

MAP OF:

OVERALL PARCEL
PART OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (ALSO KNOWN AS STATE ROAD NO. 10, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WEST RIGHT-OF-WAY LINE OF GIRVIN ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 65°53'00" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ATLANTIC BOULEVARD, A DISTANCE OF 200.00 FEET; THENCE NORTH 06°10'00" EAST, A DISTANCE OF 4.56 FEET TO AN INTERSECTION WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2197.16 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 143.08 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71°11'10" WEST, 143.05 FEET; THENCE NORTH 08°09'53" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 337.21 FEET; THENCE NORTH 81°49'07" EAST, A DISTANCE OF 398.27 FEET TO AN INTERSECTION WITH THE AFORESAID WEST RIGHT-OF-WAY LINE OF GIRVIN ROAD; THENCE SOUTH 06°10'00" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 268.70 FEET TO THE POINT OF BEGINNING.

RE NO. 165265 0080
ASA FAMILY PARTNERSHIP
O.R.V. 14592, PG. 1328

RE NO. 165265 0055
HOME DEPOT U.S.A., INC.
O.R.V. 11510, PG. 1614
TRACT "A"

ASPHALT INGRESS AND EGRESS TO HOME DEPOT

N81°49'07"E 398.27'

APPROXIMATE LOCATION OF P.L.D. PARCEL AS SHOWN AS
"EXHIBIT E" ON P.U.D. ORDINANCE NO. 2012-288-E

RE NO. 165265 0055
HOME DEPOT U.S.A., INC.
O.R.V. 11510, PG. 1614
TRACT "A"

PARCEL 2
74,766± SQ.FT.
1.72± ACRES

OVERALL PARCEL
109,308± SQ.FT.
2.51± ACRES

PARCEL 1
34,542± SQ.FT.
0.79± ACRES

RE NO. 165265 0000
CIRCLE K STORES, INC.
O.R.V. 11600, PG. 1174

RE NO. 165265 0055
HOME DEPOT U.S.A., INC.
O.R.V. 11510, PG. 1614
TRACT "A"

N08°09'53"W 337.21'

N06°10'00"E 4.56'

S65°53'00"W 200.00'

S06°10'00"W 268.70'
GIRVIN ROAD
(80' RIGHT-OF-WAY)

S71°11'10"W 143.05'
ARC=143.08'
DELTA=03°43'52"
RADIUS=2197.16'

STATE ROAD 10
ATLANTIC BOULEVARD
VARIABLE WIDTH RIGHT-OF-WAY

POINT OF BEGINNING

CERTIFIED TO:
WOLVERTON, INC.
CIRCLE K STORES, INC.
HOME DEPOT USA, INC.

NOTES
THIS IS A MAP AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY. THE SPECIFIC PURPOSE OF THIS MAP IS TO SHOW PARCELS AND CREATE LEGAL DESCRIPTIONS
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY NO. 120077, MAP/PANEL No. 12031C-0403-M, REVISED JUNE 3, 2013
BEARINGS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF GIRVIN ROAD AS BEING N 06°10'00" E
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code.

H. Bruce Durden, Jr.
FLORIDA REGISTERED SURVEYOR No. 4707
H. BRUCE DURDEN, JR.



DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

SIGNED AUGUST 17, 2018 SCALE: 1" = 60'

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

B-9352B
Exhibit 1