

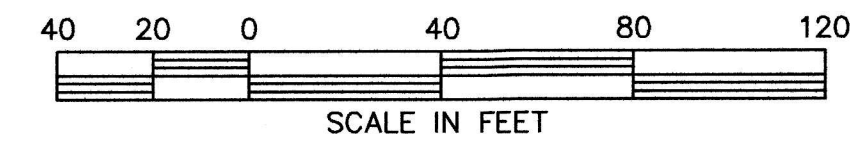
EDGEWOOD AVENUE

(100.0 FOOT RIGHT-OF-WAY)

N 65°30'00" E 771.57'

POINT OF BEGINNING

S'LY R/W LINE N. 65°30'00" E. 217.00'



MAP SHOWING SURVEY OF

PART OF THE FREDERICK HARTLEY GRANT, SECTION 44, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF VERNON ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY LINE OF EDGEWOOD AVENUE (A 100.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 24°-54'-20" EAST, 475.0 FEET, ALONG THE WESTERLY LINE OF SAID VERNON ROAD, TO THE NORTHERLY LINE OF A RIGHT-OF-WAY FOR DRAINAGE AND UTILITIES AS SHOWN ON THE PLAT OF FLORADALE UNIT 5, AS RECORDED IN PLAT BOOK 28, PAGES 68 AND 68A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 65°-30'-00" WEST, 770.23 FEET, ALONG SAID NORTHERLY LINE AND ALONG THE NORTHERLY LINE OF A RIGHT-OF-WAY FOR DRAINAGE AND UTILITIES, AS SHOWN ON THE PLAT OF FLORADALE UNIT 6, A RECORDED IN PLAT BOOK 29, PAGES 54 AND 54A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 25°-04'-00" WEST, 475.0 FEET, TO THE SOUTHERLY LINE OF SAID EDGEWOOD AVENUE; THENCE NORTH 65°-30'-00" EAST, 771.57 FEET, ALONG THE SOUTHERLY LINE OF SAID EDGEWOOD AVENUE, TO THE POINT OF BEGINNING.

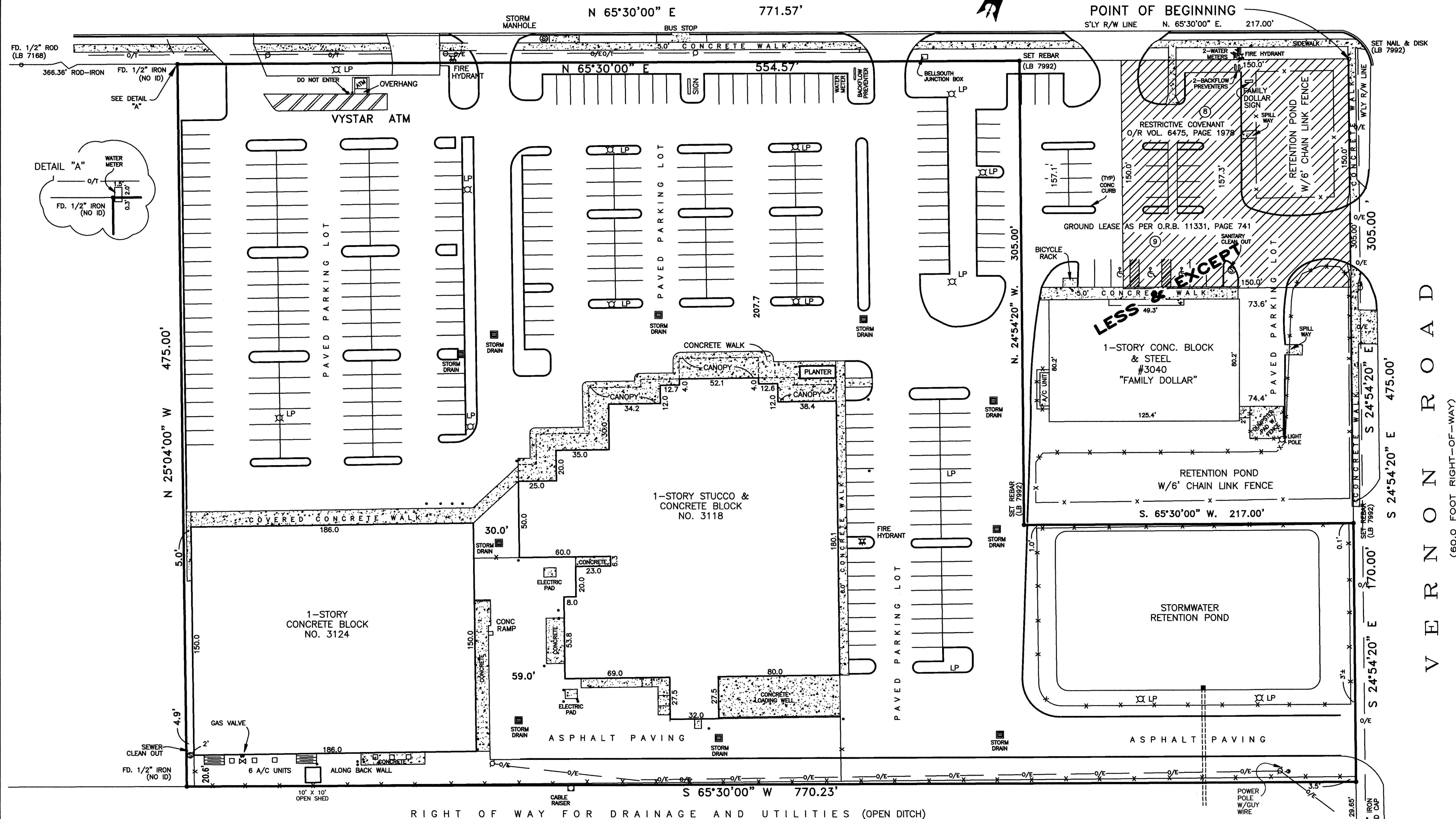
LESS AND EXCEPT:

PART OF THE FREDERICK HARTLEY GRANT, SECTION 44, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF VERNON ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY LINE OF EDGEWOOD AVENUE (A 100.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 24°-54'-20" EAST, 305.0 FEET, ALONG THE WESTERLY LINE OF SAID VERNON ROAD, THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID VERNON ROAD, RUN SOUTH 65°-30'-00" WEST, 217.00 FEET; THENCE NORTH 24°-54'-20" WEST, 305.0 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID EDGEWOOD AVENUE; THENCE NORTH 65°-30'-00" EAST, 217.0 FEET, ALONG THE SOUTHERLY LINE OF SAID EDGEWOOD AVENUE, TO THE POINT OF BEGINNING.

CERTIFIED TO: EDGEWOOD GRANDE LLC
FIRST AMERICAN TITLE INSURANCE COMPANY, and
BROWNSTONE TITLE SERVICES, LLC

ADDITIONAL GENERAL NOTES:

- DESCRIPTION PREPARED AS PER: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 2037-4654027
- 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.
- CONTAINS 299982.312 SQUARE FEET AND OR 6.89 ACRES.
- SEE DOCUMENT # 2012126756; EASEMENT AND RESTRICTIVE COVENANT AGREEMENT; OFFICIAL RECORD BOOK 15873, PAGE 1509.



FLORADALE UNIT 6		FLORADALE UNIT 5		FLORADALE UNIT 4		FLORADALE UNIT 3		FLORADALE UNIT 2		FLORADALE UNIT 1	
LOT 14	LOT 13	LOT 12	LOT 11	LOT 10	LOT 9	LOT 8	LOT 7	LOT 6	LOT 5	LOT 4	LOT 3
PLAT BOOK 29, PAGES 54 & 54A						PLAT BOOK 28, PAGES 68 & 68A					

BRASQUE DRIVE

(60.0 FOOT RIGHT-OF-WAY)

LEGEND:

- CONCRETE MONUMENT
- IRON PIPE OR ROD
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- CROSS-CUT IN CONCRETE
- FENCE
- WOOD POWER POLE
- BOLLARDS

As best determined from an inspection of Flood Insurance Rate Map: 120277, 0155 E along the dated 8-15-89, the lands/house surveyed lie in Zone "X".

ECK LAND SURVEYORS, INC.

1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 386-6334 FAX (904) 398-9997
email: office@ecklandsurveyors.com

RECORDS SINCE 1881

GENERAL NOTES:

- This is a Boundary Survey.
- No abstract of title furnished.
- Not abstract to title furnished.
- Boles of Bearings: Assumed N. 65°-30'-00" E along the South line of Edgewood Avenue.

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

HAROLD G. EVERETT, JR. PLS No. 3287
LOUIS J. EVERETT PLS No. 4099
Professional Surveyors and Mappers
State of Florida

SCALE: 1"=40' DATE: 6-15-01 FIELD BOOK 758 PAGE 18 DRAFTSMAN: H G E ORDER # 2021-120-2 - D