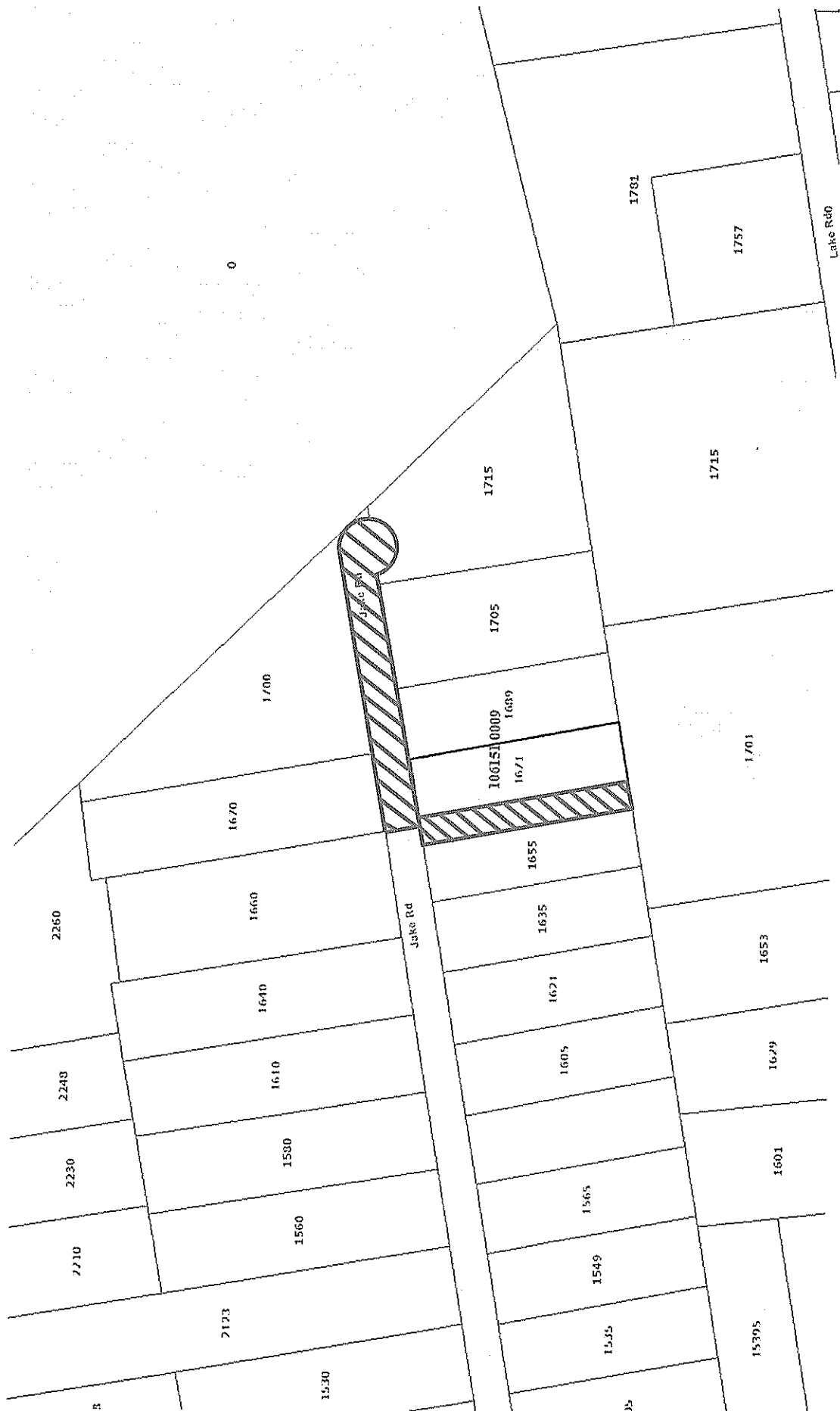


Jake Road Closure  
 RE 106151-0009  
 Location Map



Jake Road Closure  
RE 106151-0009  
Aerial Map



# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

## PARCEL 1:

A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (60' RIGHT OF WAY) AND THE SOUTHERLY LINE OF GOVERNMENT LOT 2; THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 385.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY); THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES, COURSE NO. 1: NORTH 68°19'20" EAST, A DISTANCE OF 255.31 FEET; COURSE NO. 2: NORTH 80°45'00" EAST, A DISTANCE OF 1663.53 FEET TO THE POINT OF BEGINNING; COURSE NO. 3: NORTH 80°45'00" EAST, A DISTANCE OF 476.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF SAID JAKE ROAD AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 258°28'41", AN ARC DISTANCE OF 225.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°59'05" WEST, 77.45 FEET TO A NON-TANGENT POINT OF SAID CURVE; THENCE SOUTH 80°45'00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 427.87 FEET; THENCE NORTH 09°15'00" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING

CONTAINING: 0.8± ACRES, MORE OR LESS

## PARCEL 2:

A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (60' RIGHT OF WAY) AND THE SOUTHERLY LINE OF GOVERNMENT LOT 2; THENCE NORTH 80°45'00" EAST, ALONG THE SOUTHERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1767.76 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80°45'00" EAST, ALONG LAST SAID LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 09°15'00" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 361.81 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY); THENCE SOUTH 80°45'00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET; THENCE SOUTH 09°15'00" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 361.81 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.3± ACRES, MORE OR LESS

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

By SCC Date 10/1/24

### GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF YELLOW BLUFF ROAD AS N27°05'40"W, PER DEED
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS COVENANTS RESTRICTIONS
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY

SHEET 1 OF 2

**PERRET AND ASSOCIATES, INC.**

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

### LEGEND

PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
PRC POINT OF REVERSE CURVE  
PCC POINT OF COMPOUND CURVE  
POC POINT ON CURVE  
PRM PERMANENT REFERENCE MONUMENT  
PCP PERMANENT CONTROL POINT  
BRL BUILDING RESTRICTION LINE  
CLF CHAIN LINK FENCE  
RW RIGHT-OF-WAY  
ORB OFFICIAL RECORDS BOOK  
OL ON LINE  
—X— BREAK LINE

R RADIUS  
Δ or D DELTA (CENTRAL ANGLE)  
A or L ARCLength  
C or CH CHORD  
CB CHORD BEARING  
(R) LINE RADIAL TO CURVE  
A/C AIR CONDITIONER  
CONC CONCRETE  
FD FOUND  
IP IRON PIPE  
(M) MEASURED  
(D) DEED  
—X— FENCE



SCALE 1"=150'

08-08-2024

DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900

LB ~ 6715

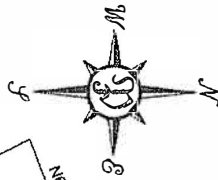
F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO.

2024-840-13

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST,  
DUVAL COUNTY FLORIDA  
(SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION & GENERAL NOTES)

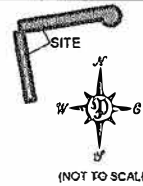


## GRAPHIC SCALE



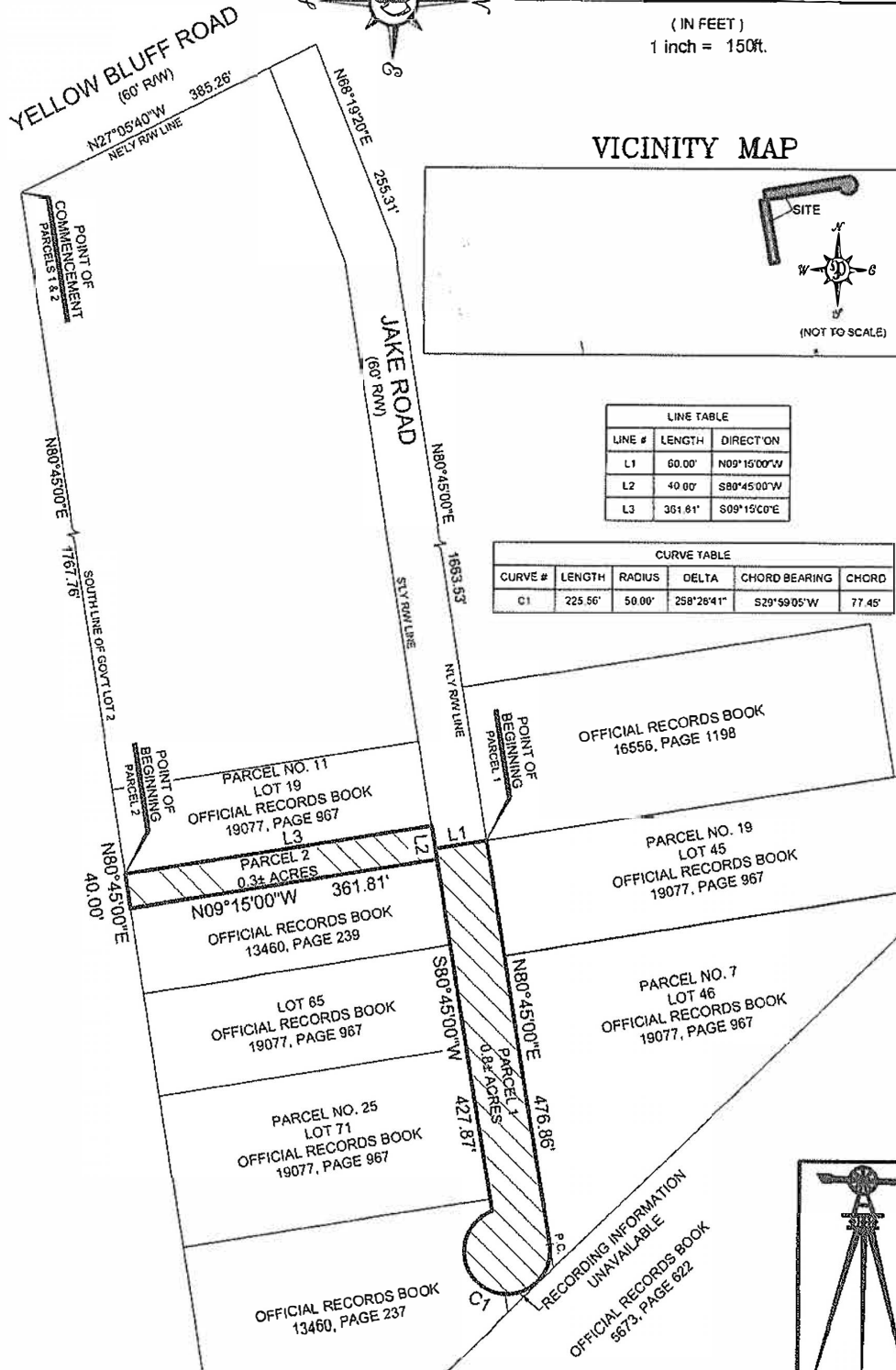
(IN FEET)  
1 inch = 150ft.

## VICINITY MAP



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.00'	N09°15'00"W
L2	40.00'	S80°45'00"W
L3	361.81'	S09°15'00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	225.56'	50.00'	258°28'41"	S29°59'05"W	77.45'



SHEET 2 OF 2

**PERRET AND ASSOCIATES, INC.**

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

F.B. \_\_\_\_\_ PG. \_\_\_\_\_

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