

Map Showing a Boundary Survey

OVERALL

A PORTION OF LOTS 3, 4 AND 5, OF THE SUBDIVISION OF THE ESTATE OF HOWARD ROLAC (ROULAC), AS RECORDED IN PLAT BOOK 6, PAGE 5 PF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROLAC ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE EASTERLY LINE OF SAID SUBDIVISION OF THE ESTATE OF HOWARD ROLAC (ROULAC); THENCE NORTH 00°35'58" WEST, ALONG SAID EASTERLY LINE OF THE SUBDIVISION OF THE ESTATE OF HOWARD ROLAC (ROULAC), ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6188, PAGE 287 OF SAID CURRENT PUBLIC RECORDS, 382.00 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°02'50" WEST, ALONG LAST SAID LINE, 157.80 FEET; THENCE SOUTH 89°18'06" WEST, 67.38 FEET; THENCE NORTH 00°26'34" WEST, 170.27 FEET TO THE NORTHERLY LINE OF SAID LOT 5; THENCE SOUTH 89°11'27" WEST, ALONG LAST SAID LINE, 88.47 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15551, PAGE 502 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°21'42" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8524, PAGE 1246 OF SAID CURRENT PUBLIC RECORD, 349.00 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16999, PAGE 761 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°06'41" EAST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16368, PAGE 1087 AND OFFICIAL RECORDS BOOK 17334, PAGE 1317, BOTH OF SAID CURRENT PUBLIC RECORDS, 156.74 FEET TO THE WESTERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6188, PAGE 287; THENCE SOUTH 00°34'12" EAST, ALONG LAST SAID LINE, 201.02 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF ROLAC ROAD; THENCE NORTH 89°59'20" EAST, ALONG LAST SAID LINE, 158.00 FEET TO THE POINT OF BEGINNING.

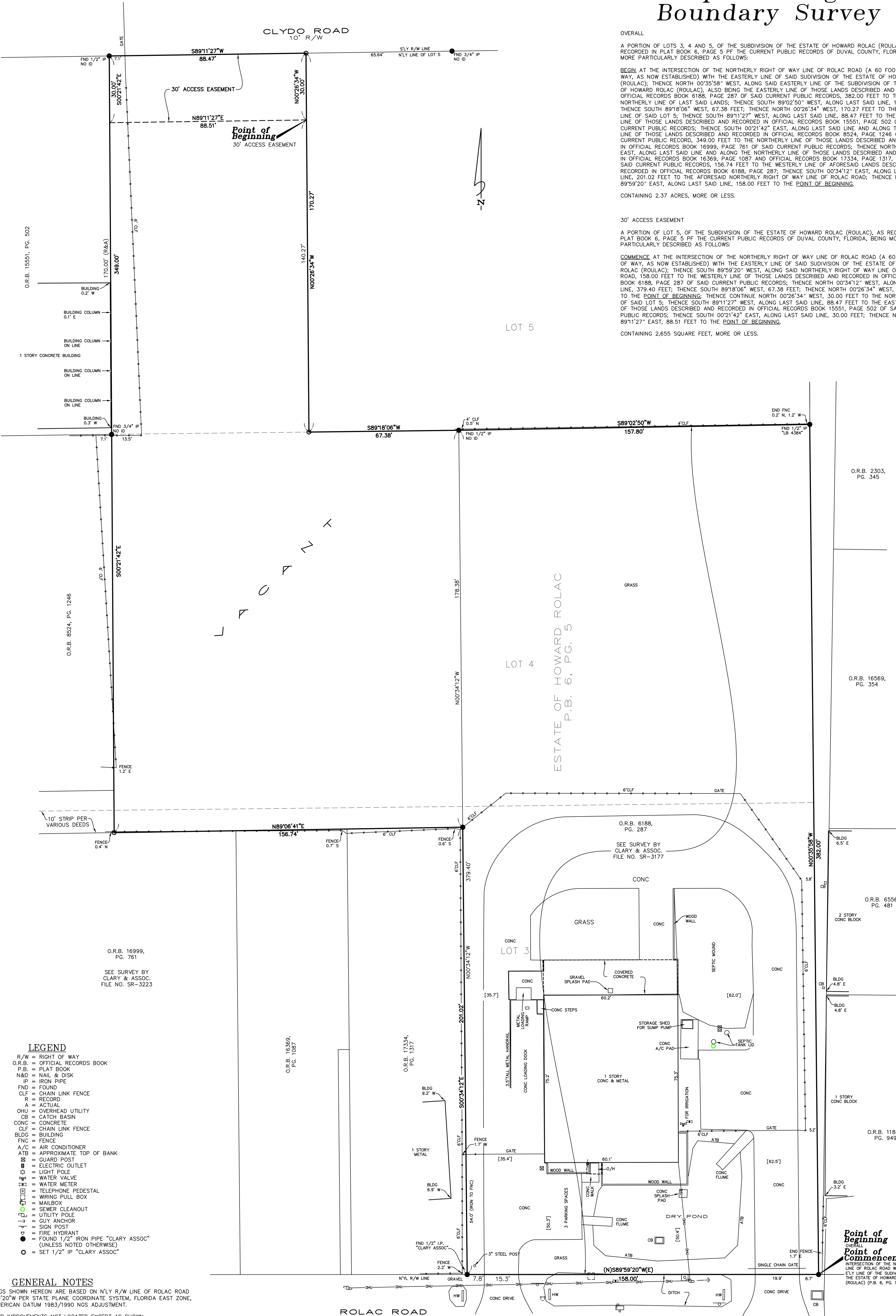
CONTAINING 2.37 ACRES, MORE OR LESS.

30' ACCESS EASEMENT

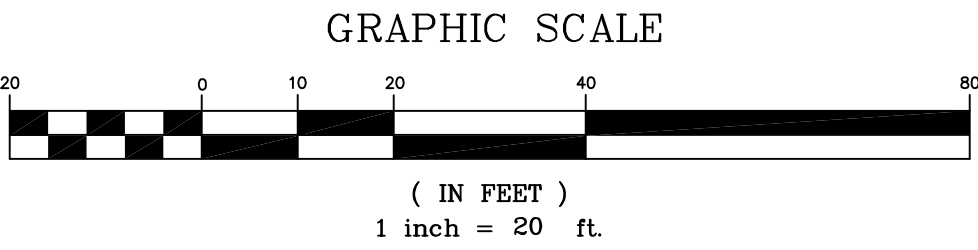
A PORTION OF LOT 5, OF THE SUBDIVISION OF THE ESTATE OF HOWARD ROLAC (ROULAC), AS RECORDED IN PLAT BOOK 6, PAGE 5 PF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROLAC ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE EASTERLY LINE OF SAID SUBDIVISION OF THE ESTATE OF HOWARD ROLAC (ROULAC); THENCE SOUTH 89°59'20" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROLAC ROAD, 158.00 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6188, PAGE 287 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°34'12" WEST, ALONG LAST SAID LINE, 379.40 FEET; THENCE SOUTH 89°18'06" WEST, 67.38 FEET; THENCE NORTH 00°26'34" WEST, 140.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°26'34" WEST, 30.00 FEET TO THE NORTHERLY LINE OF SAID LOT 5; THENCE SOUTH 89°11'27" WEST, ALONG LAST SAID LINE, 88.47 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15551, PAGE 502 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°21'42" EAST, ALONG LAST SAID LINE, 30.00 FEET; THENCE NORTH 89°11'27" EAST, ALONG LAST SAID LINE, 158.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,655 SQUARE FEET, MORE OR LESS.



- LEGEND**
- R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
N&D = NAIL & DISK
IP = IRON PIPE
FND = FOUND
CLF = CHAIN LINK FENCE
R = RECORD
A = ACTUAL
OHU = OVERHEAD UTILITY
CB = CATCH BASIN
CONC = CONCRETE
CLF = CHAIN LINK FENCE
BLDG = BUILDING
FNC = FENCE
A/C = AIR CONDITIONER
ATB = APPROXIMATE TOP OF BANK
GP = GUARD POST
EO = ELECTRIC OUTLET
LP = LIGHT POLE
WV = WATER VALVE
WM = WATER METER
TP = TELEPHONE PEDESTAL
WFB = WIRING FULL BOX
MB = MAILBOX
SC = SEWER CLEANOUT
UP = UTILITY POLE
GA = GUY ANCHOR
SP = SIGN POST
FH = FIRE HYDRANT
F1/2" IP "CLARY ASSOC" (UNLESS NOTED OTHERWISE)
S1/2" IP "CLARY ASSOC"
- GENERAL NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON NLY R/W LINE OF ROLAC ROAD AS S89°59'20"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
 - INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
 - THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND, BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
 - THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
 - CROSS REFERENCE SURVEY BY ALL AMERICAN SURVEYPRNS, INC. FILE 97-988.
 - THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (UNSHADED, AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP 03694, COMMUNITY NO. 120077 DATED NOVEMBER 2, 2018. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - DIMENSIONS SHOWN IN BRACKETS [] DENOTE PERPENDICULAR DISTANCES FROM THE BUILDINGS TO THE PROPERTY LINES.



REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION
THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 94-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.			
THIS DRAWING, SKETCH, FLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE).			
THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.			
Clary & Associates PROFESSIONAL SURVEYORS & MAPPERS LB NO. 3731 INTERSECTION OF THE NLY R/W LINE OF ROLAC ROAD WITH THE ELY LINE OF THE SUBDIVISION OF THE ESTATE OF HOWARD ROLAC (ROULAC) (P.B. 6, PG. 5) POINT ROAD JACKSONVILLE, FLORIDA 32257 (904) 260-2703 WWW.CLARYASSOC.COM			
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788			