

May 5, 2022

Work Order No. 19-078.01
File No. 125D-17.01D

North Parcel

A portion of Sections 9 and 16, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, and Official Records Book 19535, page 952, both of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 16; thence North $00^{\circ}44'36''$ West, along the Westerly line of said Section 16, a distance of 5200.00 feet; thence North $54^{\circ}24'42''$ East, departing said Westerly line, a distance of 188.18 feet to the Point of Beginning.

From said Point of Beginning, thence North $01^{\circ}22'57''$ East, 542.30 feet to a point lying on the Southerly limited access right of way line of J. Turner Butler Boulevard, State Road No. 202, a public variable width limited access right of way as presently established; thence Easterly along said Southerly limited access right of way line the following 7 courses: Course 1, thence South $73^{\circ}00'15''$ East, 322.05 feet; Course 2, thence North $61^{\circ}59'45''$ East, 91.93 feet; Course 3, thence South $73^{\circ}05'14''$ East, 300.35 feet; Course 4, thence South $41^{\circ}46'48''$ East, 20.12 feet; Course 5, thence South $73^{\circ}00'15''$ East, 389.01 feet; Course 6, thence South $49^{\circ}19'42''$ East, 450.10 feet; Course 7, thence South $05^{\circ}13'46''$ East, 116.46 feet to the Northwesterly corner of Parcel 101, as described and recorded in said Official Records Book 19295, page 2046, said corner being a point on a curve concave Northwesterly having a radius of 1428.00 feet; thence Southwesterly, along the Westerly line of said Parcel 101 and along the arc of said curve, through a central angle of $12^{\circ}24'48''$, an arc length of 309.38 feet to the Southwesterly corner of said Parcel 101, said arc being subtended by a chord bearing and distance of South $28^{\circ}28'19''$ West, 308.78 feet; thence South $70^{\circ}56'02''$ East, along the Southerly line of said Parcel 101 and along said Southerly limited access right of way line, 233.42 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1654.00 feet; thence Southwesterly, departing said Southerly limited access right of way line and along the arc of said curve, through a central angle of $10^{\circ}25'02''$, an arc length of 300.72 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $37^{\circ}42'38''$ West, 300.31 feet; thence North $48^{\circ}27'45''$ West, 644.58 feet to the point of curvature of a curve concave Southerly having a radius of 1167.50 feet; thence Westerly along the arc of said curve, through a central angle of $44^{\circ}29'14''$, an arc length of 906.50 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $70^{\circ}42'22''$ West, 883.90 feet.

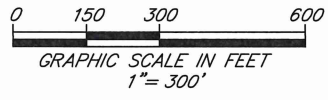
Containing 19.84 acres, more or less.



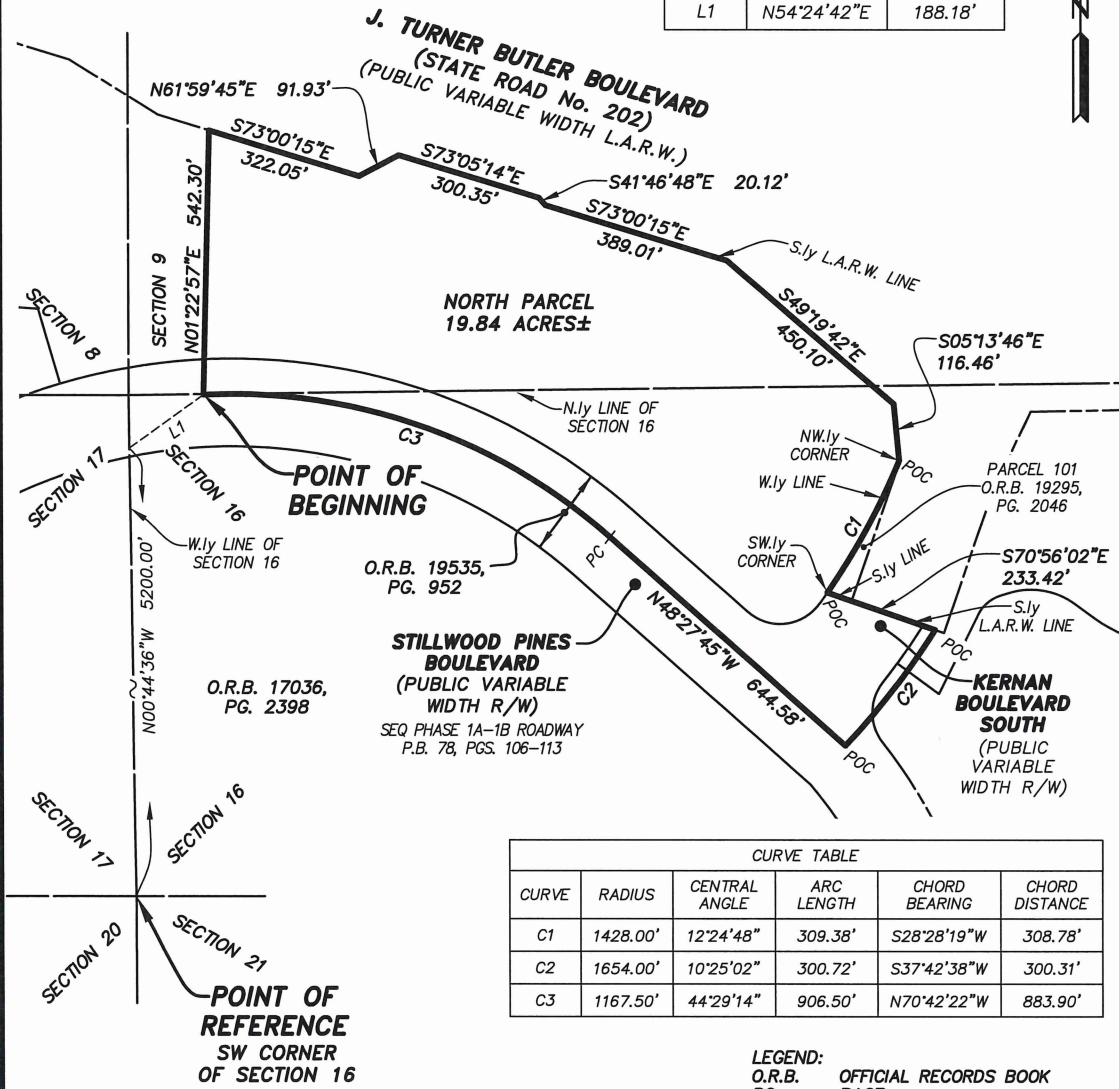
Digitally signed by
Andrew O Knuppel

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, AND OFFICIAL RECORDS BOOK 19535, PAGE 952, BOTH OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY. BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°24'42"E	188.18'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1428.00'	12°24'48"	309.38'	S28°28'19"W	308.78'
C2	1654.00'	10°25'02"	300.72'	S37°42'38"W	300.31'
C3	1167.50'	44°29'14"	906.50'	N70°42'22"W	883.90'

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - PCC POINT OF COMPOUND CURVATURE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 17 AS BEING NORTH 00°44'36" WEST.



14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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SCALE: 1"=300'
 DATE: MAY 5, 2022
 ANDREW O. KNUPPEL
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6511

May 5, 2022

Work Order No. 19-078.01
File No. 125D-17.01E

South Parcel

A portion of Sections 16 and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, and Official Records Book 19535, page 952, both of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 16; thence North $00^{\circ}44'36''$ West, along the Westerly line of said Section 16, a distance of 3756.29 feet; thence North $44^{\circ}45'22''$ West, departing said Westerly line, 228.96 feet to the Point of Beginning.

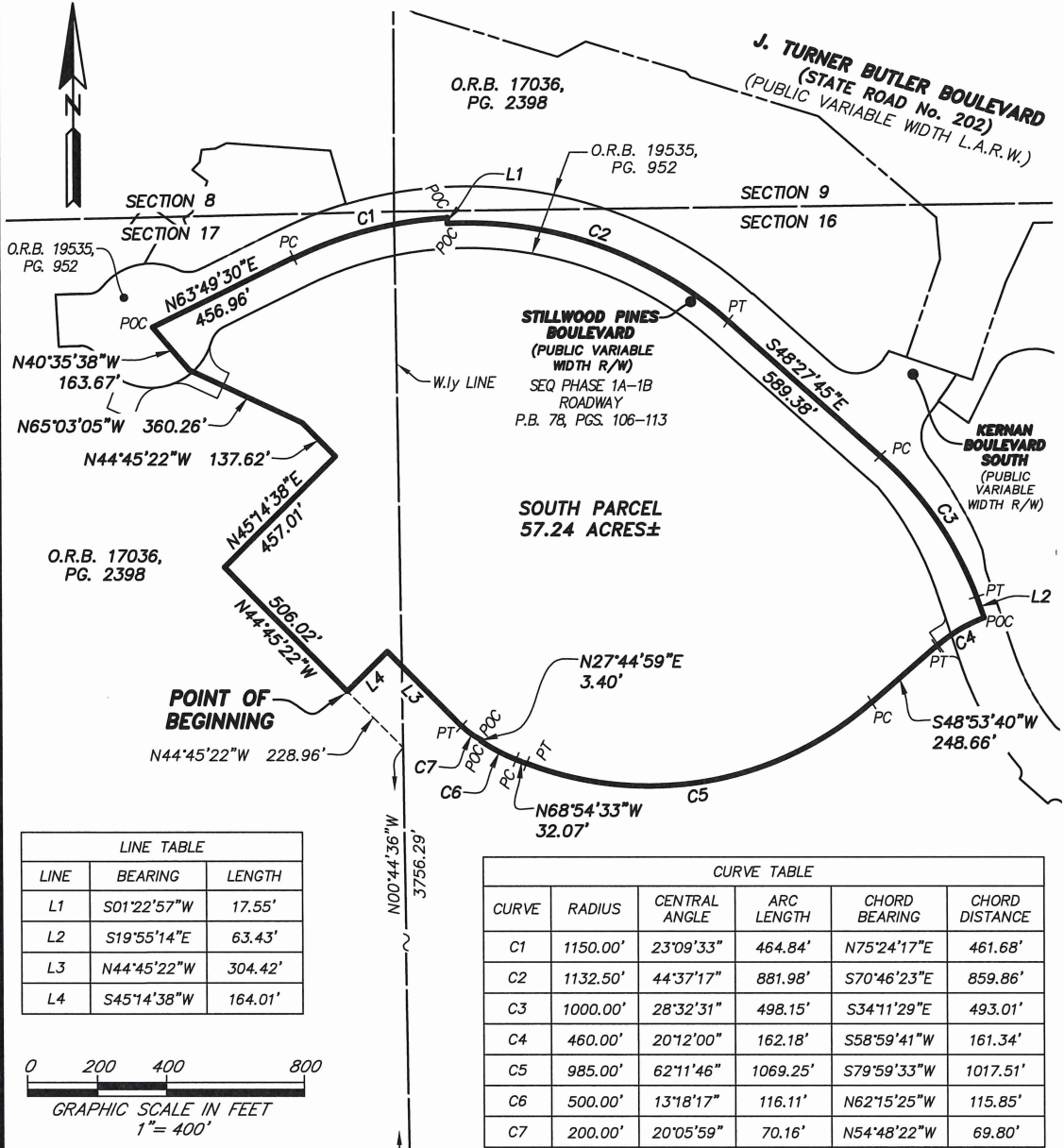
From said Point of Beginning, thence continue North $44^{\circ}45'22''$ West, 506.02 feet; thence North $45^{\circ}14'38''$ East, 457.01 feet; thence North $44^{\circ}45'22''$ West, 137.62 feet; thence North $65^{\circ}03'05''$ West, 360.26 feet; thence North $40^{\circ}35'38''$ West, 163.67 feet; thence North $63^{\circ}49'30''$ East, 456.96 feet to the point of curvature of a curve concave Southerly having a radius of 1150.00 feet; thence Easterly along the arc of said curve, through a central angle of $23^{\circ}09'33''$, an arc length of 464.84 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $75^{\circ}24'17''$ East, 461.68 feet; thence South $01^{\circ}22'57''$ West, along a non-tangent line, 17.55 feet to a point on a non-tangent curve concave Southerly having a radius of 1132.50 feet; thence Easterly along the arc of said curve, through a central angle of $44^{\circ}37'17''$, an arc length of 881.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $70^{\circ}46'23''$ East, 859.86 feet; thence South $48^{\circ}27'45''$ East, 589.38 feet to the point of curvature of a curve concave Southwesterly having a radius of 1000.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $28^{\circ}32'31''$, an arc length of 498.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $34^{\circ}11'29''$ East, 493.01 feet; thence South $19^{\circ}55'14''$ East, 63.43 feet to a point on a non-tangent curve concave Southeasterly having a radius of 460.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $20^{\circ}12'00''$, an arc length of 162.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $58^{\circ}59'41''$ West, 161.34 feet; thence South $48^{\circ}53'40''$ West, 248.66 feet to the point of curvature of a curve concave Northerly having a radius of 985.00 feet; thence Westerly along the arc of said curve, through a central angle of $62^{\circ}11'46''$, an arc length of 1069.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $79^{\circ}59'33''$ West, 1017.51 feet; thence North $68^{\circ}54'33''$ West, 32.07 feet to the point of curvature of a curve concave Northeasterly having a radius of 500.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $13^{\circ}18'17''$, an arc length of 116.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $62^{\circ}15'25''$ West, 115.85 feet; thence North $27^{\circ}44'59''$ East, along a non-tangent line, 3.40 feet to a point on a non-tangent curve concave Northeasterly having a radius of 200.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $20^{\circ}05'59''$, an arc length of 70.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $54^{\circ}48'22''$ West, 69.80 feet; thence North $44^{\circ}45'22''$ West, 304.42 feet; thence South $45^{\circ}14'38''$ West, 164.01 feet to the Point of Beginning.

Containing 57.24 acres, more or less.



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**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 3 SOUTH,
RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE
LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036,
PAGE 2398, AND OFFICIAL RECORDS BOOK 19535, PAGE 952,
BOTH OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°22'57"W	17.55'
L2	S19°55'14"E	63.43'
L3	N44°45'22"W	304.42'
L4	S45°14'38"W	164.01'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1150.00'	23°09'33"	464.84'	N75°24'17"E	461.68'
C2	1132.50'	44°37'17"	881.98'	S70°46'23"E	859.86'
C3	1000.00'	28°32'31"	498.15'	S34°11'29"E	493.01'
C4	460.00'	20°12'00"	162.18'	S58°59'41"W	161.34'
C5	985.00'	62°11'46"	1069.25'	S79°59'33"W	1017.51'
C6	500.00'	13°18'17"	116.11'	N62°15'25"W	115.85'
C7	200.00'	20°05'59"	70.16'	N54°48'22"W	69.80'

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 17 AS BEING NORTH 00°44'36" WEST.

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 POC POINT ON CURVE
 C1 TABULATED CURVE DATA
 L1 TABULATED LINE DATA



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