

MAP SHOWING BOUNDARY SURVEY OF

PART OF THE CHARLES F. SUBBALD GRANT, SECTION 36, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE A.C.L. RAILROAD MILDALE BRANCH, A 40 FOOT RIGHT OF WAY, WITH THE WESTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD, A 60 FOOT RIGHT OF WAY; THENCE SOUTH 68°40' WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE A.C.L. RAILROAD MILDALE BRANCH, A DISTANCE OF 156.63 FEET TO ITS INTERSECTION WITH THE STAGG LINE; THENCE SOUTH 51°49' EAST ALONG SAID STAGG LINE, A DISTANCE OF 11.6 FEET TO A POINT FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID A.C.L. RAILROAD MILDALE BRANCH, A 60 FOOT RIGHT OF WAY AT THIS POINT; THENCE CONTINUING SOUTH 51°49' EAST ALONG SAID STAGG LINE, A DISTANCE OF 416.2 FEET; THENCE SOUTH 68°40' WEST, A DISTANCE OF 142.69 FEET; THENCE NORTH 32°47' WEST AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF SAID LEM TURNER ROAD, A DISTANCE OF 364.8 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE A.C.L. RAILROAD MILDALE BRANCH (A 60 FOOT RIGHT OF WAY); THENCE NORTH 68°40' EAST ALONG SAID RIGHT OF WAY LINE 3.9 FEET TO THE POINT OF BEGINNING.

PART, B
 CHARLES F. SUBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF WAY LINE OF THE A.C.L. RAILROAD MIDDALE BRANCH, A 40 FOOT RIGHT OF WAY, WITH THE
 WESTERLY EIGHT OF WAY LINE OF LEM TURNER ROAD, A 60 FOOT RIGHT OF WAY; THENCE SOUTH 32°47' EAST ALONG THE WESTERLY LINE OF LEM TURNER ROAD, A
 DISTANCE OF 100 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE SOUTH 32°47' EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD, A
 DISTANCE OF 306 FEET TO ITS INTERSECTION WITH THE STAGG LINE; THENCE NORTH 61°49' WEST ALONG SAID STAGG LINE, A DISTANCE OF 361.69 FEET TO A POINT;
 THENCE NORTH 68°40' EAST, A DISTANCE OF 117.58 FEET TO THE POINT OF BEGINNING.

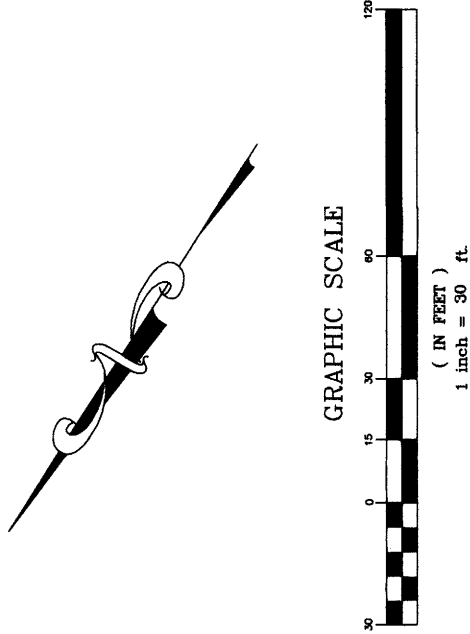
LESS AND EXCEPT THAT PART RECORDED IN OFFICIAL RECORDS BOOK 16000, PAGE 2047. PARCEL I OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PART, C
 CHARLES F. SUBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 20 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 PART OF THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF ATLANTIC COAST LINE RAILROAD MIDDLE BRANCH WITH THE WESTERLY LINE
 OF LEM TURNER ROAD (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 32°47' EAST 100 FEET TO THE MOST NORTHERLY CORNER OF THE LAND CONVEYED TO THOMAS O.
 KENNARD, JR. BY DEED DATED APRIL 17, 1963, RECORDED IN DEED BOOK 1811, PAGE 236; THENCE SOUTH 68°40'22" WEST ALONG THE NORTHERLY LINE OF SAID
 KENNARD LAND, 117.58 FEET; THENCE NORTH 81°49' WEST, 113.81 FEET, MORE OR LESS TO THE SAID SOUTHERLY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE
 NORTH 68°40' EAST 156.63 FEET TO THE POINT OF BEGINNING.

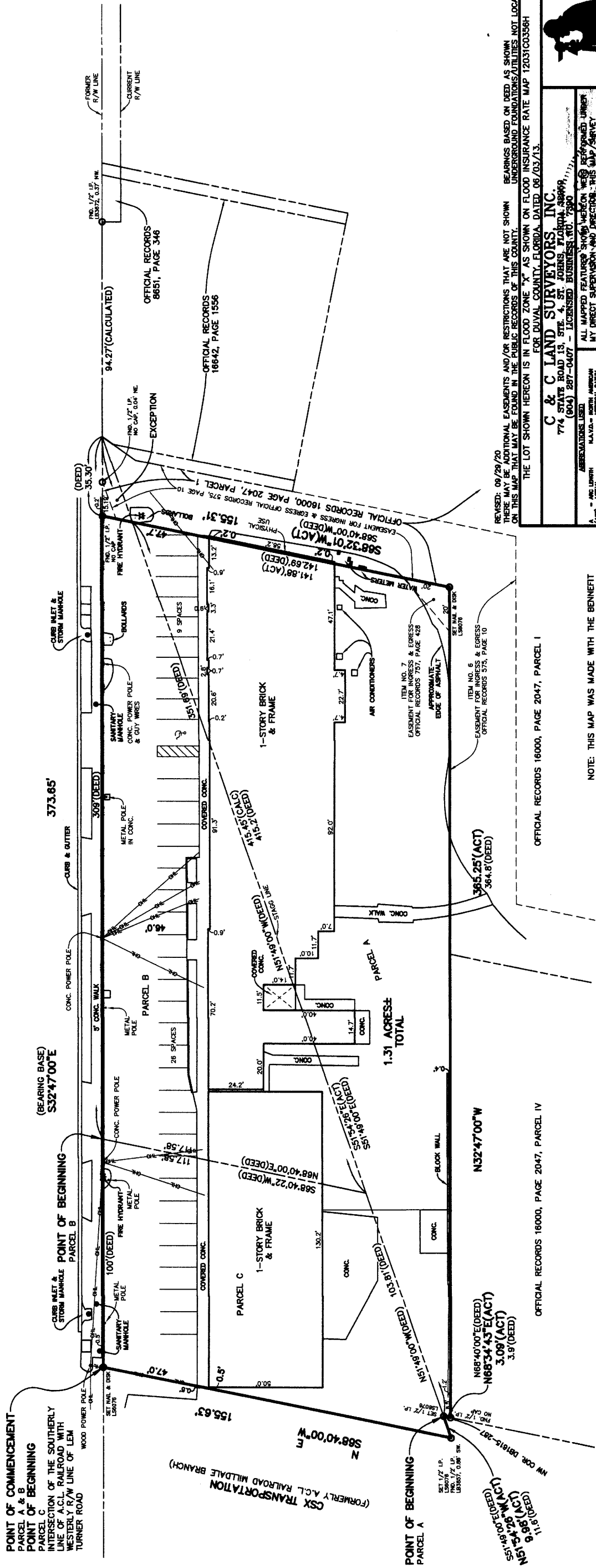
CERTIFIED TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY: SMITH, HULSEY & BUSEY, P.A.

SCALE: 1"=30'

DATE: 09/21/20



NORWOOD AVENUE
(FORMERLY LEM TURNER ROAD, 60' R/W)



OFFICIAL RECORDS 16000, PAGE 2047, PARCEL IV

OFFICIAL RECORDS 16000, PAGE 2047, PARCEL 1

NOTE: THIS MAP WAS MADE WITH THE BENEFIT OF TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 9501051 DATED: 07/08/2020 AT 8:00 AM

SCHEDULE B SECTION II
ITEM NO. 6 -- EASEMENT DOES NOT EFFECT
SUBJECT PROPERTY.
ITEM NO. 7 -- EASEMENT EFFECTS SUBJECT
PROPERTY

REVISÉ: 09/29/20

REVISID: 06/28/20
ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY:
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
BEARINGS BASED ON DEED AS SHOWN
UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE MAP NO. 17005C0101 FOR DUVAL COUNTY, FLORIDA, DATED 06/03/13.

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32086
(904) 287-0407 - LICENSED BUSINESS NO. 7390

4 STATE ROAD 13, STE. 4, ST. JOHNS, FLOWERS, 1111,
(904) 287-0407 - LICENSED BUSINESS, NO. 7390

[illegible][illegible]

F.R.	130:71-72	DR. RY	SOC
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ORDER NO. 20-279