

# BOUNDARY SURVEY

IN SECTION 33, TOWNSHIP 03 SOUTH, RANGE 23 EAST,  
DUVAL COUNTY, FLORIDA  
FOR: CROWN CASTLE

## SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 17°45'00" EAST ALONG THE EAST LINE OF THE CROWN TOWER PARCEL.

2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.

3. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED AUGUST 8, 2016.

4. UNLESS NOTED OTHERWISE, ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED (M).

5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.

6. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED AN INDEPENDENT SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, SETBACKS OR DEED RESTRICTIONS.

9. PARENT PARCEL STREET ADDRESS:  
8605 U.S. HIGHWAY 301, JACKSONVILLE, FL 32234

## FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120077 0460 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, DATED 6/03/2013, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

## LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES IRON PIN FOUND AS NOTED
- OH INDICATES WOOD UTILITY POLE
- □ INDICATES 6' TALL CHAINLINK FENCE
- (P) INDICATES INFORMATION PER RECORDED PLAT
- (D) INDICATES RECORD DESCRIPTION DATA
- INDICATES ASPHALT
- INDICATES CONCRETE

SURVEYOR'S NOTE:  
THE TOWER AND ALL OF THE VISIBLE ABOVE-GROUND TOWER SITE RELATED IMPROVEMENTS ARE WITHIN THE NEW OVERALL TOWER PARCEL, EXCEPT FOR THE UTILITY VAULT ON THE NORTH SIDE OF SAID OVERALL TOWER PARCEL.

CERTIFIED TO:  
CROWN CASTLE  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
GEOLINE SURVEYING, INC., LB 7082

DAVID G. SHORT  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE OF REGISTRATION NO. 5022



Professional Land Surveyors  
13430 NW 104th Terrace, Suite A  
Alachua, Florida 32615  
(386)418-0500 Fax: (386)462-9986  
geolineinc.com

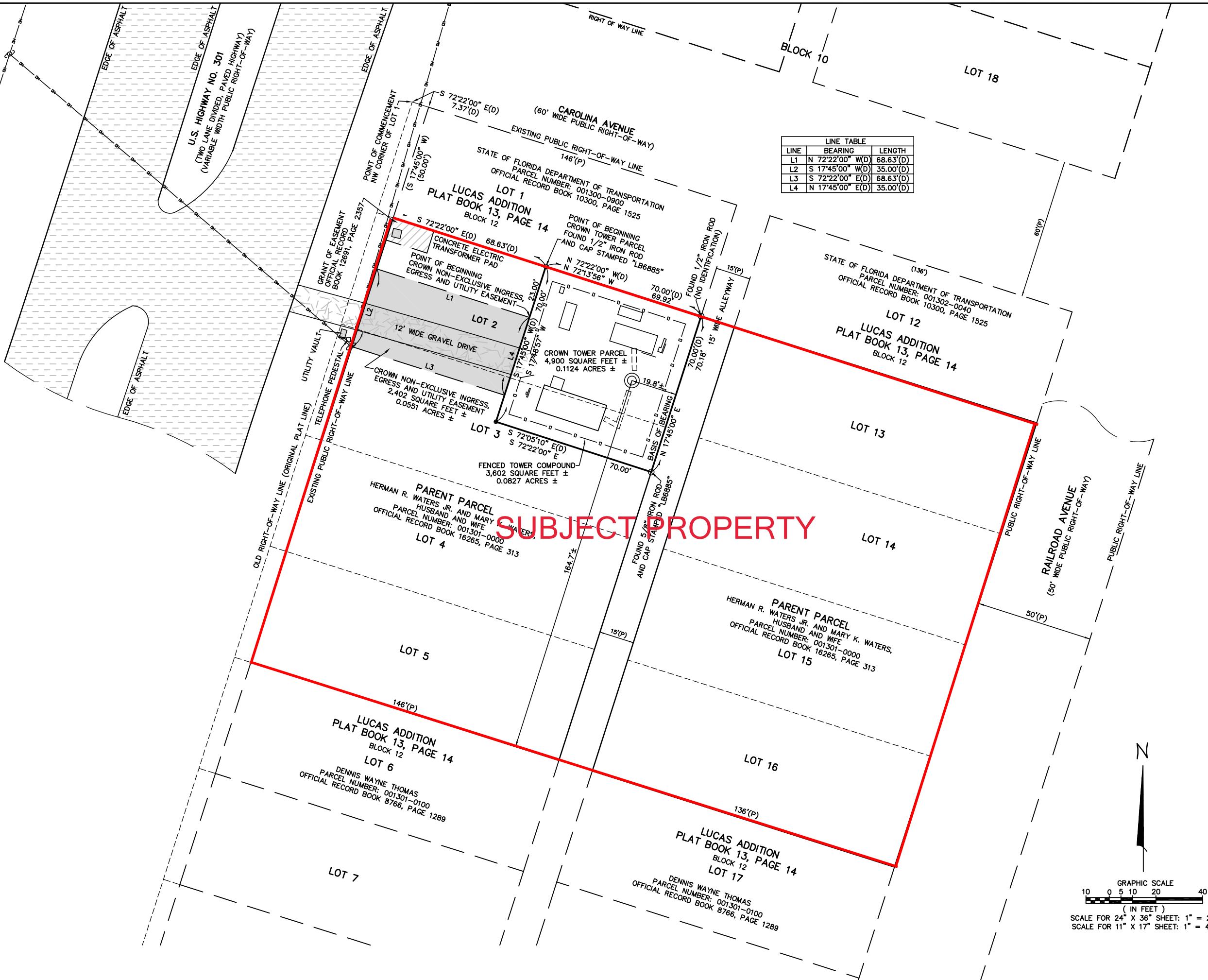
**G E O L I N E**  
SURVEYING, INC.

DESIGNED	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN	FLOYD CURTIS	DATE	AUGUST 8, 2016
CHECKED	DAVE SHORT	PROJECT #	265-7949

CROWN CASTLE SITE BUN #844130  
MAXVILLE SITE, DUVAL COUNTY, FLORIDA  
ADDRESS: 8605 U.S. HIGHWAY 301, JACKSONVILLE, FL 32234

DRAWING # 265-7949

Sheet # 1 of 3





# BOUNDARY SURVEY

IN SECTION 33, TOWNSHIP 03 SOUTH, RANGE 23 EAST,  
DUVAL COUNTY, FLORIDA  
FOR: CROWN CASTLE



VICINITY MAP  
NOT TO SCALE

## PROPERTY DESCRIPTIONS

PARENT TRACT  
(OFFICIAL RECORD BOOK 16265, PAGE 313)

LOTS 2, 3, 4, AND 5, EXCEPT PART IN STATE ROAD, ALSO LOTS 13, 14, 15 AND 16, ALL IN BLOCK 12 RECORDED IN LUCAS ADDITION TO MAXVILLE IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CROWN TOWER PARCEL  
(OFFICIAL RECORD BOOK 10017, PAGE 697)

A PORTION OF LOTS 2 AND 3, EXCEPT THAT LYING PART IN U.S. 301 (STATE ROAD 200), BLOCK 12, LUCAS ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 14, THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 12; THENCE SOUTH 72°22'00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 7.37 FEET TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. 301 (STATE ROAD 200); THENCE SOUTH 174°5'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHERLY LINE OF LOT 2, SAID BLOCK 12; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 72°22'00" EAST, ALONG SAID NORTHERLY LOT LINE, A DISTANCE OF 68.63 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LOT LINE, SOUTH 174°5'00" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 174°5'00" EAST, A DISTANCE OF 70.00 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE NORTH 72°22'00" WEST, ALONG SAID NORTHERLY LOT LINE, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

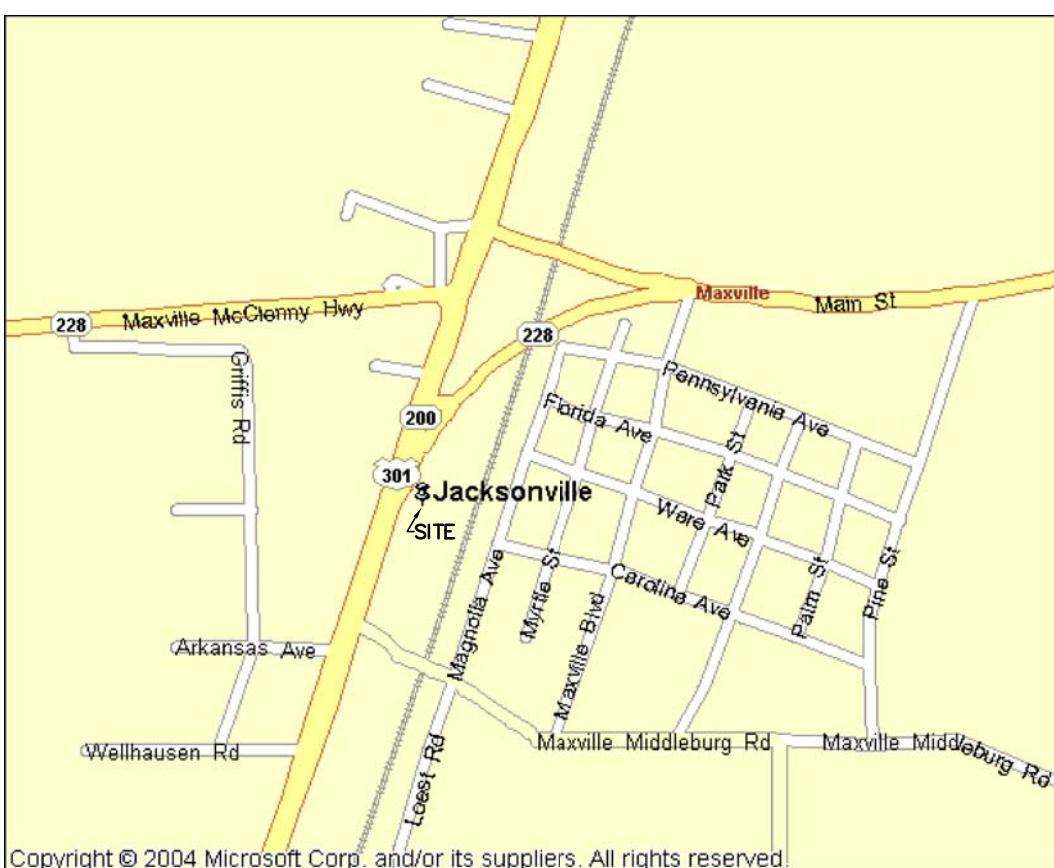
CONTAINING 0.1124 ACRES OR 4900 SQUARE FEET, MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT  
(OFFICIAL RECORD BOOK 10017, PAGE 697)

A PORTION OF LOTS 2 AND 3, EXCEPT THAT LYING PART IN U.S. 301 (STATE ROAD 200), BLOCK 12, LUCAS ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 14, THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 0.0551 ACRES OR 2402 SQUARE FEET, MORE OR LESS.



LOCATION MAP  
NOT TO SCALE

GEOLINE  
SURVEYING, INC.

Professional Land Surveyors  
13430 NW 104th Terrace, Suite A  
Alachua, Florida 32615  
(386)418-0500 Fax: (386)462-9986  
geoline@geolineinc.com

DESIGNED	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN	FLOYD CURTIS	DATE	AUGUST 8, 2016
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ADDRESS: 6605 U.S. HIGHWAY 301, JACKSONVILLE, FL 32234			
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SHEET# 3 OF 3			