MAP SHOWING BOUNDARY and TREE SURVEY OF

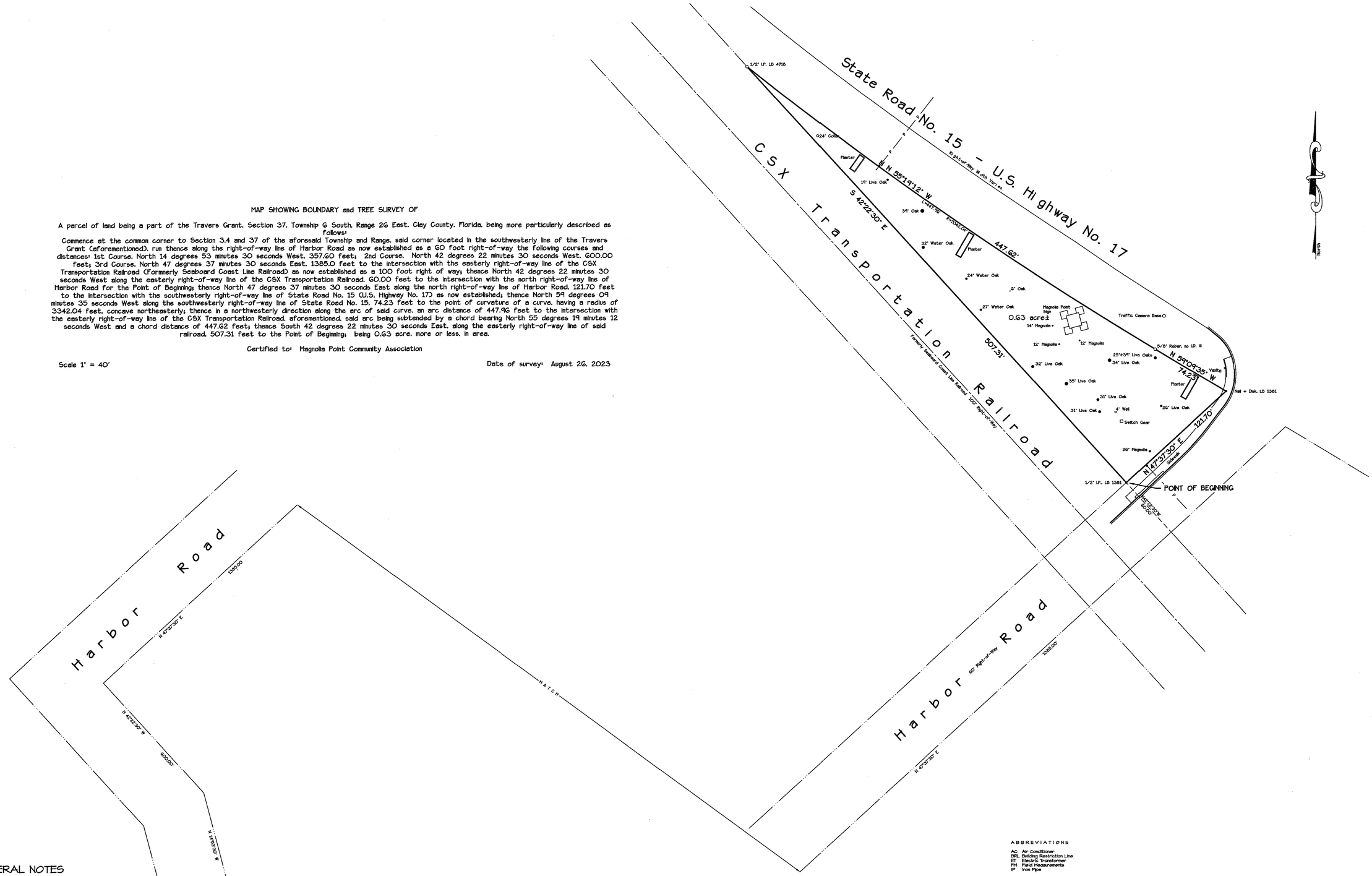
A parcel of land being a part of the Travers Grant, Section 37, Township 6 South, Range 26 East, Clay County, Florida, being more particularly described as follows:

Commence at the common corner to Section 34 and 37 of the aforesaid Township and Range, said corner located in the southwesterly line of the Travers Grant (aforementioned), run thence along the right-of-way line of Harbor Road as now established as a 60 foot right-of-way the following courses and distances: 1st Course, North 14 degrees 53 minutes 30 seconds West, 357.60 feet; 2nd Course, North 42 degrees 22 minutes 30 seconds West, 600.00 feet; 3rd Course, North 47 degrees 37 minutes 30 seconds East, 1385.0 feet to the intersection with the easterly right-of-way line of the CSX Transportation Railroad (Formerly Seaboard Coast Line Railroad) as now established as a 100 foot right of way; thence North 42 degrees 22 minutes 30 seconds West along the easterly right-of-way line of the CSX Transportation Railroad, 60.00 feet to the intersection with the north right-of-way line of Harbor Road for the Point of Beginning; thence North 47 degrees 37 minutes 30 seconds East along the north right-of-way line of Harbor Road, 121.70 feet to the intersection with the southwesterly right-of-way line of State Road No. 15 (U.S. Highway No. 17) as now established; thence North 59 degrees 09 minutes 35 seconds West along the southwesterly right-of-way line of State Road No. 15, 74.23 feet to the point of curvature of a curve, having a radius of 3342.04 feet, concave northeasterly; thence in a northwesterly direction along the arc of said curve, an arc distance of 447.96 feet to the intersection with the easterly right-of-way line of the CSX Transportation Railroad, aforementioned, said arc being subtended by a chord bearing North 55 degrees 19 minutes 12 seconds West and a chord distance of 447.62 feet; thence South 42 degrees 22 minutes 30 seconds East, along the easterly right-of-way line of said railroad, 507.31 feet to the Point of Beginning; being 0.63 acre, more or less, in area.

Certified to: Magnolia Point Community Association

Scale 1" = 40'

Date of survey: August 26, 2023



GENERAL NOTES

1. Bearings shown hereon are based on the record bearing of S 42°22'30" E for the northeasterly line of the CSX Transportation Railroad.
2. This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown hereon are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only; no underground improvements or footings were located.

Note:
I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, and find that the property is situated in Flood Zone "X".

LEGEND

- Found 4"x4" Concrete Monument
- Found Iron Pipe (as noted)
- Set 1/2" Iron Pipe (LB 1381)
- —X— Fence
- —●P— Powerline/Pole and Anchor
- —T— Telephone Line
- —C— Cable T.V. Line
- AC Concrete Air Conditioner Pad
- ET Concrete Elec. Transformer Pad

ABBREVIATIONS

AC Air Conditioner
BRL Building Restriction Line
ET Elec/c Transformer
FM Field Measurements
IP Iron Pipe

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Elland
License No. LS 2518

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Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32073
Telephone 904-272-1000

FF No. 50:09 Field Book 1657:37 Job No. 44481-B

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