

ALTA/NSPS LAND TITLE SURVEY

MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF THE W.&J. LOFTIN GRANT, SECTION 47, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

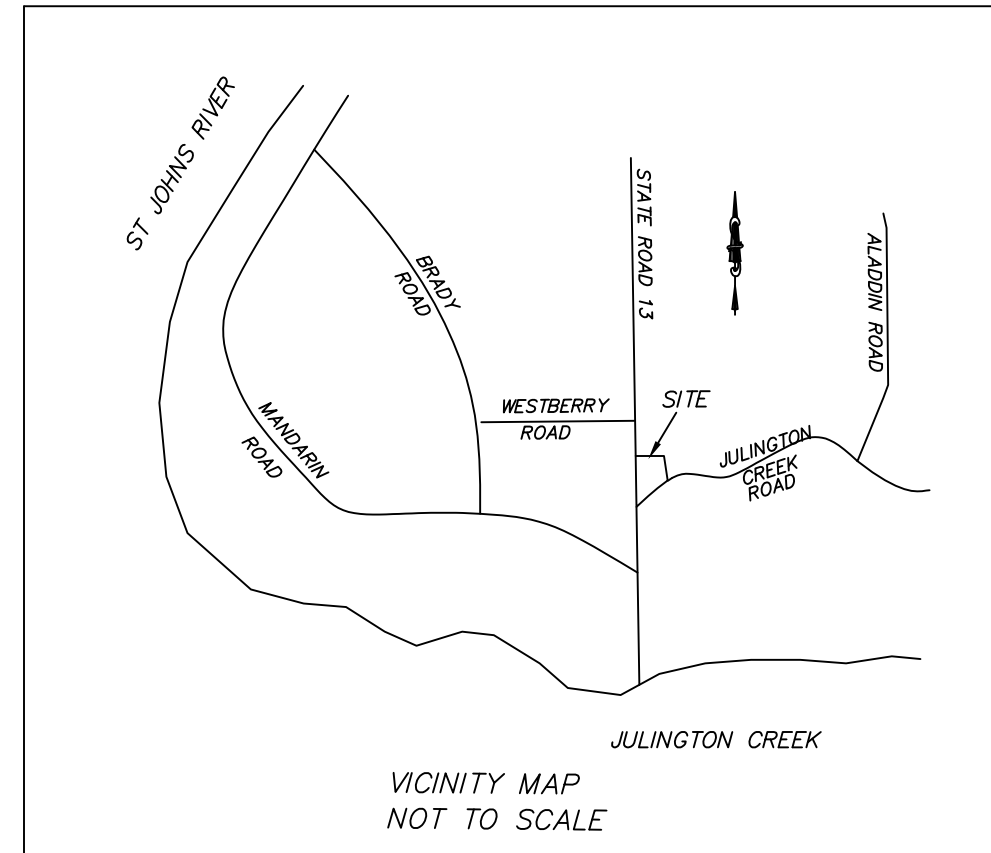
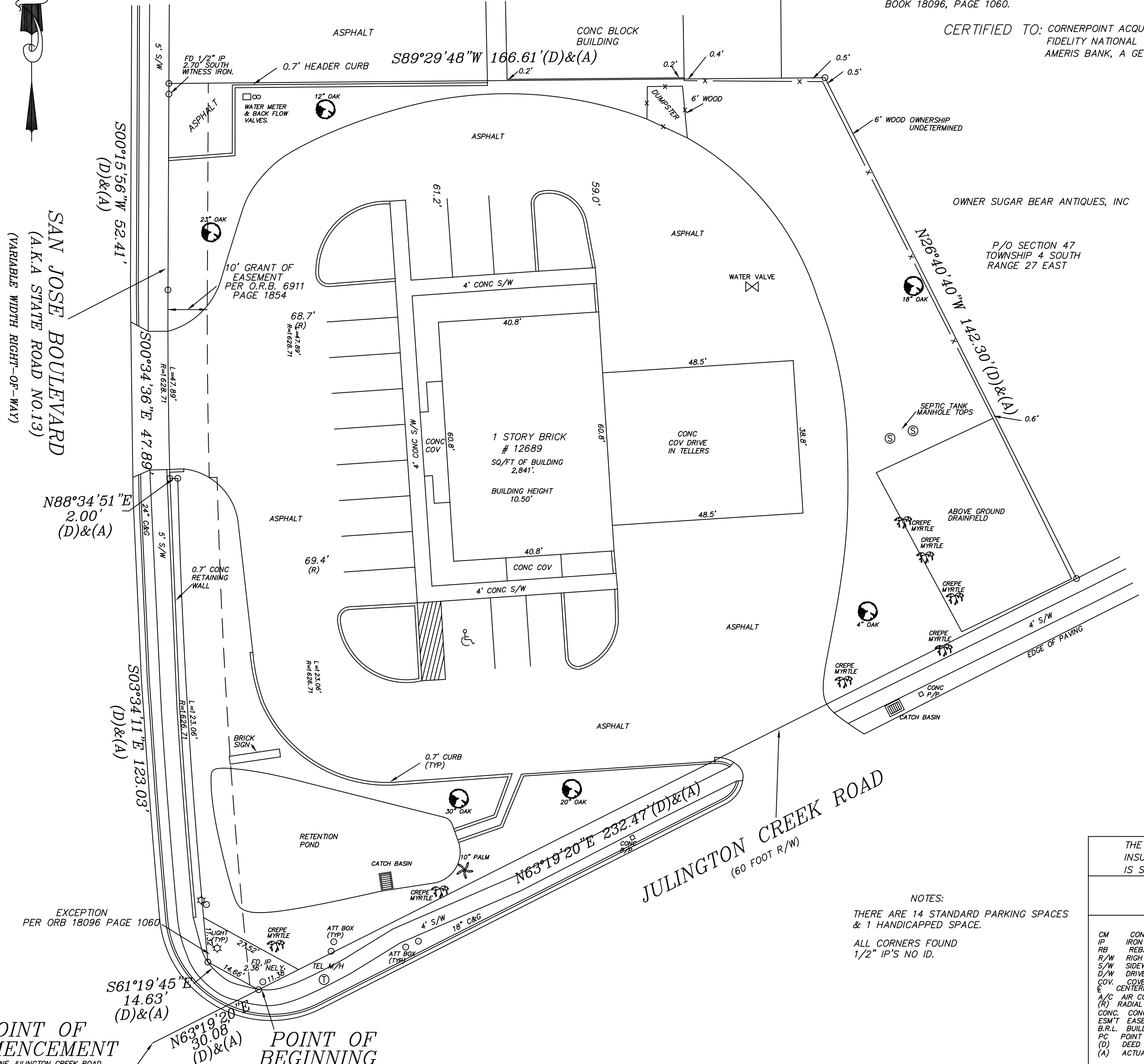
COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF JULINGTON CREEK ROAD (A 60.00 FOOT RIGHT-OF-WAY) WITH THE EASTERLY LINE OF STATE ROAD NO. 13 (AS FORMERLY ESTABLISHED FOR A 60.00 FOOT RIGHT-OF-WAY); THENCE NORTH 63°19'20" EAST, 30.08 FEET, ALONG THE FORMER LINE OF SAID JULINGTON CREEK ROAD, TO THE POINT OF BEGINNING; THENCE NORTH 63°19'20" EAST, 232.47 FEET ALONG THE NORTH LINE OF SAID JULINGTON CREEK ROAD; THENCE NORTH 26°40'40" WEST, 142.30 FEET, ALONG THE WEST LINE OF THE LANDS DESCRIBED IN DEED RECORDED IN O.R. VOLUME 6929, PAGE 1158; THENCE SOUTH 89°29'48" WEST, 166.61 FEET, TO THE EAST LINE OF STATE ROAD NO. 13 (A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF FLORIDA); THENCE THE FOLLOWING COURSES ALONG THE EAST LINE OF SAID STATE ROAD NO. 13: SOUTH 00°15'56" WEST, 52.14 FEET, TO A POINT OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1628.71 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'05", AN ARC DISTANCE OF 47.89 FEET (CHORD BEARING AND DISTANCE OF SOUTH 00°34'36" EAST, 47.89 FEET), TO A POINT OF TRANSITION IN SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 88°34'51" EAST, 2.00 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1626.71 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°20'04", AN ARC DISTANCE OF 123.06 FEET (CHORD BEARING AND DISTANCE OF SOUTH 03°35'11" EAST, 123.03 FEET); THENCE SOUTH 61°19'45" EAST, 14.63 FEET TO THE POINT OF BEGINNING. LANDS THUS DESCRIBED CONTAIN 0.86 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PART CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 18096, PAGE 1060.

CERTIFIED TO: CORNERPOINT ACQUISITIONS, LLC; GREG W. DWORZANOWSKI, P.A.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AKERMAN, LLP.; AMERIS BANK, A GEORGIA BANKING CORPORATION.

OWNER GUN H. CHUNG

P/O SECTION 47
TOWNSHIP 4 SOUTH
RANGE 27 EAST



ALTA/NSPS CERTIFICATION.
TO CORNERPOINT ACQUISITIONS, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, GREG W. DWORZANOWSKI, P.A., AMERIS BANK, A GEORGIA BANKING CORPORATION, AKERMAN, LLP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 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, 7(a)(b), 8, 9, 11, 13, 16, 17 & 19 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON JULY 07, 2018.

JULY 18, 2018
Glenn M. Broadstreet

GLENN M. BROADSTREET
P.S.M. #5814
TITLE REVIEW
REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT POLICY FILE NO. 340932, DATED 06-23-2018, AS TO ITEMS LISTED IN SCHEDULE B-II ARE AS FOLLOWS:

ITEM 6.) RESERVATIONS IN FAVOR OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND FOR STATE ROAD RIGHT-OF-WAY TWO HUNDRED (200) FEET WIDE AS RESERVED IN DEED NO. 725, RECORDED APRIL 22, 1941 IN DEED BOOK 903, PAGE 201, PARTIALLY RELEASED IN DEED BOOK 1668, PAGE 394 AND CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION IN OFFICIAL RECORDS BOOK 6146, PAGE 1505. RELEASE BY STATE. DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 7.) SUBJECT TO GRANT OF EASEMENT TO CITY OF JACKSONVILLE AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6911, PAGE 1854. SHOWN ON SURVEY.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 544 FOR DUVAL COUNTY, FLORIDA, DATED 6-03-2013. AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

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| <p>LEGEND</p> <p>CM CONC. MON IP IRON PIPE RB REBAR R/W RIGHT-OF-WAY S/W SIDEWALK D/W DRIVEWAY GOV COVERED AREA E CENTERLINE A/C AIR CONDITIONING PAD (R) RADIAL DISTANCE CONC. CONCRETE ESMT EASEMENT B.R.L. BUILDING RESTRICTION LINE PC POINT OF CURVE (D) DEED MEASUREMENT (A) ACTUAL MEASUREMENT</p> | <p>© 2016: TRI-STATE LAND SURVEYORS, INC.</p> <p>BEARINGS BASED ON <u>R/W</u> LINE AS SHOWN.</p> <p>THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.</p> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p> <p>THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.</p> |
| | <p>SCALE: 1"=20'</p> <p>FIELD WORK DATE: 7-06-2018</p> <p>SIGNATURE DATE: 7-10-2018</p> |
| | <p>GLENN M. BROADSTREET, P.S.M. NO. 5814</p> <p><i>Glenn M. Broadstreet</i></p> <p>REGISTERED SURVEYOR AND MAPPER, STATE OF FLORIDA (LB #4921)</p> |
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NOTES:
THERE ARE 14 STANDARD PARKING SPACES & 1 HANDICAPPED SPACE.
ALL CORNERS FOUND 1/2" IP'S NO. ID.

POINT OF COMMENCEMENT
NORTH R/W LINE JULINGTON CREEK ROAD & THE FORMER R/W LINE STATE ROAD 13.

POINT OF BEGINNING