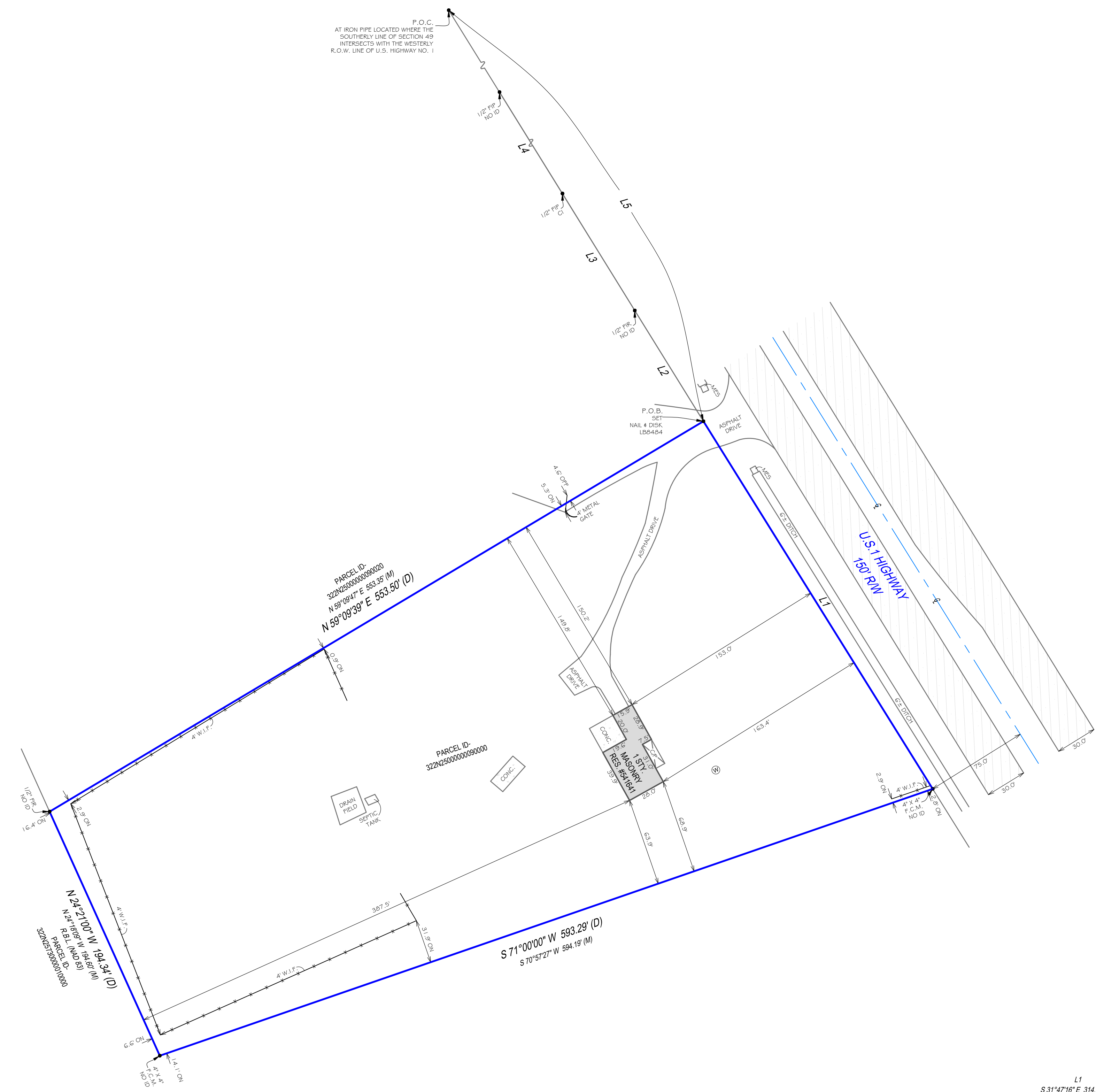


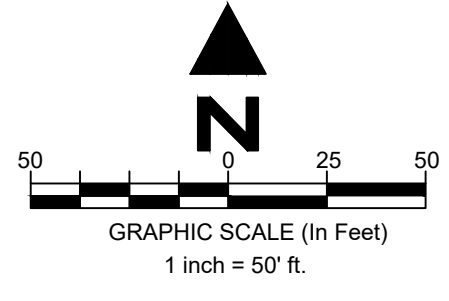
**SURVEYOR'S LEGEND**

- AC = Air Conditioner
- AP = Aluminum Pole
- APL = Aluminum Pole with Lights
- BLDG = Building
- CI = Cap Illegible
- CO = Clean Out
- CONC = Concrete
- COP = Covered Porch
- CPL = Concrete Pole with Lights
- CPP = Concrete Power Pole
- DWAY = Driveway
- DWAYE = Driveway Easement
- EUB = Electric Utility Box
- FT = Feet
- GUY = Guy Wire/Anchor
- ICV = Irrigation Control Valve
- ID = Identification
- LP = Light Pole
- nof = now or formerly (owned by)
- OHL = Overhead Wire/Line
- PP = Power Pole
- PPL = Power Pole with Lights
- RES = Residence
- SCO = Sewer Clean Out
- SQ = Square
- STY = Story
- UR = Utility Riser
- WPL = Wood Pole with Lights
- WPP = Wood Power Pole
- CLF = Chain Link Fence
- F = Face Side of Wood Fence
- MF = Metal Fence
- P = Past Side of Wood Fence
- VF = Vinyl/PVC Fence
- WF = Wood Fence
- WIF = Wire Fence
- CM = Concrete Monument
- FIP = Found Iron Pipe (Size Delineated)
- FIR = Found Iron Rod (Size Delineated)
- FIPC = Found Iron Pipe/Cap
- FIRC = Found Iron Rod/Cap
- PCPt = Permanent Control Point
- PK = Patker- Kalon Nail or Mag Nail
- PRM = Permanent Reference Monument
- IP = Iron Pipe
- IR = Iron Rod
- SIP = Set Iron Pipe
- SIR = Set Iron Rod
- SIRC = Set Iron Rod & Cap
- D.B. = Deed Book
- MB = Map Book
- O.R.B. = Official Records Book
- ORV = Official Record Volume
- Pg = Page
- PC = Point of Curvature
- PCC = Point of Compound Curvature
- PI = Point of Intersection
- POB = Point of Beginning
- POC = Point of Commencement
- POI = Point of Interest
- PRC = Point of Reverse Curvature
- PT = Point of Tangency
- LB = Licensed Survey Business
- LS = Licensed Surveyor
- RLS = Registered Licensed Surveyor
- PLS = Professional Licensed Surveyor
- PSM = Professional Surveyor & Mapper
- PS = Professional Surveyor
- S = Section
- T = Township
- R = Range
- BRL = Building Restriction Line
- CL = Centerline
- CLD = Centerline Ditch
- D.E. = Drainage Easement
- EC = Edge of Concrete
- EP = Edge of Asphalt/Pavement
- EOP = Edge of Pavement
- EW = Edge of Water
- ESMT = Easement
- R.B.L. = Reference Bearing Line
- R/W = Right -Of -Way
- TOB = Top of Bank
- TOW = Top of Water
- (P) = Plat Call
- (M) = Field Measured Value
- (C) = Calculated Value
- (D) = Deed Call
- Δ = Delta or Central Angle
- RAD = Radius
- CH = Chord Bearing & Distance
- L = Arc Length
- CCEC = Clay County Electric Cooperative
- CCUA = Clay County Utility Association
- CEC = Clay Electric Cooperative
- COJ = City of Jacksonville
- F.A.C. = Florida Administrative Code
- FP = Florida Power
- FPL = Florida Power & Light
- FP&L = Florida Power & Light
- FPLE = Florida Power & Light Easement
- JEA = Jacksonville Electric Authority
- JEA-E = Jacksonville Electric Authority Easement
- JEA-EE = Jacksonville Electric Authority Equipment Easement
- OREMCO = Okfehenko Rural Electric Cooperative
- = Sign (Single Post)
- AC = Air Conditioner/ Heat Pump on Pad
- UR = Utility Riser
- EUB = Electric Utility Box
- PE = Pool Equipment on Pad
- PF = Pool Filter/Machinery on Pad
- D.&A.E. = Drainage & Access Easement
- P.U.D.E. = Public Utility & Drainage Easement
- CO = Cleanout
- WPP = Wood Power Pole
- ICV = Irrigation Control Valve (ICV)
- = Sanitary Sewer Manhole
- EA = JEA Manhole
- D = Stormwater Drainage Manhole
- S = Septic Tank
- W = Well
- FH = Fire Hydrant (FH)
- LP = Light Pole (LP)
- WM = Water Meter (WM)
- = Guy Anchor (If - Dimension to Ground Entry Point - Underground Extent not Determined)
- C.B. = Catch Basin
- = Handicap Sign

BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983 (NAD 1983) (2011) (EPOCH 2010.0000).

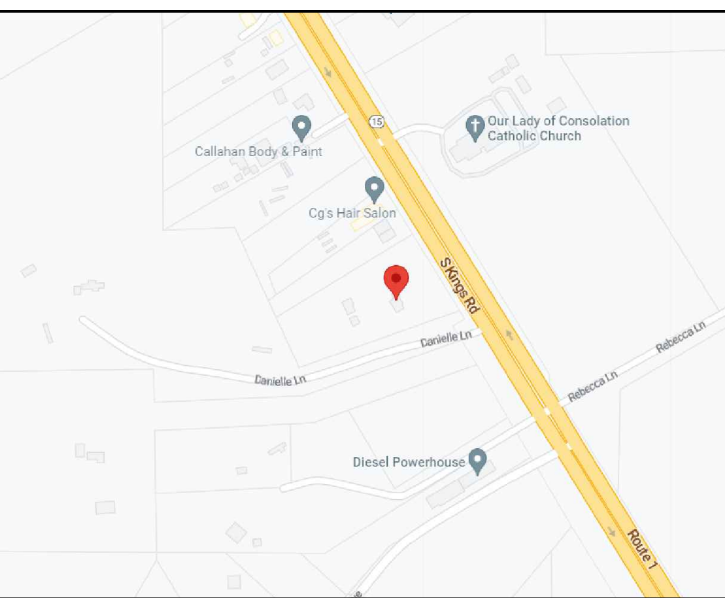


- L1  
S 31°47'16\"/>



**LANDMARK TITLE**

(904) 998-9733  
www.landmarktitle.com



PROPERTY ADDRESS: 541641 U.S. 1, CALLAHAN, FL 32011

**JOB SPECIFIC SURVEYOR NOTES:**

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF THE LANDS DESCRIBED IN DEED RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN OFFICIAL RECORDS BOOK 111, PAGE 351. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT AN IRON PIPE LOCATED WHERE THE SOUTHERLY LINE OF SECTION 49, TOWNSHIP AND RANGE AFOREMENTIONED, INTERSECTS WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150.0' FOOT R/W); AND RUN SOUTH 31°47'16\"/>

**GENERAL SURVEYOR NOTES:**

1. Legal Description has been furnished or by confirmed the Client or His/her Agents.
2. The Surveyor hereon is not responsible for easements of record other than those shown on a Plat if applicable, or in a Title Commitment provided at the time of order. Any condition that might represent an unrecorded easement is shown hereon and marked as a Point of Interest. (POI) Above-Ground evidences of Utilities may or may not represent an unrecorded easement.
3. Measurements shown hereon are in US Standard feet and decimals thereof.
4. TYPE OF SURVEY: Florida Boundary with Above-Ground Improvements shown.
5. STATED PURPOSE OF THIS SURVEY: Mortgage, Purchase, Sale, Permits, Planning.
6. Main Building and Ancillary Structure measurements are to the exterior of those buildings, so may not be adequate for Engineered or Architectural additions. Design Professionals should make their own measurements for attachments to Buildings shown hereon.
7. This survey does not show any underground improvements, foundations, or utilities, etc. No underground investigation of any feature including Septic Tank has been performed.
8. Any underground Septic or Well feature shown has been uncovered by the seller or his Agents.
9. All ABOVE-GROUND evidences of Utility Easements lie within their Respective Easements unless noted.
10. This Survey is not intended to Reflect or Determine Ownership.
11. Construct Improvements to Iron Markers as described only. Wood Laths and Wire Flags ARE NOT Property Corners.
12. This survey is COPYRIGHTED and is not intended for, nor Insured for multiple uses by multiple parties. Other than a Lender who assumes a Mortgage Note for a Certifyee hereon, use is restricted to Certifyees hereon for the Purposes listed in Note #5 above. It is illegal to copy or alter this survey drawing without permission.
13. Streets shown hereon are Centered in R/W provided unless otherwise noted and dimensioned.
14. Water shorelines shown on this drawing are current for date shown only. This is NOT a "Mean High Water Survey" as per Chapter 177.39 F.A.C. or any other relevant Local, State, or Federal rule.
15. State Plane Coordinates shown, if any, are based on the North American Datum (NAD) of 1983, Florida East Zone (941)-(2011)-(epoch 2010.0000)
16. Elevations, if shown, are based on the North American Vertical Datum (NAVD) 1988.
17. All dimensions hereon reflect the Deed/Plat call AND the corresponding field measured value. Calculated values are shown if reference irons are set.
18. Electronic (PDF) files are valid with Chapter 5J-17.032 (3) F.A.C and FS 0425.025 conforming Electronic (PDF) Seal attached. As per rules listed, the electronic signature file name/number is present on the invoice presented to the client or his/her agents. Hard sealed copies of the drawing are stored at the Surveyor's office and will be furnished on request (gratis) to certifyees hereon for 60 days from date of signature. Hard copies will be furnished to said Certifyees for an Archival Fee after 60 days.
19. Symbols hereon may differ in scale from the Legend and Abbreviations/Symbols list hereon for clarity.
20. Pursuant to F.S. 558.0035, no individual employee or Agent may be held personally liable for Negligence.
21. This drawing reflects information gathered, analyzed, presented and preserved solely by River City Surveying, LLC. Third Party references, Business Cards etc. attached do not infer or create liability in any form.
22. Fence Ownership is Not Determined

**POINTS OF INTEREST:**

**SURVEYOR'S CERTIFICATION**  
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.

ANTHONY L. BLAKEBORG  
LICENSE NUMBER  
4889  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR & MAPPER

DATE SIGNED: 04/05/2023  
FIELD WORK DATE: 03/30/2023  
REVISION DATE(S):  
SURVEY NUMBER: 031323.7

CERTIFIED TO:  
DAVID MENZ  
LANDMARK TITLE LLC  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

**RIVER CITY SURVEYING & MAPPING**  
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