

MAP SHOWING BOUNDARY SURVEY

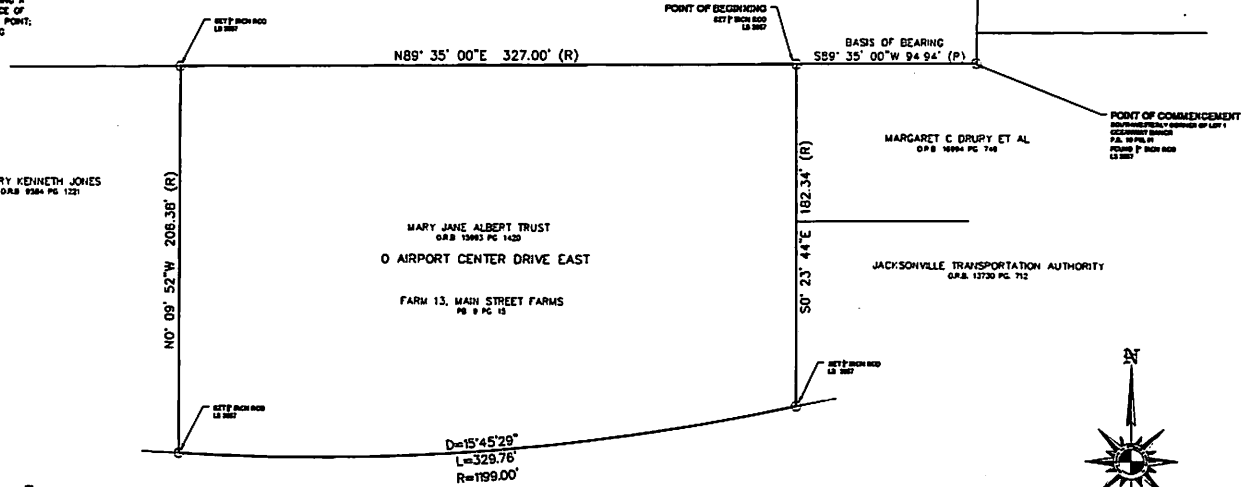
BEING PART OF FARM 13, MAIN STREET FARMS SUBDIVISION, PART OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO PLAT BOOK 8, AT PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED BELOW.

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 1, OCEANWAY MANOR AS RECORDED IN PLAT BOOK 18, PAGE 21, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S 89° 33' 00" W ALONG A PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 84.84 FEET TO THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF FARM LOT 13, MAIN STREET FARMS, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE S 02° 23' 44" E FOR A DISTANCE OF 162.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 17° 43' 23.87", HAVING A RADIUS OF 1199.00 FEET, AND WHENCE LONG CHORD BEARS S 83° 23' 21" W FOR A DISTANCE OF 328.72 FEET TO A POINT; THENCE N 02° 07' 52" W FOR A DISTANCE OF 208.38 FEET TO A POINT; THENCE N 87° 33' 07" E FOR A DISTANCE OF 327.60 FEET TO THE POINT OF BEGINNING.

LARRY KENNETH JONES
D.B. 9284 PG. 121

WILLIAMS E. CAMPBELL
D.B. 1174 PG. 264

LOT 1
OCEANWAY MANOR
PB 18, PG. 21



AIRPORT CENTER DRIVE EAST
(A 150' RIGHT OF WAY)
(EXHIBIT "A", PARCEL 107,
O.R.B. 15993, PG. 1420)

FARM 13, MAIN STREET FARMS
PB 8 PG. 13

MARY JANE ALBERT TRUST
O.R.B. 13963 PG. 1420

FARM 13, MAIN STREET FARMS
PB 8 PG. 13



- LEGEND**
- (P) - DENOTES DEED
 - L - DENOTES LEFT
 - LF - DENOTES LINEAR FEET
 - (M) - DENOTES FIELD MEASURED
 - MES - DENOTES METEDED END SECTION
 - MON - DENOTES MONUMENT
 - N - DENOTES NORTHING COORDINATE
 - N.C.V.D. - DENOTES NATIONAL GEODETIC VERTICAL DATUM
 - N.T.S. - DENOTES NOT TO SCALE
 - O/S - DENOTES OFFSET
 - OL - DENOTES OVERHEAD LINE
 - OR - DENOTES OFFICIAL RECORDS BOOK
 - PC - DENOTES POINT OF CURVATURE
 - PCB - DENOTES POINT OF BEGINNING
 - PCP - DENOTES POINT OF COMMENCEMENT
 - PT - DENOTES POINT OF TANGENCY
 - PVC - DENOTES POLYLINE CURVATURE
 - (R) - DENOTES RECORD DEED
 - R - DENOTES RIGHT
 - R/W - DENOTES RIGHT OF WAY
 - RAO - DENOTES RADIAL
 - ROP - DENOTES REINFORCED CONCRETE PIPE
 - S - DENOTES SLOPE
 - SR - DENOTES STATE ROAD
 - S&W - DENOTES S&W
 - STA - DENOTES STATION
 - STB - DENOTES STAMMED
 - STW - DENOTES STORM PIPE
 - TM - DENOTES TEMPORARY MONUMENT
 - TOB - DENOTES TOP OF BANK
 - TOE - DENOTES TOP OF CURB
 - TOG - DENOTES TOE OF SLOPE
 - TPV - DENOTES TYPICAL
 - ULP - DENOTES UNDER DRAIN
 - V - DENOTES VERTICAL
 - W - DENOTES WITH
 - W/O - DENOTES WITHOUT
 - WL - DENOTES WATER LINE
 - WPP - DENOTES WOOD POWER POLE
 - ± - DENOTES PLUS OR MINUS
 - AB - DENOTES AS-BUILT
 - AL - DENOTES ARC LENGTH
 - ALUM - DENOTES ALUMINUM
 - BM - DENOTES BENCHMARK
 - BOC - DENOTES BACK OF CURB
 - E - DENOTES CENTERLINE
 - CA - DENOTES CURVE NUMBER
 - C/L - DENOTES CENTERLINE
 - CB - DENOTES CHORD BEARING
 - CD - DENOTES CHORD DISTANCE
 - CCP - DENOTES CORRUGATED METAL PIPE
 - CO - DENOTES CLEAN OUT
 - CONC - DENOTES CONCRETE
 - D/W - DENOTES DRIVEWAY
 - Δ - DENOTES DELTA ANGLE
 - φ - DENOTES DIAMETER
 - E - DENOTES EASTING COORDINATE
 - ELEV. - DENOTES ELEVATION
 - EQP - DENOTES END OF PIPE
 - EP - DENOTES EDGE OF PAVEMENT
 - ELIP - DENOTES ELLIPTICAL REINFORCED CONCRETE PIPE
 - EX - DENOTES EXISTING
 - EXST - DENOTES EXISTING
 - F/L - DENOTES FLOW LINE
 - FPL - DENOTES FINISH FLOOR ELEVATION
 - FM - DENOTES FORCE MAIN
 - FNC - DENOTES FENCE
 - FND - DENOTES FUND
 - GRD - DENOTES GROUND
 - HDP - DENOTES HIGH DENSITY POLY ETHYLENE
 - ID - DENOTES IDENTIFICATION MARK
 - INH - DENOTES INVERT
 - IP - DENOTES IRON PIPE

SURVEYOR'S NOTES

- 1) THE DESCRIPTION AS SHOWN HEREON WAS SUPPLIED BY THE CLIENT
- 2) THIS IS A SURFACE LOCATION SURVEY ONLY; UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
- 3) BEARING STRUCTURE NOTED HEREON IS REFERENCED TO S 89°33'00" W
- 4) THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000
- 5) ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
- 6) UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
- 7) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OF MATTER AFFECTING THE TITLE OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- 8) THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED, IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CODY'S PROFESSIONAL SURVEYING AND MAPPING, INC.
- 9) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 10) THE STREET ADDRESS, IF SHOWN, IS AS FIELD POSTED ON DATE OF SURVEY.
- 11) THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.
- 12) UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
- 13) ALL BUILDING TEES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.

March 5, 2019
Exhibit 1
Page 1 of 1

FIELD BOOK NO. 121	DATE OF SURVEY: MARCH 5, 2019
PRELIMINARY PROGRESS SET	DATE OF SETTING: MARCH 12, 2019
PROJECT NUMBER: 12079	SHEET NO. 1 OF 1

Cody's Professional Surveying & Mapping, Inc.
1001 W. 1st St., Suite 200, Jacksonville, FL 32208
(904) 241-2000