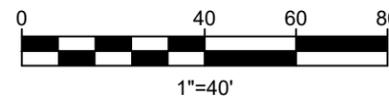


**MAP SHOWING BOUNDARY SURVEY OF
PARCEL HWS-14, GLEN KERNAN GOLF AND COUNTRY CLUB DEVELOPMENT
A PORTION OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
JACKSONVILLE, DUVAL COUNTY, FLORIDA**

GRAPHIC SCALE



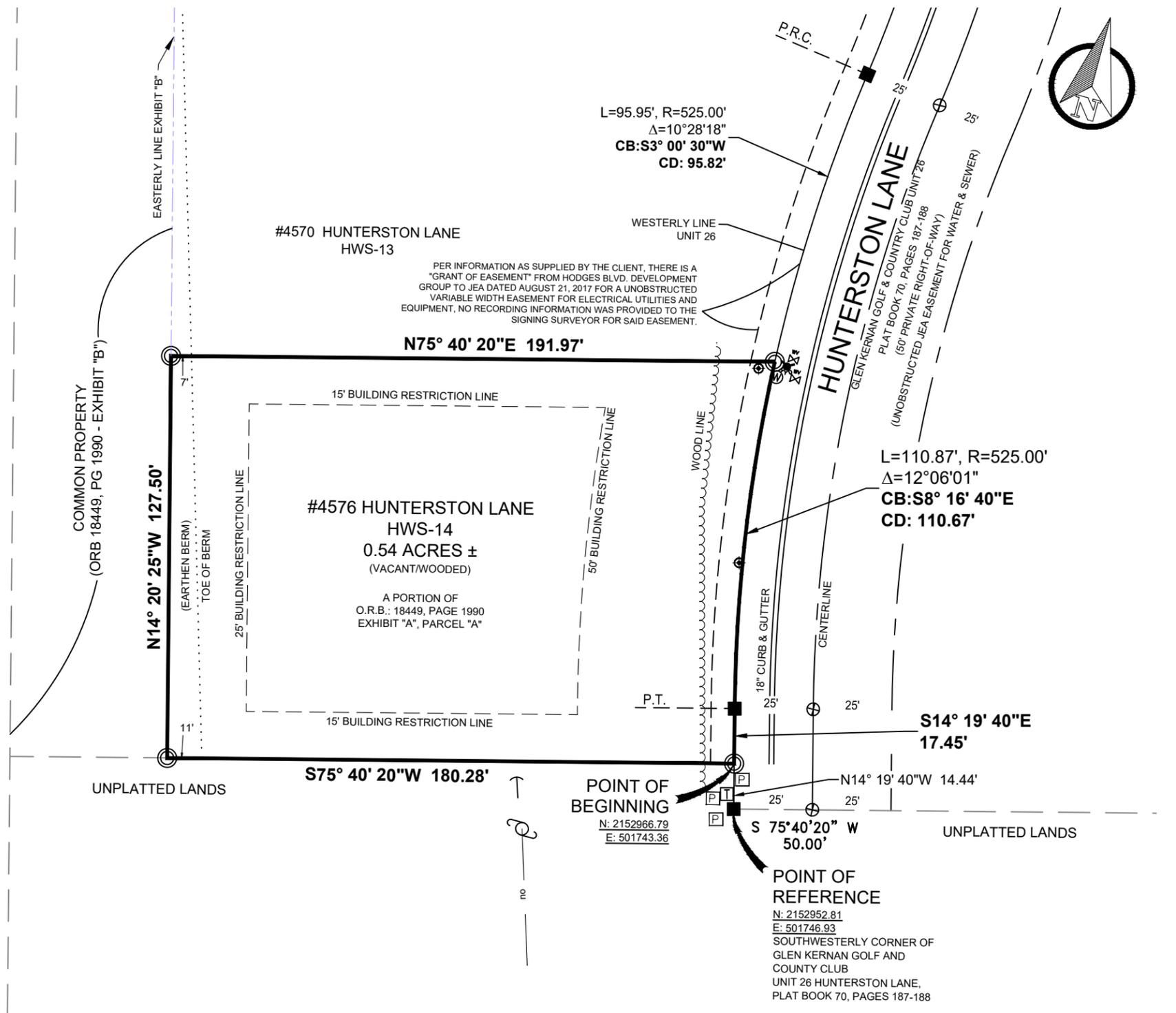
DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18449, PAGE 1990, SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GLEN KERNAN (UNIT 26), EXHIBIT "A", PARCEL "A", OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING IN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 28 EAST, SAID DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF GLEN KERNAN GOLF AND COUNTRY CLUB UNIT 26 HUNTERSTON LANE AS RECORDED IN PLAT BOOK 70 PAGES 187-188 OF SAID PUBLIC RECORDS; THENCE NORTH 14°19'40" WEST, ALONG THE WESTERLY LINE OF SAID UNIT 26, 14.44 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING JUST DESCRIBED; THENCE SOUTH 75°40'20" WEST, DEPARTING JUST MENTIONED WESTERLY LINE OF UNIT 26, 180.28 FEET, TO A POINT ON THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED AS COMMON PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 18449, PAGE 1990, EXHIBIT "B", SAID PUBLIC RECORDS; THENCE NORTH 14°20'25" WEST, ALONG JUST MENTIONED EASTERLY LINE, 127.50 FEET; THENCE NORTH 75°40'20" EAST, DEPARTING JUST MENTIONED EASTERLY LINE, 191.97 FEET TO THE AFOREMENTIONED WESTERLY LINE OF UNIT 26, ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE ALONG SAID WESTERLY LINE OF UNIT 26, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'01", AN ARC DISTANCE OF 110.87 FEET TO POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 8°16'40" WEST, 110.67 FEET; THENCE SOUTH 14°19'40" EAST, ALONG SAID WESTERLY LINE OF UNIT 26, 17.45 FEET TO THE POINT OF BEGINNING.

THE LAND JUST DESCRIBED CONTAINS 0.54 ACRES, MORE OR LESS.



PER INFORMATION AS SUPPLIED BY THE CLIENT, THERE IS A "GRANT OF EASEMENT" FROM HODGES BLVD. DEVELOPMENT GROUP TO JEA DATED AUGUST 21, 2017 FOR AN UNOBSTRUCTED VARIABLE WIDTH EASEMENT FOR ELECTRICAL UTILITIES AND EQUIPMENT. NO RECORDING INFORMATION WAS PROVIDED TO THE SIGNING SURVEYOR FOR SAID EASEMENT.

Symbol/Abbreviation Legend

Symbol	Denotes
	1/2" IRON PIPE FOUND "LB 6979"
	NAIL AND DISK FOUND "LB 6979"
	4"x4" CONCRETE MONUMENT FOUND "LB 6979"
	FOUND 4"x4" CONCRETE MONUMENT
	CABLE RISER
	WATER METER
	AT&T TELEPHONE RISER
	WATER VALVE
	FIRE HYDRANT
	WOOD POST
	WOOD UTILITY POLE
	WIRE PULL BOX
-ou-	OVERHEAD UTILITY LINE
<u>N:2153228.68</u> <u>E:501732.20</u>	STATE PLANE COORDINATE PAIR
	LIGHT POLE
P.R.C.	POINT OF REVERSE CURVATURE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
±	MORE OR LESS
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
L	LENGTH
Δ	DELTA
R	RADIUS
CD	CHORD DISTANCE
CB	CHORD BEARING

NOTES:

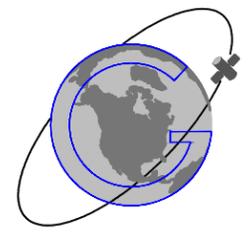
- BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (901), U.S. SURVEY FEET, AND ARE BASED ON PUBLISHED COORDINATES FOR GLEN KERNAN GOLF AND COUNTRY CLUB UNIT 26, AS RECORDED PLAT BOOK 70, PAGES 187-188, IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- THIS SURVEY DOES NOT ADDRESS ENVIRONMENTALLY SENSITIVE ISSUES, IF ANY EXIST.
- BUILDING RESTRICTION LINES IN ACCORDANCE WITH THE INTENTIONS OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR GLEN KERNAN AS RECORDED IN 14912, PAGE 392, JACKSONVILLE, DUVAL COUNTY, FLORIDA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
- THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12031C0413H, EFFECTIVE 6/3/2013, THE SUBJECT PROPERTY LIES IN ZONE X.

SURVEY REVISED: 3-18-22 TO CHANGE CERTIFICATIONS

CERTIFIED TO:
ULYAN ABUFOUZ AND MANAL FOUAD ABDEL ABU AMOUNA, HUSBAND AND WIFE
HODGES BLVD. DEVELOPMENT GROUP, INC.
OSBORNE & SHEFFIELD TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

Pablo Ferrari, Florida PSM #5601
THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

GEOMATICS CORP.
SURVEYING—MAPPING—GPS
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ST AUGUSTINE, FL 32084 PHONE (904) 824-3086 FAX (904) 824-5753
LICENSED BUSINESS
GEORGIA #999 FLORIDA #6979 SOUTH CAROLINA #3387 ALABAMA #794 NORTH CAROLINA COA #3752



PROJECT NO: B 16-2399 HWS-14
SURVEY DATE: 02/28/2022
CHECKED BY: P.FERRARI
DRAWN BY: C.MUNDIS
FIELD WORK: S.BELL
FB: 20-11 PG.: 40
PAGE: 1 OF 1