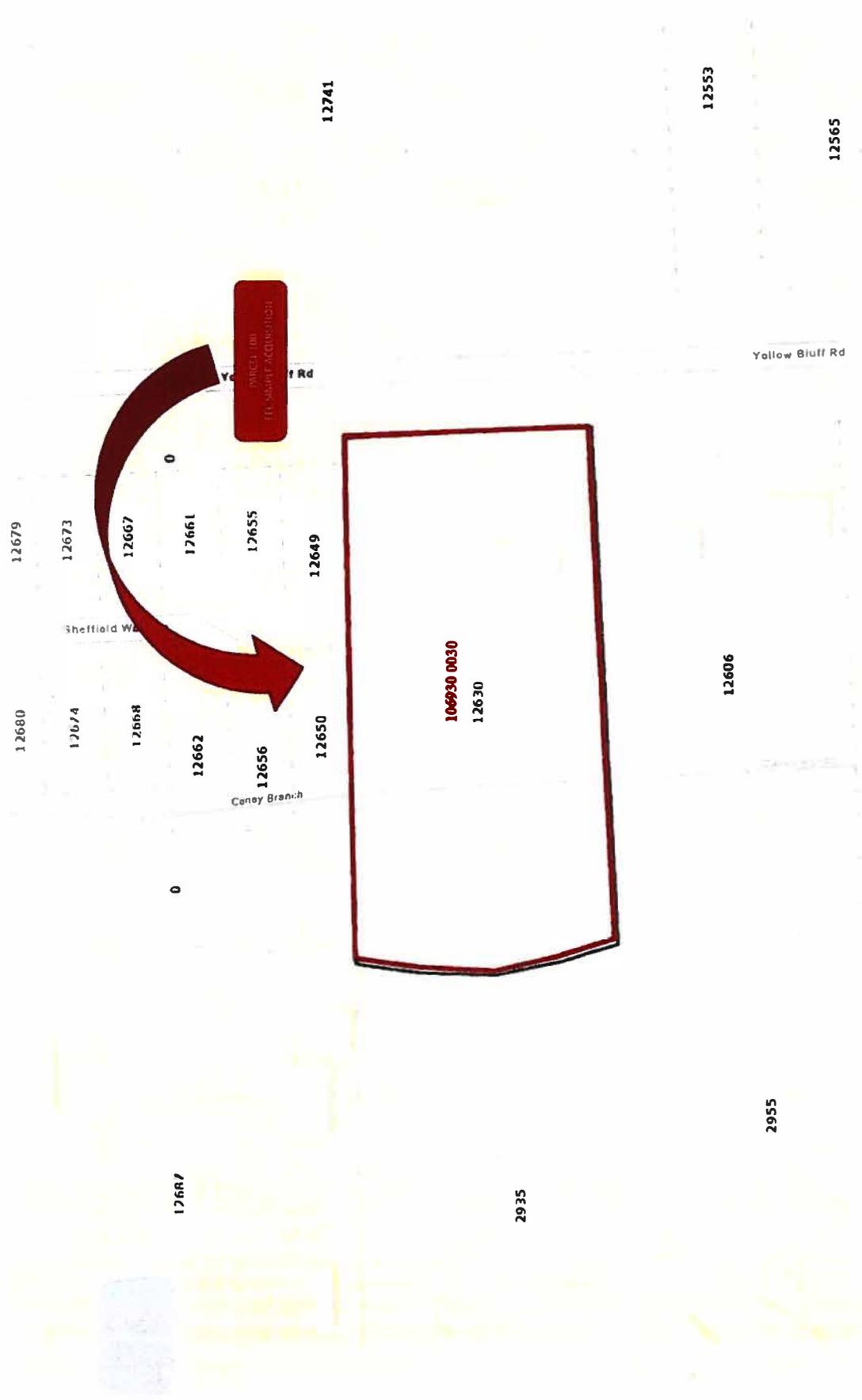


12630 YELLOW BLUFF ROAD PARCEL 100	NEW BERLIN - POND SITE FEE SIMPLE	RE# 106930-0030 LOCATION MAP
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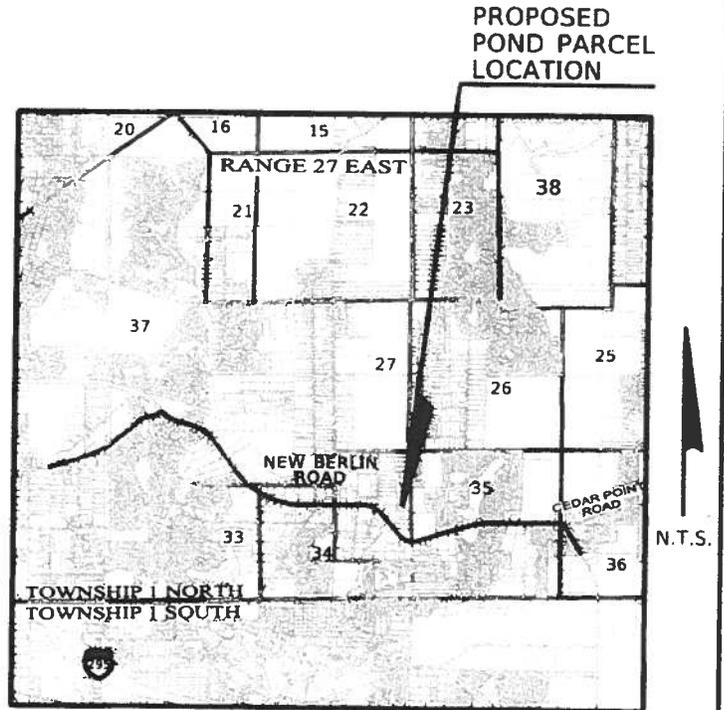
12630 YELLOW BLUFF ROAD PARCEL 100	NEW BERLIN - POND SITE FEE SIMPLE	REF 106930-0030 AERIAL MAP
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SKETCH OF DESCRIPTION FOR PROPOSED POND PARCEL 100 TOWNSHIP 1 SOUTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA

GENERAL NOTES:

1. THIS SKETCH IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD 1983), IN U.S. SURVEY FEET, DERIVING A BEARING OF NORTH 50°07'40"E BETWEEN BEGIN P.T. STATION 39+14.86 (N 2231475.1399, E 463264.8734) AND P.C. STATION 49+89.14, (N 2232163.8345, E 464089.3565), ALONG THE BASELINE OF SURVEY OF NEW BELIN ROAD AS SHOWN ON CITY OF JACKSONVILLE RIGHT OF WAY MAP PROJECT No. 2021-1005, FILE No. T1N-248. ALL COORDINATES SHOWN HEREON ARE BASED ON SAME.
2. IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN HEREON.
3. THIS SKETCH IS NOT A FIELD SURVEY.
4. THE SOLE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY ILLUSTRATE THE PROPOSED POND PARCEL 100, AS DIRECTED BY THE CITY OF JACKSONVILLE, FLORIDA.
5. ATTENTION IS DIRECTED TO THE FACT THAT THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN SCALING DATA.
6. XREF CITY OF JACKSONVILLE RIGHT OF WAY MAP FILE NO. T1N-248, BY CLARY & ASSOCIATES, INC.



PROJECT LEGEND

BASELINE OF SURVEY	—————	CONCRETE MONUMENT	□	(C) = CALCULATED DISTANCE	EXIST. = EXISTING
EXISTING R/W LINE	- - - - -	IRON PIPE	⊙	(D) = DEED DISTANCE	No. = NUMBER
PROPERTY LINE	—————	IRON REBAR\PIPE & CAP	△	⊔ = BASELINE	O.R. = OFFICIAL RECORDS
SUBDIVISION LINE	—————	NAIL & DISK	△	E = EASTING / EAST	P.B. = PLAT BOOK
EDGE OF PAVEMENT	- - - - -	FIRE HYDRANT	⊠	FND. = FOUND	PG./PGS = PAGE/PAGES
DRIVEWAY	- - - - -	WATER VALVE	⊕	ID = IDENTIFICATION	REB = REBAR
FENCE	—x—x—	POWER POLE	⊕	I.P. = IRON PIPE	R/W = RIGHT OF WAY
OVERHEAD ELECTRIC	0F.....0E..	SIGN	⊕	N = NORTHING / NORTH	S = SOUTH
CONCRETE	- - - - -	PARCEL BUBBLE	⊕	N.T.S. = NOT TO SCALE	STA. = STATION
			⊕	ASPH = ASPHALT	W = WEST
			⊕	EOP = EDGE OF PAVEMENT	XREF= CROSS REFERENCE
			⊕	BGV = BELOW GROUND VAULT	
			⊕	CLF = CHAIN LINK FENCE	
			⊕	WPP = WOOD POWER POLE	
			⊕	TPD = TELEPHONE PEDESTAL	

SHEET 1 OF 3

JOB NO. 2025-304
 DRAFTER RLM
 DATE 08/08/25
 SCALE 1" = 50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.



CHECKED BY: MJC

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

**MAP SHOWING
A PART OF SECTION 33, A SUBDIVISION OF THE JOHN BROWARD GRANT,
IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA**

FEE SIMPLE DESCRIPTION
R.E. No. 106930 0030
PARCEL 100

PROJECT No. 2021-1005

A PART OF SECTION 33, A SUBDIVISION OF THE JOHN BROWARD GRANT, PLAT BOOK 1, PAGE 7, IN SECTION 37, JOHN BROWARD GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18599, PAGE 679, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "A", CHANDLERS CROSSING WEST, AS RECORDED IN PLAT BOOK 69, PAGES 23-26, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, (HAVING A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND BEING THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18599, PAGE 679, OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 02°25'08" EAST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18599, PAGE 679; THENCE SOUTH 87°52'07" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 436.65 FEET TO THE CENTERLINE OF CANEY BRANCH; THENCE NORTHERLY ALONG SAID CENTERLINE CANEY BRANCH THE FOLLOWING 2 COURSES: (1) NORTH 13°44'53" WEST, 131.83 FEET; (2) NORTH 00°06'40" EAST, 70.92 FEET TO THE SOUTHERLY LINE OF SAID CHANDLERS CROSSING WEST AND TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18599, PAGE 679; THENCE NORTH 87°52'07" EAST, ALONG LAST SAID LINE, A DISTANCE OF 459.41 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 2.083 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCL Date 8/12/25

SEE SHEET 1 FOR
GENERAL NOTES AND LEGEND SHEET 3 OF 3

JOB NO. 2025-303
DRAFTER RLM
DATE 08/08/2025
SCALE 1" = 50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON

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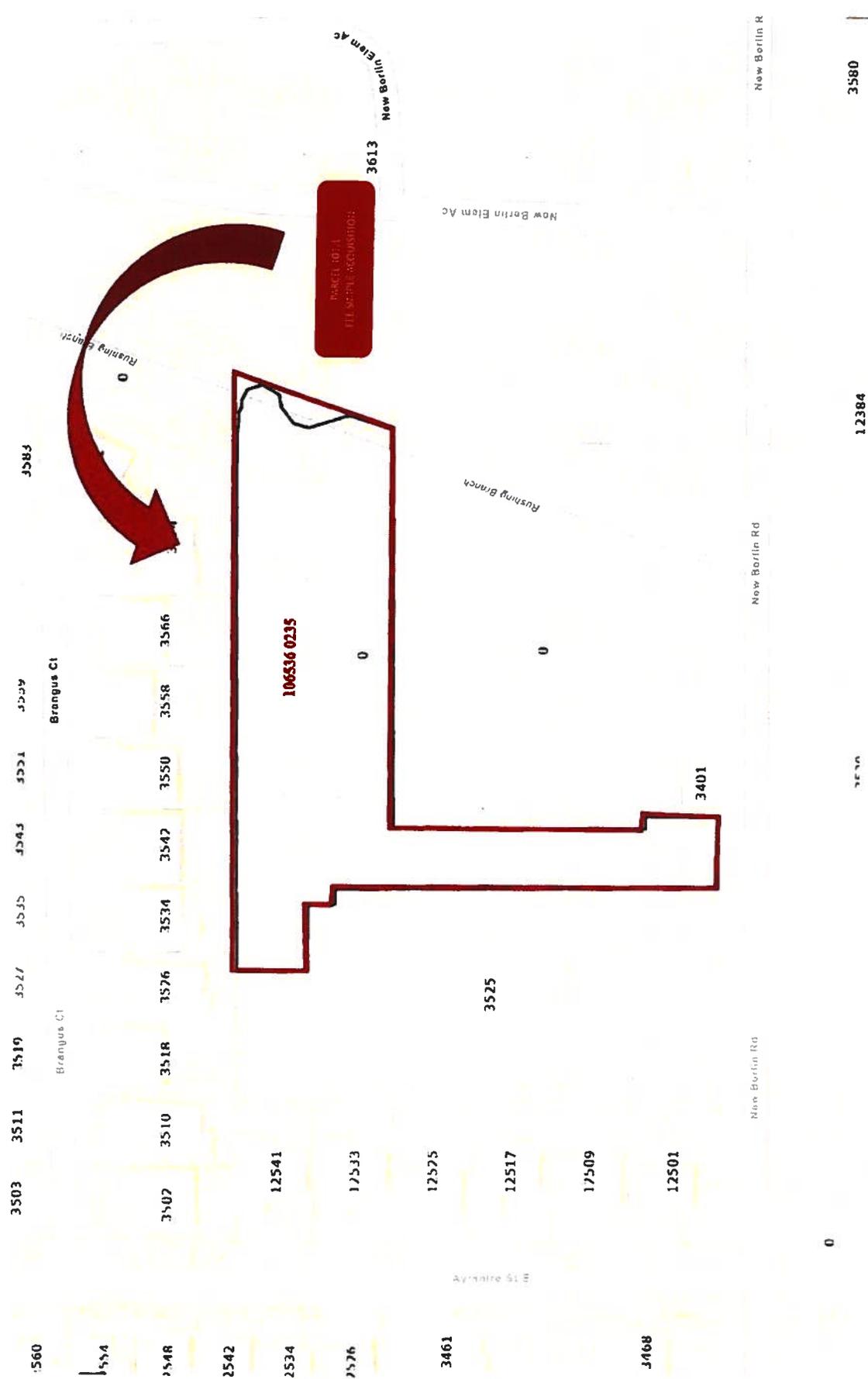
Michael Colligan 2025.08.08 13:19:32
-04'00"



CHECKED BY: MJC

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

0 BERLIN RD. PARCEL 101.1	NEW BERLIN - POND SITE SC FEE SIMPLE	RE# 106536-0235 LOCATION MAP
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O BERLIN RD. PARCEL 101.1	NEW BERLIN - POND SITE 5C FEE SIMPLE	REF 106536-0235 AERIAL MAP
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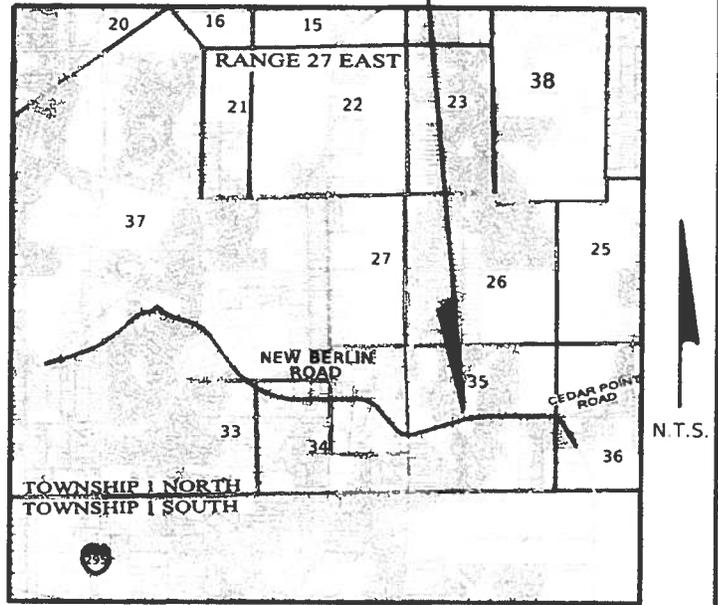


SKETCH OF DESCRIPTION FOR PROPOSED POND PARCEL 101.1 TOWNSHIP 1 SOUTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA

GENERAL NOTES:

1. THIS SKETCH IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD 1983), IN U.S. SURVEY FEET, DERIVING A BEARING OF NORTH 50°07'40"E BETWEEN BEGIN P.T. STATION 39+14.86 (N 2231475.1399, E 463264.8734) AND P.C. STATION 49+89.14, (N 2232163.8345, E 464089.3565), ALONG THE BASELINE OF SURVEY OF NEW BELIN ROAD AS SHOWN ON CITY OF JACKSONVILLE RIGHT OF WAY MAP PROJECT No. 2021-1005, FILE No. T1N-248. ALL COORDINATES SHOWN HEREON ARE BASED ON SAME.
2. IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN HEREON.
3. THIS SKETCH IS NOT A FIELD SURVEY.
4. THE SOLE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY ILLUSTRATE THE PROPOSED POND PARCEL 101.1, AS DIRECTED BY THE CITY OF JACKSONVILLE, FLORIDA.
5. ATTENTION IS DIRECTED TO THE FACT THAT THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN SCALING DATA.
6. XREF CITY OF JACKSONVILLE RIGHT OF WAY MAP FILE NO T1N-248, BY CLARY & ASSOCIATES, INC.

PROPOSED
POND PARCEL
LOCATION



PROJECT LEGEND

BASELINE OF SURVEY		CONCRETE MONUMENT		(C) = CALCULATED DISTANCE	EXIST. = EXISTING
EXISTING R/W LINE		IRON PIPE		(D) = DEED DISTANCE	No. = NUMBER
PROPERTY LINE		IRON REBAR/PIPE & CAP		BL = BASELINE	O.R. = OFFICIAL RECORDS
SUBDIVISION LINE		NAIL & DISK		E = EASTING / EAST	P.B. = PLAT BOOK
EDGE OF PAVEMENT		SANITARY MANHOLE		FND. = FOUND	PG./PGS = PAGE/PAGES
DRIVEWAY		POWER POLE		ID = IDENTIFICATION	R/W = RIGHT OF WAY
FENCE		SIGN		IP = IRON PIPE	REB = REBAR
OVERHEAD ELECTRIC		FIRE HYDRANT		N = NORTHING / NORTH	S = SOUTH
GUARD RAIL		WATER VALVE		N.T.S. = NOT TO SCALE	STA. = STATION
CONCRETE		PARCEL BUBBLE		EOP = EDGE OF PAVEMENT	W = WEST
				CLF = CHAIN LINK FENCE	XREF = CROSS REFERENCE
				WPP = WOOD POWER POLE	
				CPP = CONCRETE POWER POLE	
				BWF = BARBED WIRE FENCE	
				FWF = FIELD WIRE FENCE	

SHEET 1 OF 3

JOB NO. 2025-304

DRAFTER RLM

DATE 08/08/25

SCALE 1" = 50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON

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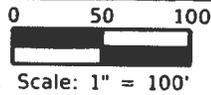
THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

CHECKED BY: MJC

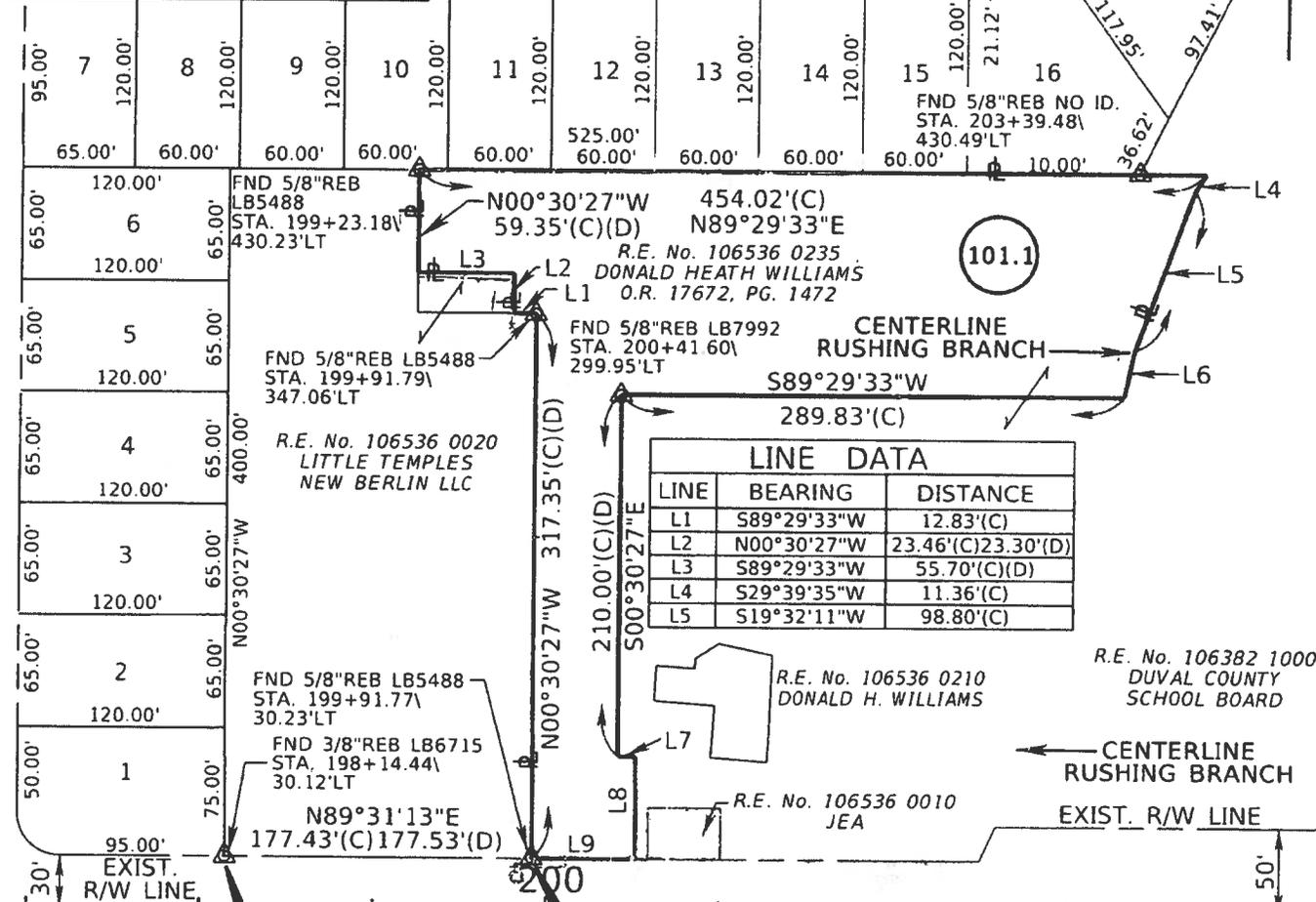
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

**MAP SHOWING
A PART OF SECTION 35, TOWNSHIP 1 NORTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA**



LINE DATA		
LINE	BEARING	DISTANCE
L6	S11°56'54"W	28.22'(C)
L7	N89°29'33"E	10.00'(C)(D)
L8	S00°30'27"E	60.00'(C)(D)
L9	S89°31'13"W	60.00'(C)(D)

**SHEFFIELD VILLAGE UNIT THREE
P.B. 55, PG. 53, 53A-53B**



LINE DATA		
LINE	BEARING	DISTANCE
L1	S89°29'33"W	12.83'(C)
L2	N00°30'27"W	23.46'(C)23.30'(D)
L3	S89°29'33"W	55.70'(C)(D)
L4	S29°39'35"W	11.36'(C)
L5	S19°32'11"W	98.80'(C)

POINT OF COMMENCEMENT
N 2228748.4094
E 476979.6786

POINT OF BEGINNING
N 2228749.8948
E 477157.1024

SEE SHEET 1 FOR
GENERAL NOTES AND LEGEND

SHEET 2 OF 3

JOB NO. 2025-303
DRAFTER RLM
DATE 08/08/2025
SCALE 1" = 100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Clary & Associates
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3830 CROWN POINT ROAD
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WWW.CLARYASSOC.COM

CHECKED BY: MJC **MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788**

**MAP SHOWING
A PART OF SECTION 35, TOWNSHIP 1 NORTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA**

FEE SIMPLE DESCRIPTION
R.E. No. 106536 0235
PARCEL 101.1

PROJECT No. 2021-1005

A PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, SHEFFIELD VILLAGE UNIT THREE, AS RECORDED IN PLAT BOOK 55, PAGES 53, 53A-53B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, ALSO BEING A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW BERLIN ROAD (HAVING A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°31'13" EAST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 177.43 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17672, PAGE 1472, OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND TO THE **POINT OF BEGINNING**; THENCE NORTHERLY AND WESTERLY ALONG THE WESTERLY LINE OF SAID LANDS THE FOLLOWING 5 COURSES: (1) NORTH 00°30'27" WEST, 317.35 FEET; (2) SOUTH 89°29'33" WEST, 12.83 FEET; (3) NORTH 00°30'27" WEST, 23.46 FEET; (4) SOUTH 89°29'33" WEST, 55.70 FEET; (5) NORTH 00°30'27" WEST, 59.35 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17672, PAGE 1472 AND TO THE SOUTH LINE OF SAID SHEFFIELD VILLAGE UNIT THREE. THENCE NORTH 89°29'33" EAST, ALONG THE NORTH LINE OF SAID LANDS AND SAID SOUTH LINE OF SHEFFIELD VILLAGE UNIT THREE, A DISTANCE OF 454.02 FEET TO THE CENTERLINE OF RUSHING BRANCH; THENCE SOUTHERLY ALONG SAID CENTERLINE OF RUSHING BRANCH THE FOLLOWING 3 COURSES: (1) SOUTH 29°39'35" WEST, 11.36 FEET; (2) SOUTH 19°32'11" WEST, 98.80 FEET; (3) SOUTH 11°56'54" WEST, 28.22 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17672, PAGE 1472; THENCE SOUTH 89°29'33" WEST, ALONG LAST SAID LINE, A DISTANCE OF 289.83 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE SOUTHERLY AND EASTERLY ALONG THE EASTERLY LINE SAID LANDS THE FOLLOWING 3 COURSES: (1) SOUTH 00°30'27" EAST, 210.00 FEET; (2) NORTH 89°29'33" EAST, 10.00 FEET; (3) SOUTH 00°30'27" EAST, 60.00 FEET TO SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW BERLIN ROAD; THENCE SOUTH 89°31'13" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1.500 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

APPROVED
DESCRIPTION AGREES
WITH MAP
BY SCC DATE 8/12/25

SEE SHEET 1 FOR
GENERAL NOTES AND LEGEND SHEET 3 OF 3

JOB NO. 2025-303
DRAFTER RLM
DATE 08/08/2025
SCALE 1" = 50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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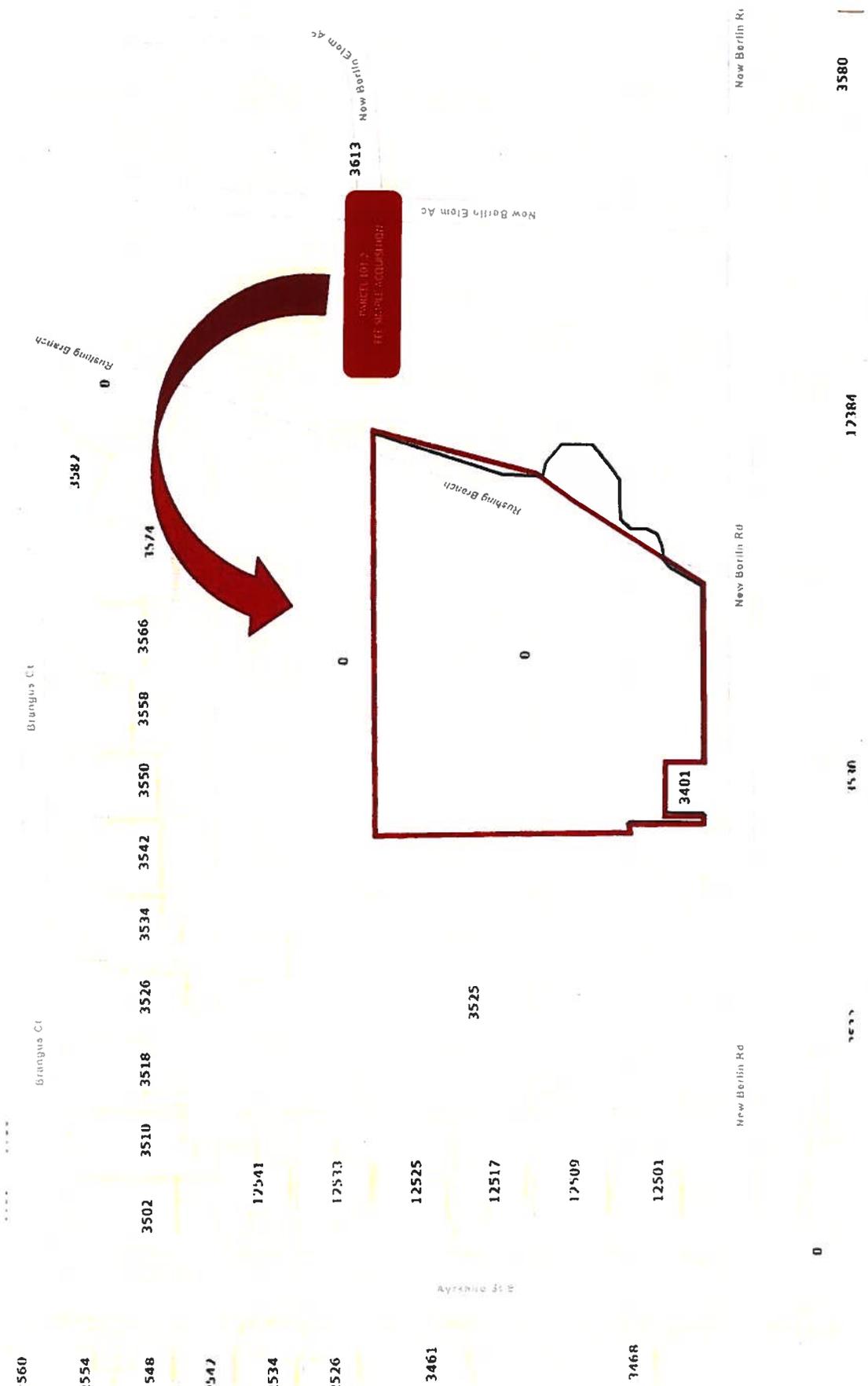
Michael Colligan 2025.08.08 13:20:50
-04'00'

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

**Clary & Associates**
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

CHECKED BY: MIC

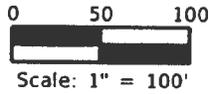
O BERLIN RD. PARCEL 101.2	NEW BERLIN - POND SITESC FEE SIMPLE	RE# 106536-0210 LOCATION MAP
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0 BERLIN RD PARCEL 101.2	NEW BERLIN - POND SITE SC FEE SIMPLE	REF 106536-0210 AERIAL MAP
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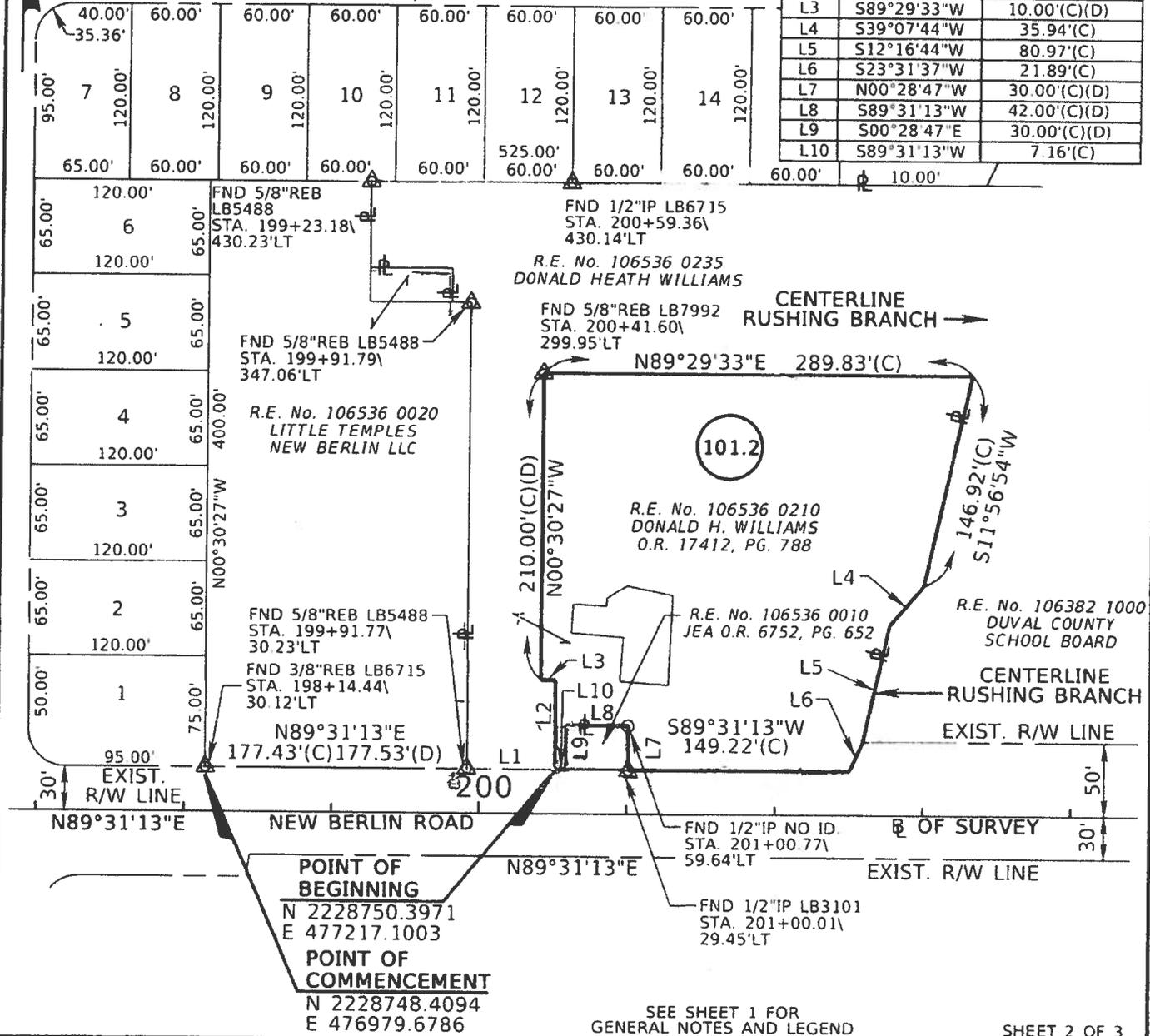


**MAP SHOWING
A PART OF SECTION 35, TOWNSHIP 1 NORTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA**



**SHEFFIELD VILLAGE UNIT THREE
P.B. 55, PG. 53**

LINE DATA		
LINE	BEARING	DISTANCE
L1	N89°29'33"E	60.00'(C)(D)
L2	N00°30'27"W	60.00'(C)(D)
L3	S89°29'33"W	10.00'(C)(D)
L4	S39°07'44"W	35.94'(C)
L5	S12°16'44"W	80.97'(C)
L6	S23°31'37"W	21.89'(C)
L7	N00°28'47"W	30.00'(C)(D)
L8	S89°31'13"W	42.00'(C)(D)
L9	S00°28'47"E	30.00'(C)(D)
L10	S89°31'13"W	7.16'(C)



SEE SHEET 1 FOR GENERAL NOTES AND LEGEND SHEET 2 OF 3

JOB NO. 2025-303
 DRAFTER RLM
 DATE 08/08/2025
 SCALE 1" = 100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
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 3830 CROWN POINT ROAD
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 (904) 260-2703
 WWW.CLARYASSOC.COM

CHECKED BY: MJC **MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788**

**MAP SHOWING
A PART OF SECTION 35, TOWNSHIP 1 NORTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA**

FEE SIMPLE DESCRIPTION
R.E. No. 106536 0210
PARCEL 101.2

PROJECT No. 2021-1005

A PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17412, PAGE 788, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, SHEFFIELD VILLAGE UNIT THREE, AS RECORDED IN PLAT BOOK 55, PAGES 53, 53A-53B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, ALSO BEING A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW BERLIN ROAD (HAVING A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°31'13" EAST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 237.43 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17412, PAGE 788, OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND TO THE **POINT OF BEGINNING**; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LANDS THE FOLLOWING 3 COURSES: (1) NORTH 00°30'27" WEST, 60.00 FEET; (2) SOUTH 89°29'33" WEST, 10.00 FEET; (3) NORTH 00°30'27" WEST, 210.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 89°29'33" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS A DISTANCE OF 289.83 FEET TO THE CENTERLINE OF RUSHING BRANCH; THENCE SOUTHERLY ALONG SAID CENTERLINE OF RUSHING BRANCH THE FOLLOWING 3 COURSES: (1) SOUTH 11°56'54" WEST, 146.92 FEET; (2) SOUTH 39°07'44" WEST, 35.94 FEET; (3) SOUTH 12°16'44" WEST, 80.97 FEET TO SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW BERLIN ROAD; THENCE WESTERLY ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE THE FOLLOWING 2 COURSES: (1) SOUTH 23°31'37" WEST, 21.89 FEET; (2) SOUTH 89°31'13" WEST, 149.22 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6752, PAGE 652 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°28'47" WEST, ALONG LAST SAID LINE, A DISTANCE OF 30.00 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6752, PAGE 652. THENCE SOUTH 89°31'13" WEST, ALONG LAST SAID LINE, A DISTANCE OF 42.00 FEET TO THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6752, PAGE 652. THENCE SOUTH 00°28'47" EAST, ALONG LAST SAID LINE, A DISTANCE OF 30.00 FEET TO SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF NEW BERLIN ROAD; THENCE SOUTH 89°31'13" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 7.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1.524 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



SEE SHEET 1 FOR GENERAL NOTES AND LEGEND SHEET 3 OF 3

JOB NO. 2025-303
DRAFTER RLM
DATE 08/08/2025
SCALE 1" = 50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Michael Colligan 2025.08.08 13:22:23
-04'00'



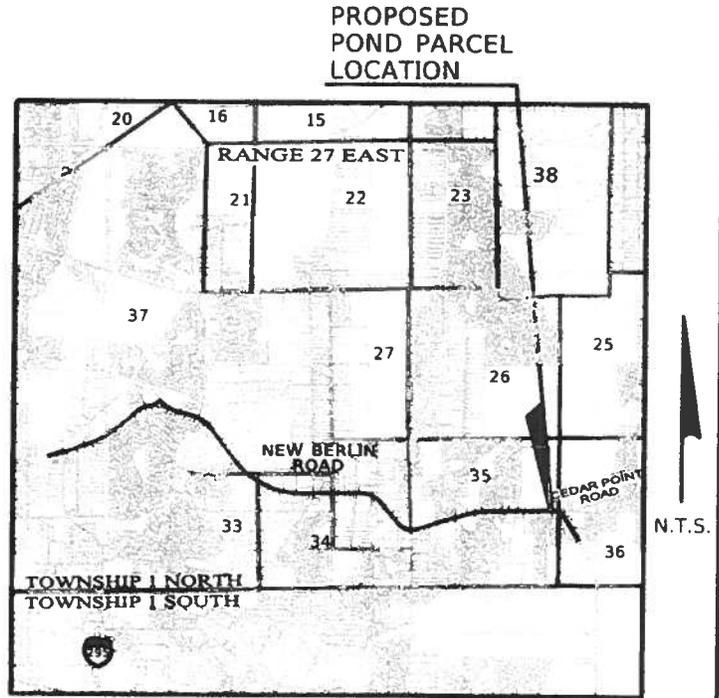
CHECKED BY: MIC

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

SKETCH OF DESCRIPTION FOR PROPOSED POND PARCEL 102.1 TOWNSHIP 1 SOUTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA

GENERAL NOTES:

1. THIS SKETCH IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD 1983), IN U.S. SURVEY FEET, DERIVING A BEARING OF NORTH 50°07'40"E BETWEEN BEGIN P.T. STATION 39+14.86 (N 2231475.1399, E 463264.8734) AND P.C. STATION 49+89.14, (N 2232163.8345, E 464089.3565), ALONG THE BASELINE OF SURVEY OF NEW BERLIN ROAD AS SHOWN ON CITY OF JACKSONVILLE RIGHT OF WAY MAP PROJECT No. 2021-1005, FILE No. T1N-248. ALL COORDINATES SHOWN HEREON ARE BASED ON SAME.
2. IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN HEREON.
3. THIS SKETCH IS NOT A FIELD SURVEY.
4. THE SOLE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY ILLUSTRATE THE PROPOSED POND PARCEL 102.1, AS DIRECTED BY THE CITY OF JACKSONVILLE, FLORIDA.
5. ATTENTION IS DIRECTED TO THE FACT THAT THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN SCALING DATA.
6. XREF CITY OF JACKSONVILLE RIGHT OF WAY MAP FILE NO T1N-248, BY CLARY & ASSOCIATES, INC.



PROJECT LEGEND

BASELINE OF SURVEY		CONCRETE MONUMENT		(C) = CALCULATED DISTANCE	No. = NUMBER
EXISTING R/W LINE		IRON PIPE		(D) = DEED DISTANCE	O.R. = OFFICIAL RECORDS
PROPERTY LINE		IRON REBAR PIPE & CAP		B = BASELINE	P.B. = PLAT BOOK
SUBDIVISION LINE		NAIL & DISK		E = EASTING / EAST	PG./PGS = PAGE/PAGES
EDGE OF PAVEMENT		SANITARY MANHOLE		FND = FOUND	R/W = RIGHT OF WAY
DRIVEWAY		POWER POLE		ID = IDENTIFICATION	REB = REBAR
FENCE		SIGN		IP = IRON PIPE	S = SOUTH
OVERHEAD CATV		STORM MANHOLE		N = NORTHING / NORTH	STA. = STATION
		PEDESTRIAN SIGNAL		N.T.S. = NOT TO SCALE	W = WEST
		GUY ANCHOR		EOP = EDGE OF PAVEMENT	XREF = CROSS REFERENCE
		PARCEL BUBBLE		CLF = CHAIN LINK FENCE	
				WTP = WOOD TELEPHONE POLE	
				WPP = WOOD POWER POLE	
				CPP = CONCRETE POWER POLE	
				FWF = FIELD WIRE FENCE	

SHEET 1 OF 3

JOB NO. 2025-304

DRAFTER RLM

DATE 08/08/25

SCALE 1" = 50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

CHECKED BY: MJC MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

**MAP SHOWING
A PART OF SECTION 35, TOWNSHIP 1 NORTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA**

0 50 100

Scale: 1" = 100'

LINE DATA		
LINE	BEARING	DISTANCE
L1	N89°31'13"E	89.97'(C)
L2	N89°31'13"E	60.49'(C)60.51'(D)
L3	N89°31'13"E	35.83'(C)36.56'(D)

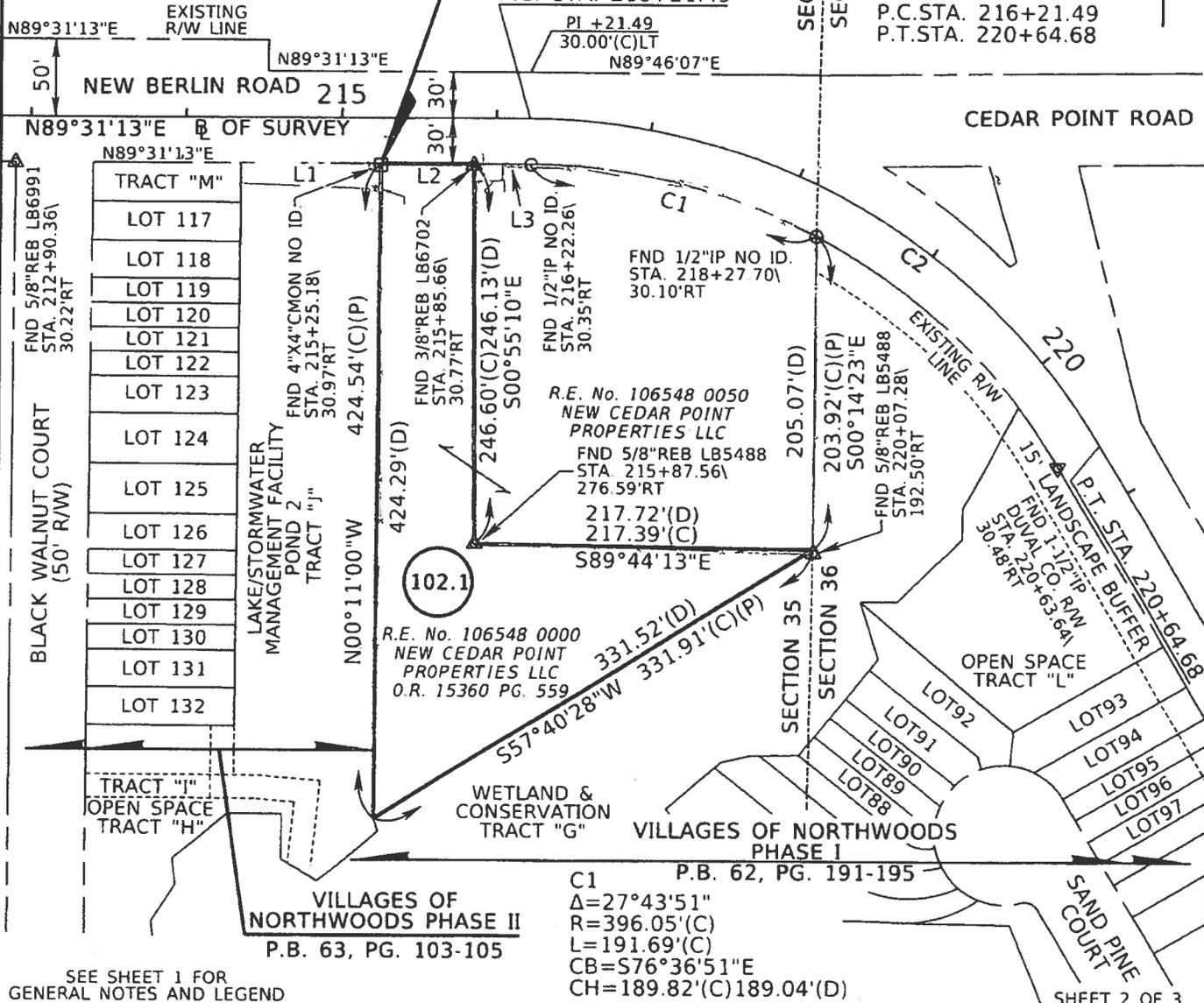
POINT OF BEGINNING
N 2228702.7336
E 478690.8780

NEW BERLIN RD.
P.C. STA. 216+21.49

PI +21.49
30.00'(C)LT
N89°46'07"E

SECTION 35
SECTION 36

C2
Δ = 59°36'00"(RT)
L = 443.18'
R = 426.05'
P.C. STA. 216+21.49
P.T. STA. 220+64.68



SEE SHEET 1 FOR
GENERAL NOTES AND LEGEND

JOB NO. 2025-303
DRAFTER RLM
DATE 08/08/2025
SCALE 1" = 100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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(904) 280-2703
WWW.CLARYASSOC.COM

CHECKED BY: MJC

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

**MAP SHOWING
A PART OF SECTION 35, TOWNSHIP 1 NORTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA**

FEE SIMPLE DESCRIPTION
R.E. No. 106548 0000
PARCEL 102.1

PROJECT No. 2021-1005

A PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "J", VILLAGES OF NORTHWOODS PHASE 2, AS RECORDED IN PLAT BOOK 63, PAGES 103-105 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, ALSO BEING A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF NEW BERLIN ROAD (HAVING A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 89°31'13" EAST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 60.49 FEET; THENCE SOUTH 00°55'10" EAST, A DISTANCE OF 246.60 FEET; THENCE SOUTH 89°44'13" EAST, A DISTANCE OF 217.39 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559 AND TO THE NORTHWESTERLY LINE OF TRACT "G", VILLAGES OF NORTHWOODS PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGES 191-195 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE SOUTH 57°40'28" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559 AND SAID NORTHWESTERLY LINE OF TRACT "G", A DISTANCE OF 331.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559 AND TO THE EASTERLY LINE OF SAID TRACT "J", VILLAGES OF NORTHWOODS PHASE 2; THENCE NORTH 00°11'00" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559 AND SAID EASTERLY LINE OF TRACT "J", A DISTANCE OF 424.54 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.928 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By sc Date 8/1/25

SEE SHEET 1 FOR GENERAL NOTES AND LEGEND SHEET 3 OF 3

JOB NO. 2025-303
DRAFTER RLM
DATE 08/08/2025
SCALE 1" = 50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON

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Michael Colligan 2025.08.08 13:23:11
-04'00"



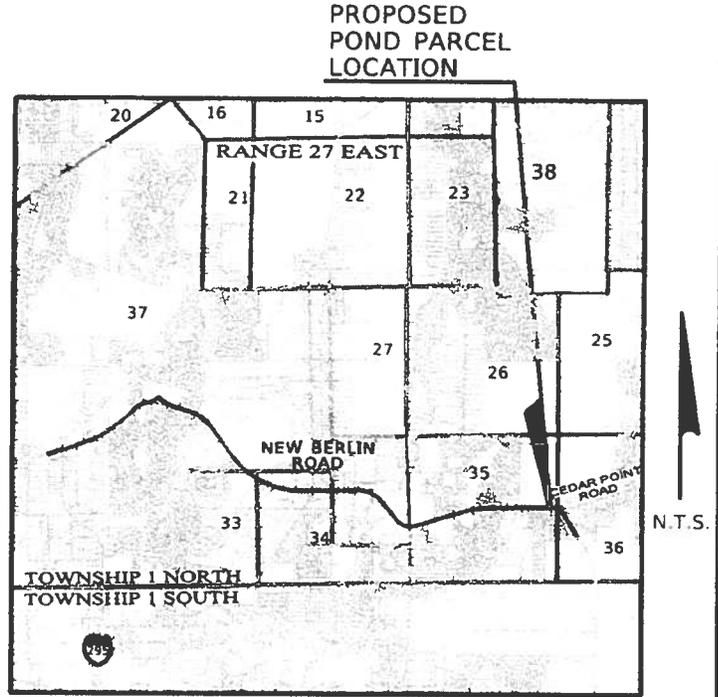
CHECKED BY: MIC

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

SKETCH OF DESCRIPTION FOR PROPOSED POND PARCEL 102.2 TOWNSHIP 1 SOUTH, RANGE 27 EAST DUVAL COUNTY, FLORIDA

GENERAL NOTES:

1. THIS SKETCH IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD 1983), IN U.S. SURVEY FEET, DERIVING A BEARING OF NORTH 50°07'40"E BETWEEN BEGIN P.T. STATION 39+14.86 (N 2231475.1399, E 463264.8734) AND P.C. STATION 49+89.14. (N 2232163.8345, E 464089.3565), ALONG THE BASELINE OF SURVEY OF NEW BELIN ROAD AS SHOWN ON CITY OF JACKSONVILLE RIGHT OF WAY MAP PROJECT No. 2021-1005, FILE No. T1N-248. ALL COORDINATES SHOWN HEREON ARE BASED ON SAME.
2. IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN HEREON.
3. THIS SKETCH IS NOT A FIELD SURVEY.
4. THE SOLE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY ILLUSTRATE THE PROPOSED POND PARCEL 102.2, AS DIRECTED BY THE CITY OF JACKSONVILLE, FLORIDA.
5. ATTENTION IS DIRECTED TO THE FACT THAT THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN SCALING DATA.
6. XREF CITY OF JACKSONVILLE RIGHT OF WAY MAP FILE NO T1N-248, BY CLARY & ASSOCIATES, INC.



PROJECT LEGEND

BASELINE OF SURVEY	—————	CONCRETE MONUMENT	□	(C) = CALCULATED DISTANCE	No. = NUMBER
EXISTING R/W LINE	- - - - -	IRON PIPE	⊙	(D) = DEED DISTANCE	O.R. = OFFICIAL RECORDS
PROPERTY LINE	—————	IRON REBAR\PIPE & CAP	△	B = BASELINE	P.B. = PLAT BOOK
SUBDIVISION LINE	—————	NAIL & DISK	△	E = EASTING / EAST	PG./PGS = PAGE/PAGES
EDGE OF PAVEMENT	- - - - -	SANITARY MANHOLE	⊗	FND = FOUND	R/W = RIGHT OF WAY
DRIVEWAY	- - - - -	POWER POLE	⊕	ID = IDENTIFICATION	REB = REBAR
FENCE	- x - x -	SIGN	⊕	IP = IRON PIPE	S = SOUTH
OVERHEAD CATV	ovr ovr	STORM MANHOLE	⊗	N = NORTHING / NORTH	STA = STATION
CONCRETE	- - - - -	PEDESTRIAN SIGNAL	⊕	N.T.S. = NOT TO SCALE	W = WEST
		GUY ANCHOR	→	EOP = EDGE OF PAVEMENT	XREF= CROSS REFERENCE
		PARCEL BUBBLE	⊙	CLF = CHAIN LINK FENCE	
				WTP= WOOD TELEPHONE POLE	
				WPP = WOOD POWER POLE	
				CPP = CONCRETE POWER POLE	
				FWF = FIELD WIRE FENCE	

SHEET 1 OF 3

JOB NO. 2025-304

DRAFTER RLM

DATE 08/08/25

SCALE 1" = 50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Clary & Associates
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LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

CHECKED BY: MJC MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

**MAP SHOWING
A PART OF SECTION 35, TOWNSHIP 1 NORTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA**

0 50 100

Scale: 1" = 100'

LINE DATA		
LINE	BEARING	DISTANCE
L1	N89°31'13"E	89.97'(C)
L2	N89°31'13"E	60.49'(C)60.51'(D)
L3	N89°31'13"E	35.83'(C)36.56'(D)

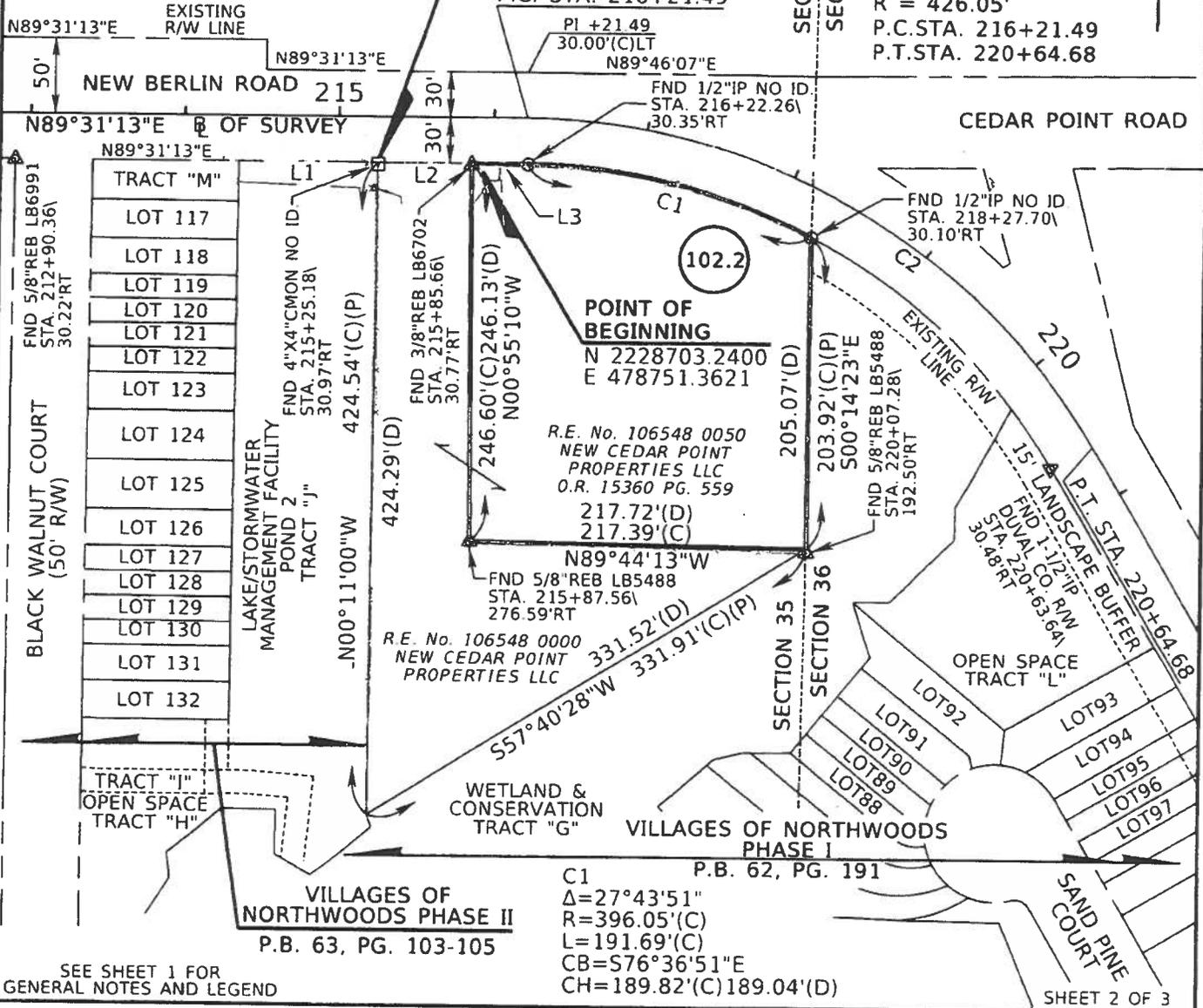
POINT OF COMMENCEMENT

N 2228702.7336
E 478690.8780

NEW BERLIN RD.
P.C. STA. 216+21.49

SECTION 35
SECTION 36

C2
Δ = 59° 36' 00" (RT)
L = 443.18'
R = 426.05'
P.C.STA. 216+21.49
P.T.STA. 220+64.68



JOB NO. 2025-303
DRAFTER RLM
DATE 08/08/2025
SCALE 1" = 100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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(904) 260-2703
WWW.CLARYASSOC.COM

CHECKED BY: MJC MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

**MAP SHOWING
A PART OF SECTION 35, TOWNSHIP 1 NORTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA**

FEE SIMPLE DESCRIPTION
R.E. No. 106548 0050
PARCEL 102.2

PROJECT No. 2021-1005

A PART OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER TRACT "J", VILLAGES OF NORTHWOODS PHASE 2, AS RECORDED IN PLAT BOOK 63, PAGES 103-105 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, ALSO BEING A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF NEW BERLIN ROAD (HAVING A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°31'13" EAST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 60.49 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE FOLLOWING 2 COURSES: (1) NORTH 89°31'13" EAST, 35.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 396.05 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 76°36'51" EAST, 189.82 FEET; (2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°43'51", AN ARC LENGTH OF 191.69 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559 AND TO THE NORTHWESTERLY LINE OF TRACT "G", VILLAGES OF NORTHWOODS PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGES 191-195 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE SOUTH 00°14'23" EAST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559 AND SAID NORTHWESTERLY LINE OF TRACT "G", A DISTANCE OF 203.92 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15360, PAGE 559; THENCE NORTH 89°44'13" WEST, A DISTANCE OF 217.39 FEET; THENCE NORTH 00°55'10" WEST, A DISTANCE OF 246.60 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.183 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 8/16/25

SEE SHEET 1 FOR GENERAL NOTES AND LEGEND SHEET 3 OF 3

JOB NO 2025-303
DRAFTER RLM
DATE 08/08/2025
SCALE 1" = 50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Michael Colligan 2025.08.08 13:24:03 -04'00'

CHECKED BY: MJC

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788