

ZVAR13 00100045

MAP SHOWING BOUNDARY SURVEY OF

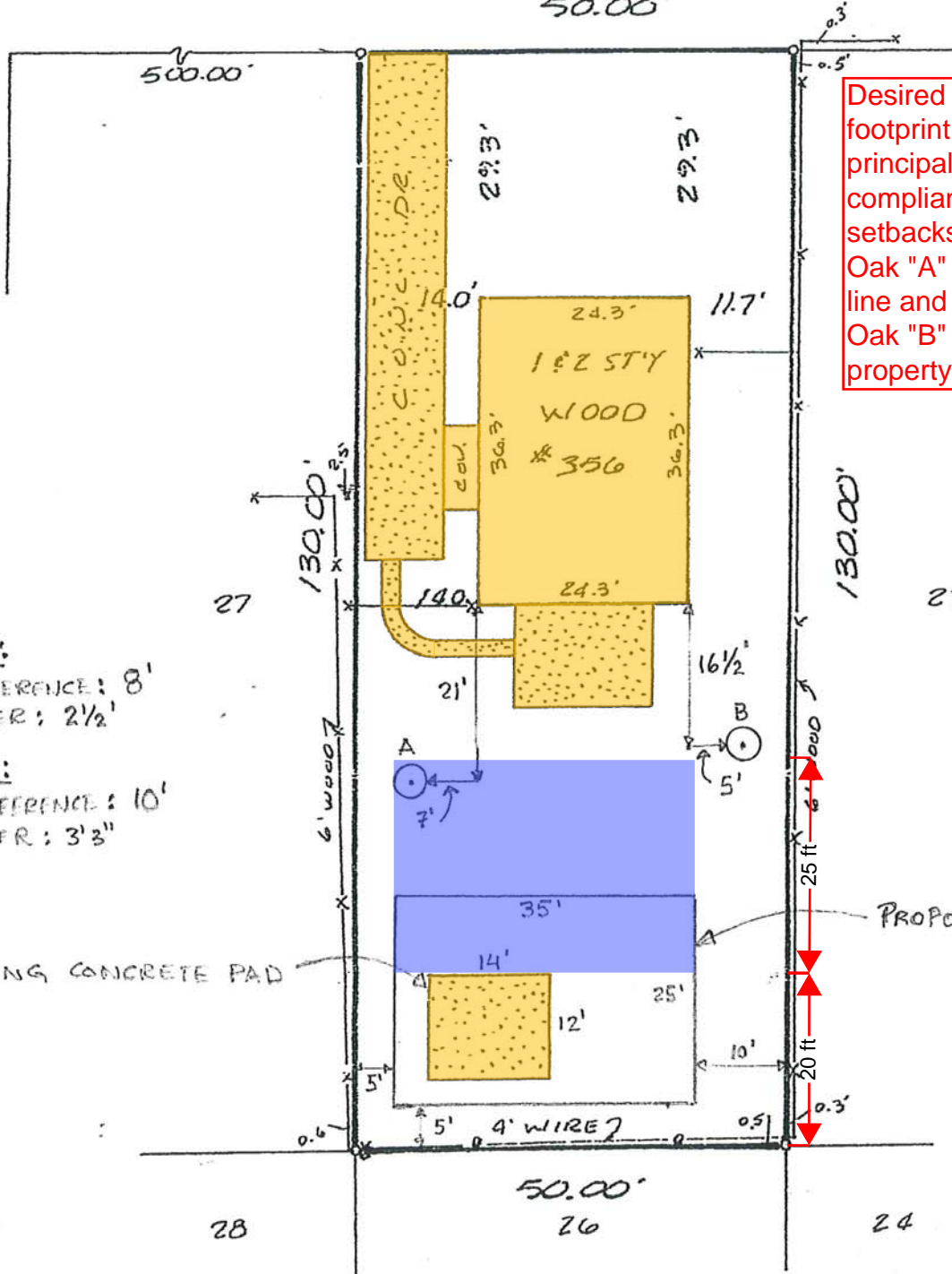
LOT 25 BLOCK 12 AS SHOWN ON MAP OF
SUBDIVISION "A" ATLANTIC BEACH

EXHIBIT 3

AS RECORDED IN PLAT BOOK 5 PAGES 69 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 CERTIFIED FOR: TODD L. JAMES; SOUTHTRUST BANK, NORTH FLORIDA, N.A.; STEWART
 TITLE OF JACKSONVILLE, INC.; WATSON & OSBORNE P.A.

TENTH ST
(40' R/W)
50.00'

OLD SHERRY DRIVE



Desired 875-square-foot footprint, if detached from principal structure and in compliance with rear & side setbacks; would directly impact Oak "A" near western property line and would likely impact Oak "B" near the eastern property line.

OAK A:
CIRCUMFERENCE: 8'
DIAMETER: 2 1/2"

OAK B:
CIRCUMFERENCE: 10'
DIAMETER: 3' 3"

NOT VALID UNLESS EMBOSSED WITH SEAL OF THE UNDERSIGNED. ALL INTERIOR ANGLES ARE 90° 00' 00"

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 1 FOR THE CITY OF ATLANTIC BEACH, FLORIDA, DATED 4-17-89. AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.