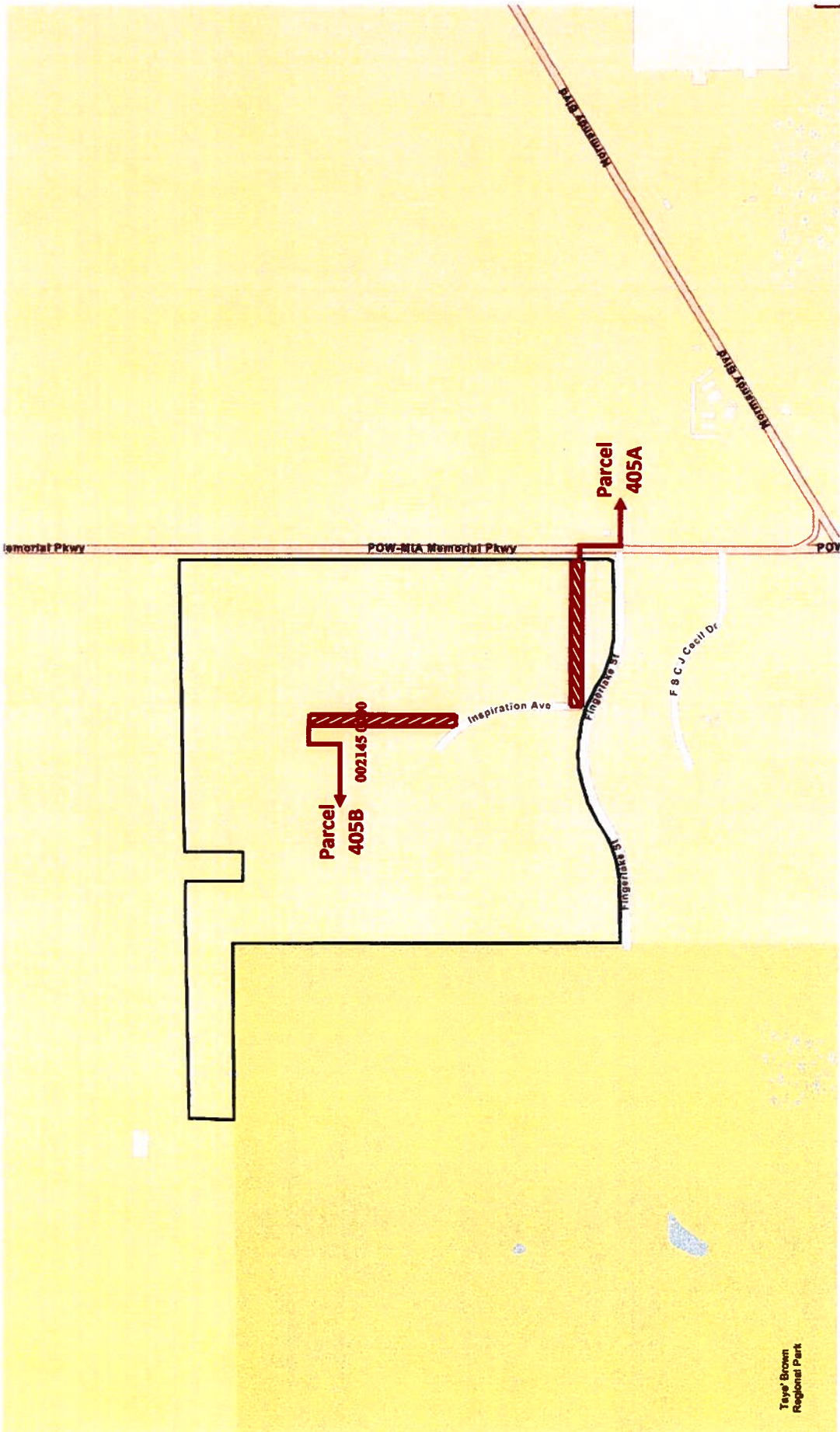


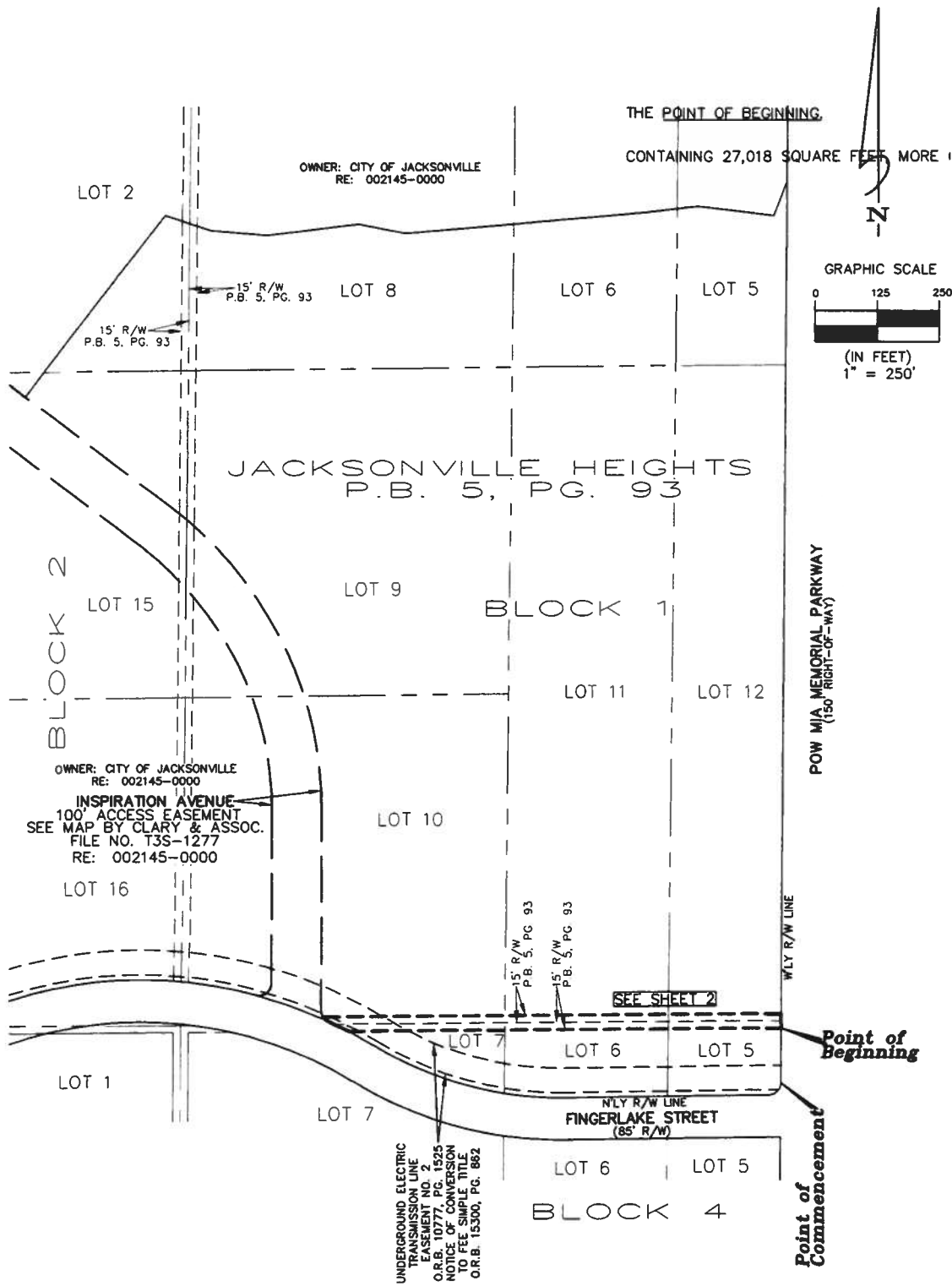
Hillwood Closure
RE 002145-0000
Location Map





MAP SHOWING

A PORTION OF BLOCKS 1 AND 4, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



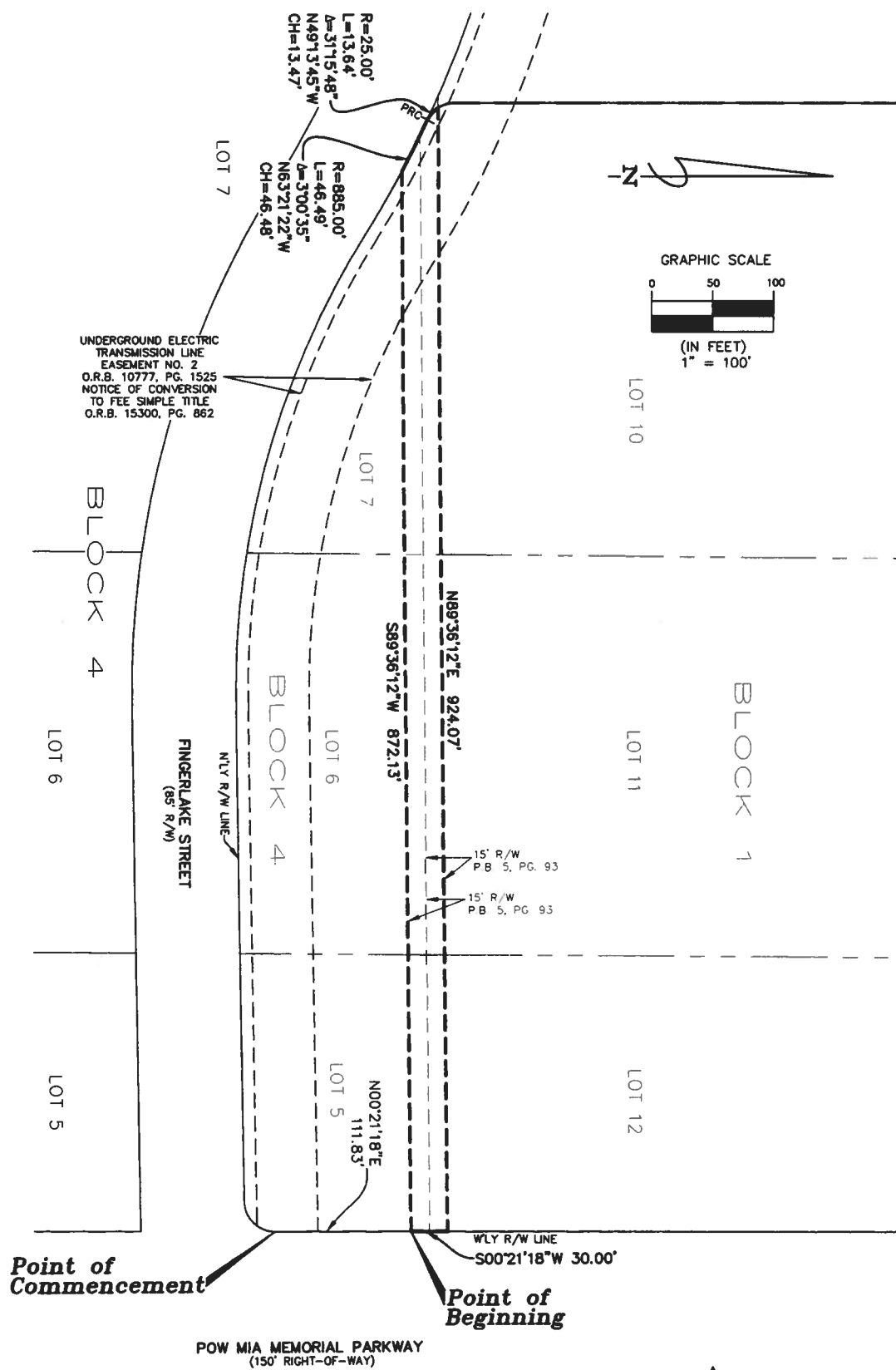
SHEET 1 OF 3

JOB NO.	2024-405A	<p>THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE 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.</p> <p>THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).</p>
DRAFTER	SBC	
DATE	07/17/24	
CHECKED BY:	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) 280-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF BLOCKS 1 AND 4, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



MAP SHOWING

A PORTION OF BLOCKS 1 AND 4, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF POW MIA MEMORIAL PARKWAY (A 150 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF FINGERLAKE STREET (AN 85 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 00°21'18" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 111.83 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°36'12" WEST, 872.13 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF FINGERLAKE STREET (AN 85 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 885.00 FEET, AN ARC DISTANCE OF 46.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°21'22" WEST, 46.48 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 13.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°13'45" WEST, 13.47 FEET; THENCE NORTH 89°36'12" EAST, 924.07 FEET, TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF POW MIA MEMORIAL PARKWAY; THENCE SOUTH 00°21'18" WEST, ALONG LAST SAID LINE, 30.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 27,018 SQUARE FEET, MORE OR LESS.

LEGEND

O.R.B.	= OFFICIAL RECORDS BOOK
PRC	= POINT OF REVERSE CURVATURE
P.B.	= PLAT BOOK
R/W	= RIGHT OF WAY
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA
CH	= CHORD LENGTH

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON W'LY R/W LINE OF POW MIA MEMORIAL PARKWAY, AS N00°21'18"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. CROSS REFERENCE SURVEY BY CLARY & ASSOCIATES FILE NO. T3S-1278
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

