

MAP SHOWING SURVEY OF

PARCEL B

PART OF THE CHARLES F. SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED DATED FEBRUARY 18, 1957, MADE BY FERNANDINA CONTRACTORS, INC. TO GEBCO, INC. AS RECORDED IN O.R. BOOK 236, PAGE 582 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT OF WAY LINE OF 44th STREET AS NOW ESTABLISHED, SAID INTERSECTION BEING AT THE SOUTHEASTERLY CORNER OF THE SAID GEBCO TRACT; THE POINT OF BEGINNING; THENCE NORTH 32°-14'-37" WEST 200.00 FEET; THENCE SOUTH 68°-29'-16" WEST 150.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD; THENCE NORTH 32°-14'-37" WEST ALONG SAID LINE OF LEM TURNER ROAD 340.66 FEET TO THE SOUTHWEST CORNER OF THE BURGER CHEF SYSTEM, INC. TRACT REFERRED TO AND IDENTIFIED IN PARCEL A ON THIS SCHEDULE; THENCE NORTH 69°-15'-14" EAST ALONG THE SOUTHERLY LINE OF SAID BURGER TRACT, 125 FEET TO THE SOUTHEASTERLY CORNER OF SAME; THENCE NORTH 32°-14'-37" WEST ALONG THE EASTERLY LINE OF SAID BURGER TRACT 150 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF PARCEL A OF THIS SCHEDULE THENCE NORTH 69°-15'-14" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 143.58 FEET TO THE WESTERLY CORNER (APEX) OF THE TRACT OF LAND DESCRIBED IN AND CONVEYED BY DEED DATED MARCH 4, 1970, MADE BY GHC TO TRUSTEES, RECORDED IN O.R. BOOK 3103, PAGE 164, OF SAID RECORDS; THENCE NORTH 43°-34'-49" EAST, 297.86 FEET MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE SOUTH 46°-21'-07" EAST, 777.5 FEET, MORE OR LESS, ALONG SAID LINE OF SAID RAILROAD TO THE NORTHERLY RIGHT OF WAY LINE OF 44th STREET AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID LINE OF 44th STREET, BEING ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 790 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 49°-46'-51" WEST, 247.80 FEET TO THE POINT OF REVERSE CURVE IN THE LINE OF SAID 44th STREET; THENCE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 134.10 FEET A CHORD BEARING AND DISTANCE OF SOUTH 54°-37'-21" WEST, 64.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG THE LINE OF SAID 44th STREET SOUTH 68°-29'-16" WEST, 289.61 FEET TO THE POINT OF BEGINNING.

PARCEL C

PART OF THE CHARLES F. SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE BURGER CHEF SYSTEMS, INC. TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2944, PAGE 657, OF THE AFORESAID RECORDS, THE POINT OF BEGINNING; THENCE NORTH 69°-15'-14" EAST 29.7 FEET, MORE OR LESS, ALONG THE NORTHERLY LINE OF SAID BURGER TRACT TO THE INTERSECTION OF THE STAGG LINE IDENTIFIED IN LAND LINE AGREEMENT DATED OCTOBER 6, 1969, RECORDED IN VOLUME 3045, AT PAGE 34, OFFICIAL RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 51°-49'-00" WEST ALONG SAID STAGG LINE A DISTANCE OF 35 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL B OF THE LAND DESCRIBED IN SAID LAND LINE AGREEMENT; THENCE SOUTH 69°-15'-14" WEST 7.36 FEET, MORE OR LESS, ALONG THE SOUTHERLY LINE OF SAID PARCEL B TO THE EASTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD; THENCE SOUTH 32°-14'-37" EAST 30.60 FEET, MORE OR LESS, ALONG SAID LINE OF SAID ROAD TO THE POINT OF BEGINNING.

CERTIFIED TO: BLACK HORSE COMMERCIAL, LLC
BRIGHTSTAR CREDIT UNION
WILLIAMS, GAUTIER, GWYNN, DELOACH & KIKER, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
HOWARD B. NADEL, P.A.

ALTA/NSPS SURVEY CERTIFICATE

TO BLACK HORSE COMMERCIAL, LLC, BRIGHTSTAR CREDIT UNION; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; WILLIAMS, GAUTIER, GWYNN, DELOACH & KIKER, P.A. AND HOWARD B. NADEL, P.A.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 11, 13, 16, 17, 18 AND 19 OF TABLE A. THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 26, 2021.

LOUIS J. EVERETT
P.L.S. NO. 4099
STATE OF FLORIDA

GENERAL NOTES:

- DESCRIPTION AS PER TITLE COMMITMENT. SEE NOTE 8 BELOW.
- THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
- JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY NOT DETERMINED.
- SURVEY PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE COMMITMENT No. 1148919, DATED: SEPTEMBER 03, 2021 @ 11:00 P.M.
- CONTAINES 206,345.906 SQUARE FEET AND/OR 4.74 ACRES.

NORWOOD PLAZA

5301 NORWOOD AVENUE, JACKSONVILLE, FLORIDA 32208

NOTES CORRESPONDING TO TABLE A

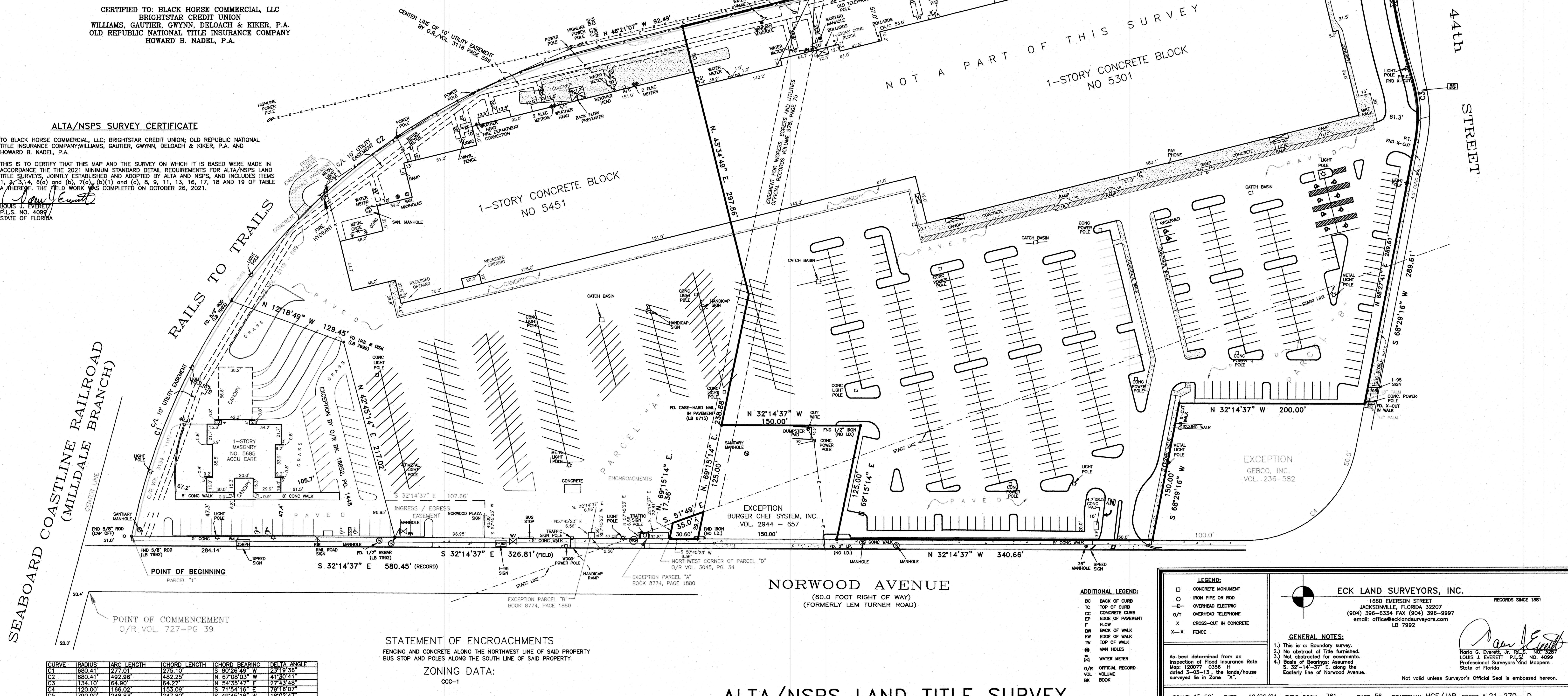
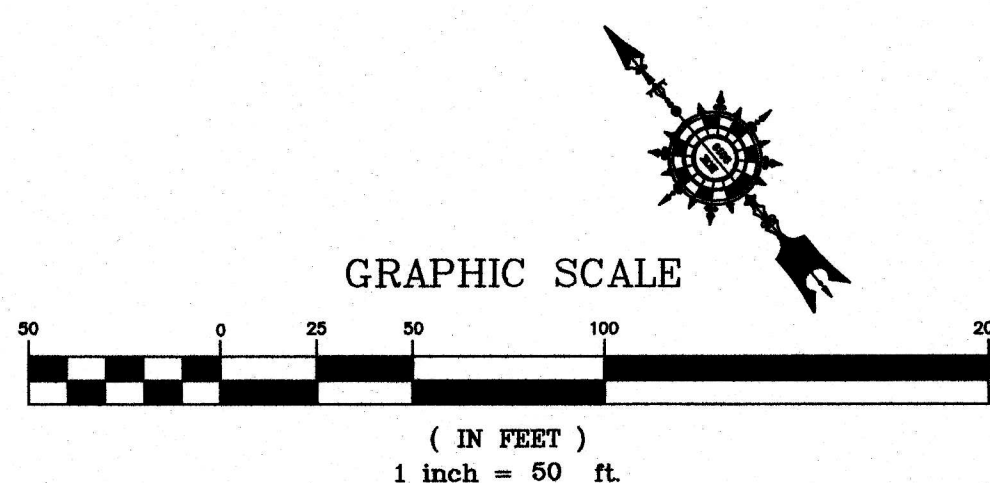
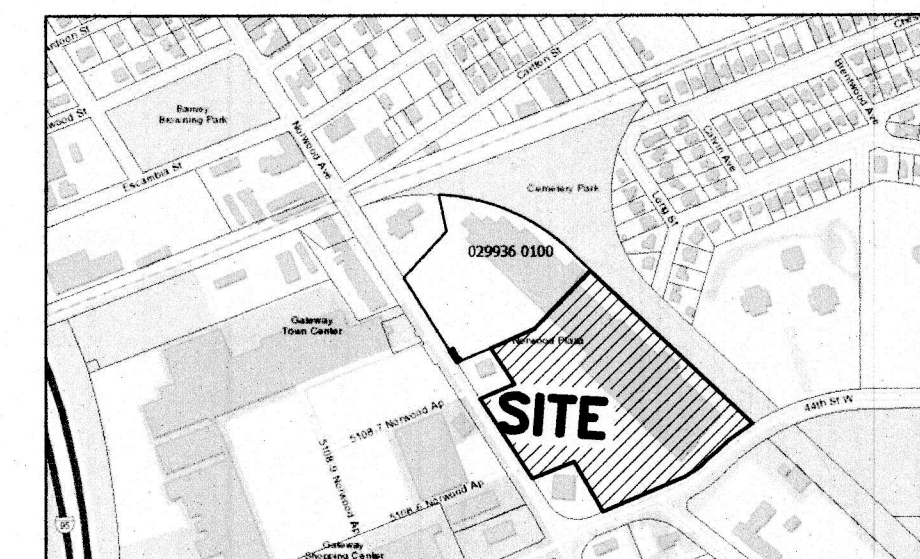
- MONUMENTS ARE AS NOTED AND LABELED HEREON.
- ADDRESS ARE AS NOTED ON EACH SHEET.
- FLOOD ZONE CLASSIFICATION AS NOTED HEREON.
- AS NOTED SEE NOTE 9.
- NO ZONING REPORT FURNISHED.
- ARE AS SHOWN ON EACH BUILDING.
- AS NOTED HEREON.
- AS SHOWN HEREON AND DETAILED IN PARKING SPACE TABLE.
- NONE DESIGNATED BY CLIENT.
- AS EMBOSSED BY ABOVE GROUND FEATURES LOCATED BY THIS SURVEY.
- AS NOTED HEREON.
- NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED.
- NO CHANGES IN STREET RIGHT OF WAY LINES OR STREET OR SIDEWALK CONSTRUCTION OBSERVED.
- AS PLOTTED AND SHOWN HEREON.
- TO BE FURNISHED UPON REQUEST.

PARKING NOTE:

REGULAR PARKING SPACES 420 MARKED PARKING SPACES
HANDICAP PARKING SPACES 10 MARKED PARKING SPACES
TOTAL OVER ALL PARKING 182 TOTAL PARKING SPACES

NOTES CORRESPONDING TO SCHEDULE B II

- NOT SURVEY RELATED
- NOT SURVEY RELATED
- NOT SURVEY RELATED
- NOT SURVEY RELATED
- NOT SURVEY RELATED
- NOT SURVEY RELATED
- NOT SURVEY RELATED
- EASEMENT IN O.R. VOL. 978, PAGE 75 IS PLOTTED AND LABELLED.
- EASEMENT IN O.R. VOL. 3118, PAGE 569 IS PLOTTED AND LABELLED.
- EASEMENT IN O.R. VOL. 3154, PAGE 1197 IS PLOTTED AND LABELLED.
- NOT SURVEY RELATED
- NOT SURVEY RELATED
- NOT SURVEY RELATED



STATEMENT OF ENCROACHMENTS
FENCING AND CONCRETE ALONG THE NORTHWEST LINE OF SAID PROPERTY
BUS STOP AND POLES ALONG THE SOUTH LINE OF SAID PROPERTY.

ZONING DATA:
CCG-1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	580.41	277.01	425.25	S 87°24'49" W	23°19'35"
C2	580.41	432.96	482.25	N 67°08'03" W	41°30'41"
C3	134.10	64.90	64.27	N 54°35'47" E	27°43'48"
C4	120.00	166.02	153.09	S 71°54'18" E	79°18'07"
C5	790.00	248.83	247.80	S 49°45'18" W	18°02'47"

ADDITIONAL LEGEND:
BC BACK OF CURB
TC TOP OF CURB
CC CONCRETE CURB
EP EDGE OF PAVEMENT
F FLOW
BW BACK OF WALK
EW EDGE OF WALK
TW TOP OF WALK
MH MAN HOLES
WM WATER METER
OR OFFICIAL RECORD
V/V VOLUME
BK BOOK

LEGEND:
□ CONCRETE MONUMENT
○ IRON PIPE OR ROD
—E— OVERHEAD ELECTRIC
O/T OVERHEAD TELEPHONE
X CROSS-CUT IN CONCRETE
X-X FENCE

ECK LAND SURVEYORS, INC.
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 398-6334 FAX (904) 398-9997
email: office@ecklandsurveyors.com
LB 7992

RECORDS SINCE 1981

GENERAL NOTES:
1. This is a Boundary survey.
2. No abstract of Title furnished.
3. Not abstracted for easements.
4. Basis of Bearings: Assumed
S. 32°-14'-37" E. along the Easterly line of Norwood Avenue.

Not valid unless Surveyor's Official Seal is embossed hereon.

SCALE: 1"=50' DATE: 10/26/21 FIELD BOOK 761 PAGE 56 DRAFTSMAN: HGE/JAB ORDER # 21-270-D

ALTA/NSPS LAND TITLE SURVEY