

ZVAR13 00100045

MAP SHOWING BOUNDARY SURVEY OF

LOT 25 BLOCK 12 AS SHOWN ON MAP OF

SUBDIVISION "A" ATLANTIC BEACH

EXHIBIT 4

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.

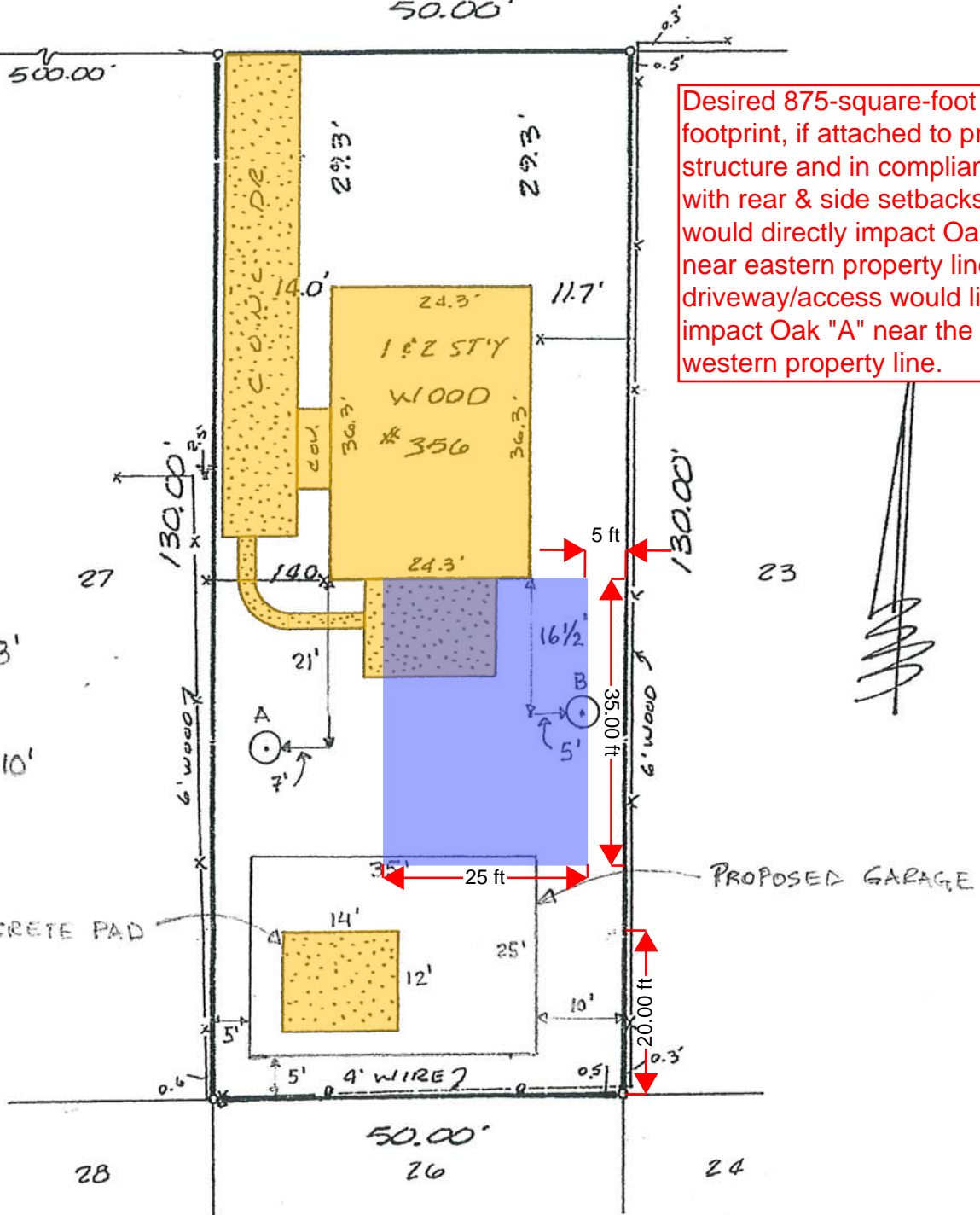
TENTH ST
 (40' R/W)
 50.00'

OLD SHERRY DRIVE

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

- OAK A:**
 CIRCUMFERENCE: 8'
 DIAMETER: 2 1/2'
- OAK B:**
 CIRCUMFERENCE: 10'
 DIAMETER: 3' 3"

EXISTING CONCRETE PAD



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.