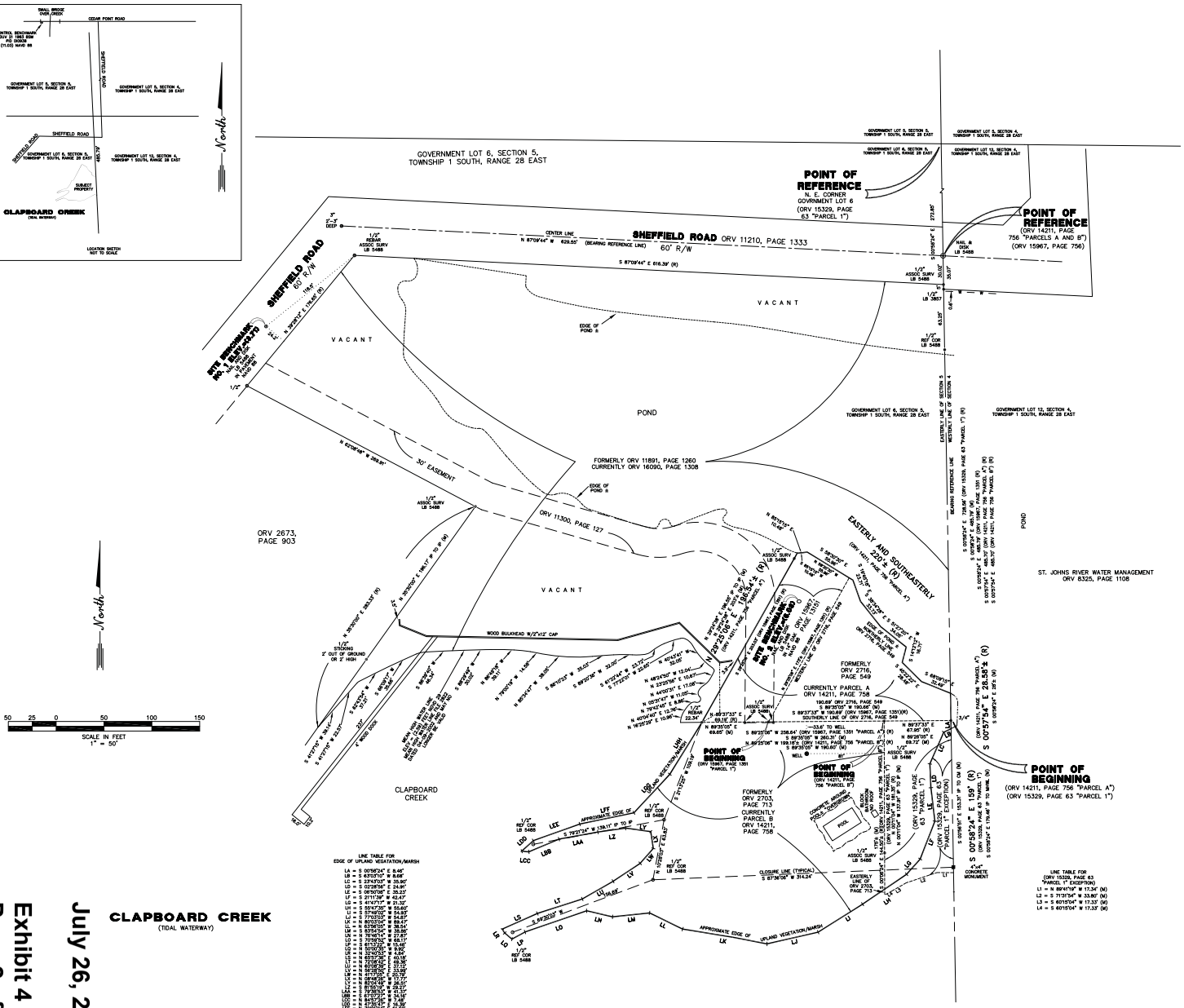
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE EAST LINE THEREOF, S. 00°58'24" E., 728.56 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 549, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID GOVERNMENT LOT 6, S. 00°58'24" E., 159.00 FEET TO THE MEAN HIGH WATER LINE OF THE MARSH OF CLAPBOARD CREEK; THENCE WESTERLY, FOLLOWING THE MEAN HIGH WATERLINE OF THE MARSH OF CLAPBOARD CREEK THE FOLLOWING CHORD BEARINGS AND DISTANCES, THENCE N. 89°41'19" W., 17.34 FEET; THENCE S. 71°31'54" W., 33.80 FEET; THENCE S. 60°15'04" W., 17.33 FEET; THENCE S. 61°04'40" W., 7.46 FEET TO THE EASTERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2703, PAGE 713, SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY, ALONG LAST SAID EASTERLY LINE, N. 00°06'03" E., 181.35 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS VOLUME 2716, PAGE 549; THENCE EASTERLY, ALONG LAST SAID SOUTHERLY LINE, N. 89° 37'33" E., 67.95 FEET TO THE POINT OF BEGINNING. LESS ANY PART LYING BETWEEN THE MEAN HIGH WATER LINE AND THE EDGE OF THE MARSH.

SURVEYORS NOTES:

THE LEGAL DESCRIPTION FOR "PARCEL 1", RECORDED IN ORV 15329, PAGE 63, STATES "LESS ANY PART LYING BETWEEN THE MEAN HIGH WATER LINE AND THE EDGE OF THE MARSH."

THE LEGAL DESCRIPTION FOR "PARCEL B", RECORDED IN ORV 14211, PAGE 756, STATES "TO THE NORTHERLY EDGE OF THE MARSH; THENCE SOUTHWESTERLY , WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID MARSH".

SITE PLAN



LINE TABLE FOR EDGE OF UPLAND VEGATATION/MARSH

LA	=	S 00°58'24" E 8.46'
LB	=	S 61°07'40" W 8.68'
LC	=	S 23°47'05" W 35.90'
LD	=	S 02°39'56" E 24.91'
LE	=	S 09°50'08" E 59.23'
LF	=	S 41°47'49" E 31.42'
LG	=	S 41°47'49" W 31.42'
LH	=	S 55°47'30" W 59.60'
LI	=	S 76°04'41" W 59.60'
LJ	=	S 77°03'05" W 65.83'
LK	=	S 61°07'40" W 65.83'
LL	=	S 63°56'05" W 59.84'
LM	=	S 76°04'41" W 59.84'
LN	=	S 70°56'32" W 69.17'
LO	=	S 61°07'40" W 15.46'
LP	=	S 61°07'40" W 8.68'
LQ	=	S 23°47'05" W 35.90'
LR	=	S 02°39'56" E 24.91'
LS	=	S 09°50'08" E 59.23'
LT	=	S 41°47'49" E 31.42'
LU	=	S 41°47'49" W 31.42'
LV	=	S 55°47'30" W 59.60'
LW	=	S 76°04'41" W 59.60'
LX	=	S 77°03'05" W 65.83'
LY	=	S 61°07'40" W 65.83'
LZ	=	S 63°56'05" W 59.84'
LAA	=	S 76°04'41" W 59.84'
LBB	=	S 70°56'32" W 69.17'
LCC	=	S 61°07'40" W 15.46'
LDD	=	S 61°07'40" W 8.68'
LEE	=	S 23°47'05" W 35.90'
LFF	=	S 02°39'56" E 24.91'
LGG	=	S 09°50'08" E 59.23'
LHH	=	S 41°47'49" E 31.42'
LII	=	S 41°47'49" W 31.42'
LJJ	=	S 55°47'30" W 59.60'
LKK	=	S 76°04'41" W 59.60'
LLL	=	S 77°03'05" W 65.83'
LMM	=	S 61°07'40" W 65.83'
LNN	=	S 63°56'05" W 59.84'
LOO	=	S 76°04'41" W 59.84'
LPP	=	S 70°56'32" W 69.17'
LQQ	=	S 61°07'40" W 15.46'

LINE TABLE FOR (ORV 15329, PAGE 63 "PARCEL 1" EXCEPTION)

L1	=	N 89°41'19" W 17.34' (M)
L2	=	S 71°31'54" W 33.80' (M)
L3	=	S 60°15'04" W 17.33' (M)
L4	=	S 60°15'04" W 17.33' (M)

CLAPBOARD CREEK
(TIDAL WATERWAY)

July 26, 2017

Exhibit 4
Page 2 of 2

CROSS REFERENCE JOB NO. 61073

FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "A (UNAVOID)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

GENERAL NOTES:
1. BEARINGS ARE BASED ON ORV 15967, PAGE 1351.
2. THE PHYSICAL IMPROVEMENTS AS SHOWN HEREON, ARE AS BEST DETERMINED BY THIS SURVEY. NO UNDERGROUND FOOTINGS, PIPES AND/OR UTILITIES WERE LOCATED.
3. THIS IS A SURVEY DRAWING ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, WERE NOT DETERMINED.
4. UNDERGROUND FOUNDATIONS AND ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS PROVIDED. THE ADJOINER RECORD INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT OPINIONS, FINDINGS OR INFORMATION, ETC.
6. THE RECORD AND MEASURED DISTANCES MATCH UNLESS OTHERWISE NOTED.
7. UNLESS OTHERWISE NOTED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS
3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468
CERTIFICATE OF AUTHORIZATION NO. LB 0005488

LEGEND & ABBREVIATIONS

BB	= BAY BOUNDARY	PSM	= PROFESSIONAL SURVEYOR & MAPPER
BLK	= BLOCK	P.B.	= BOOKS
BLDG	= BUILDING	PG.	= PAGES
CL	= CENTERLINE	PLS	= REGISTERED LAND SURVEYOR
CMP	= CORRUGATED METAL PIPE	R/W	= RIGHT OF WAY
CONC	= CONCRETE	TYP.	= TYPICAL
CM	= CONCRETE MONUMENT		
CNM	= CAN NOT MEAS		
CONST	= CONSTRUCT		
DE	= DRAINAGE EASEMENT		
ELEC	= ELECTRIC		
EB	= ELECTRIC BOX		
EM	= ELECTRIC METER		
EPED	= ELECTRIC PEDESTAL		
EU	= ELECTRIC UTILITY		
LB	= LICENSED BUSINESS		
MEAS	= MEASURED		
NAIL	= NAIL & DISK		
NTS	= NOT TO SCALE		
OHW	= OVER HEAD WIRES		
PCC	= POINT OF COMPOUND CURVE		
PRC	= POINT OF REVERSE CURVE		
PC	= POINT OF CURVATURE		
PT	= POINT OF TANGENCY		
POB	= POINT OF BEGINNING		
POC	= POINT OF COMMENCEMENT		
PRM	= PERMANENT REFERENCE MONUMENT		
PLS	= PROFESSIONAL LAND SURVEYOR		

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY:
CHARLES B. HATCHER — FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING — FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER — FLORIDA CERTIFICATE NO. 6132

JOB NO. 70057 — DATE 07-26-2017
SCALE: 1" = 50' — DRAFTER CLS

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