

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2023, by Plummer JV LLC, whose address is **1819 Goodwin St.**, Jacksonville, Florida 32204 (“Grantor”) in favor of the **CITY OF JACKSONVILLE**, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida, whose mailing address is 117 West Duval Street, Jacksonville, Florida 32202 (“City”).

IN CONSIDERATION for the closure and/or abandonment of City right-of-way or easement areas pursuant to **CITY ORDINANCE _____**, a copy of which is attached hereto and incorporated by reference (the “Ordinance”), located near **RE#003839-0010** in Council District 8 and established in unrecorded Plat of Dinsmore Company’s Official Map of Dinsmore and Dinsmore Farms, Prepared August 1933, Under Direction of Robert M. Angas, Civil Engineer, all in Duval County, Florida.

Grantor, its successors and assigns, holds harmless, indemnifies, and will defend **CITY OF JACKSONVILLE**, its members, officials, officers, employees, and agents against any claim, action, loss, damage, injury, liability, cost and expense of whatever kind or nature (including, but not by way of limitation, attorney fees and court costs) arising out of injury (whether mental or corporeal) to persons, including death, or damage to property, arising out of or incidental to the use of the abandoned right-of-way or easement areas, more particularly described in **Exhibit “A”**, attached hereto and incorporated herein by reference (the “Property”); including, but not limited to such injuries or damages resulting from flooding or erosion. This **Hold Harmless Covenant** shall run with the real property described in **Exhibit “A”**. The adjacent property owner(s) who acquire the Property as a result of the abandonment shall be responsible for maintaining the Property.

Furthermore, the Property shall remain totally unobstructed by any permanent improvements that may impede the use by the City or JEA of their reserved easement rights, if any, under the provisions of the reserved easement and/or the Ordinance. In the event that such easement rights are reserved by City or JEA: (a) the construction of driveways and the installation of fences, hedges, and landscaping is permissible but subject to removal or damage by the City or JEA at the expense of the Grantor, its successors and assigns, for any repairs to or replacement of the improvements; and (b) Grantor, its successors and assigns, shall indemnify, defend, and hold City and JEA harmless from, any and all loss, damage, action, claim, suit, judgment, cost, or expense for injury to persons (including death) or damage to property and improvements (including destruction), in any manner resulting from or arising out of the installation, replacement, maintenance or failure to maintain, or removal of any improvements placed within the easement area by Grantor, its successors or assigns, and the City’s or JEA’s exercise of their rights in the reserved easement.

**Signed and Sealed
in Our Presence:**

GRANTOR:

(Sign) _____
(Print) _____
(Sign) _____
(Print) _____

By: _____
Name: _____
Title: _____

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 20__, by _____.

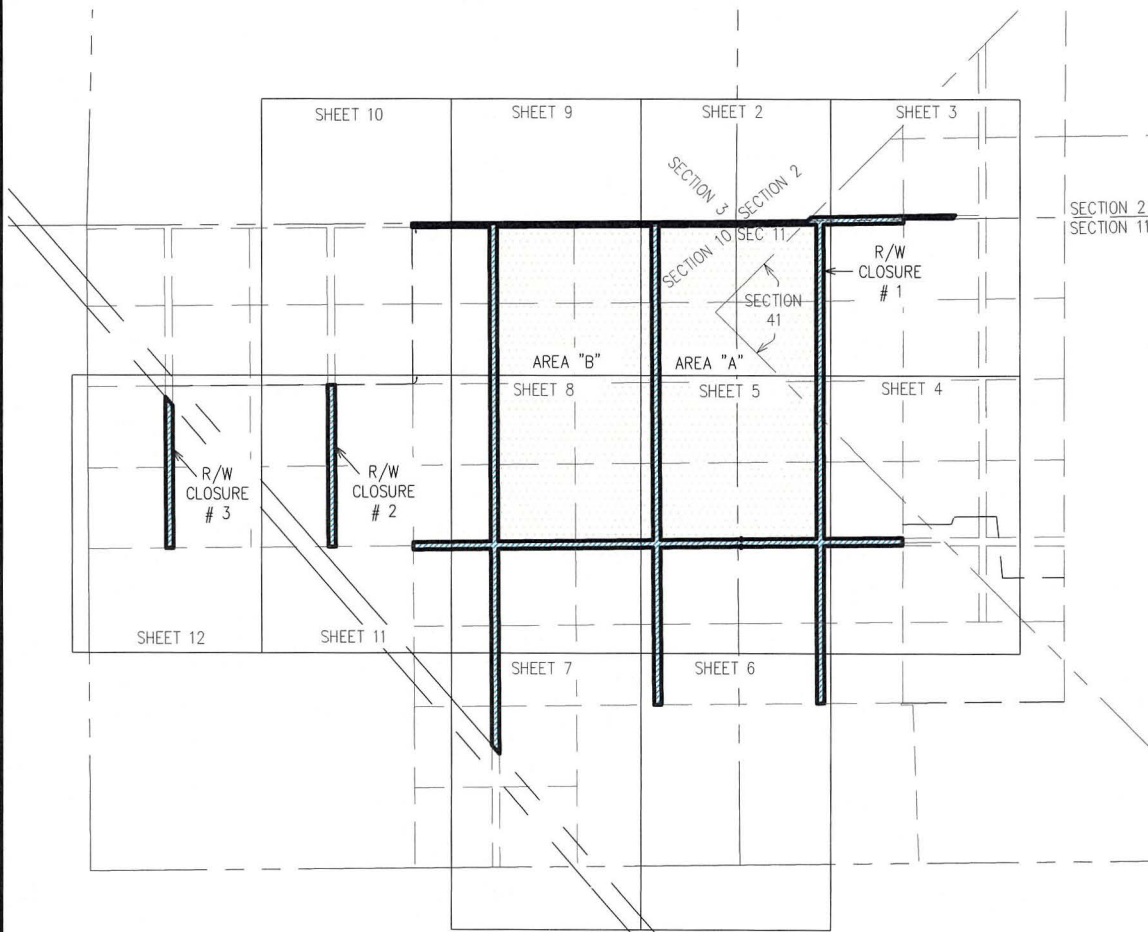
{NOTARY SEAL}

[Signature of Notary Public-State of Florida]
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

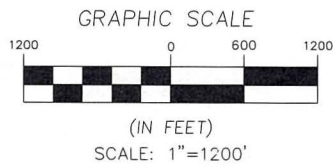
MAP SHOWING SKETCH & DESCRIPTION OF RIGHT-OF-WAY CLOSURES

(SEE SHEETS 13 & 14 FOR DESCRIPTION)



HATCH LEGEND

- R/W CLOSURE #1
- R/W CLOSURE #2
- R/W CLOSURE #3
- LESS & EXCEPT AREA "A"
- LESS & EXCEPT AREA "B"



LEGEND	
SEC	SECTION
R/W	RIGHT-OF-WAY
#	FARM



NOTES:

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.

SHEET 1 OF 14
SEE SHEETS 13 & 14 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

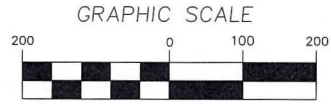
Date of Survey: MAY 27, 2022 Drafted By: JFT
 Survey Scale: 1"=1200' Reviewed By: DNS
 Field Bk/Pg: N/A Project No. 21-096
 Crew Chief: N/A

N/A

Professional Surveyor and Mapper No. 6793, State of Florida
WILLIAM D. PINKSTON
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

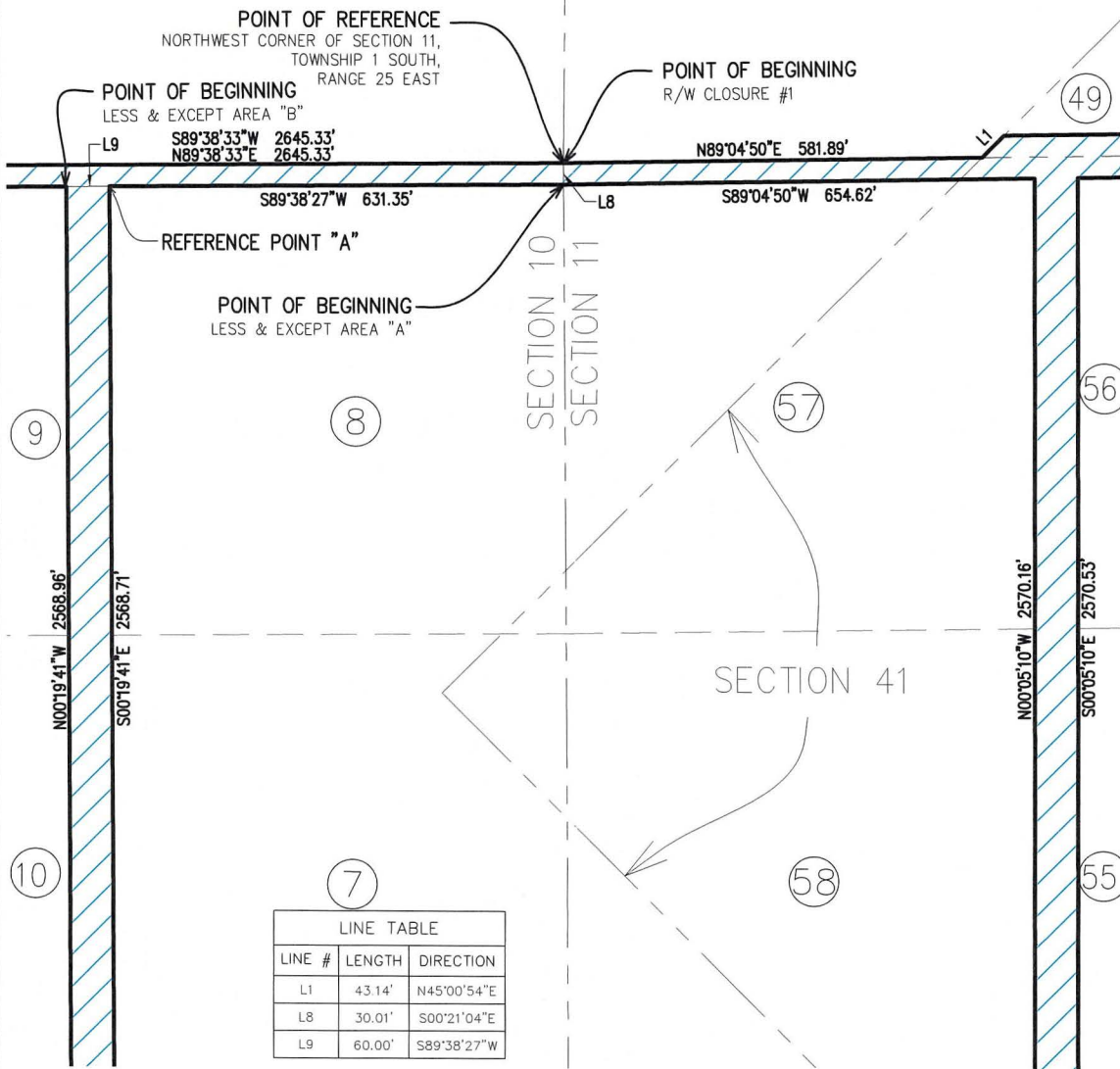


PLUMMER ROAD

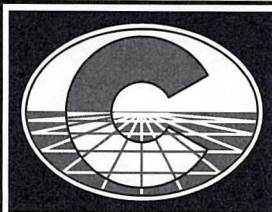


(IN FEET)
SCALE: 1"=200'

TOWNSHIP 1 SOUTH, RANGE 25 EAST



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.14'	N45°00'54"E
L8	30.01'	S00°21'04"E
L9	60.00'	S89°38'27"W



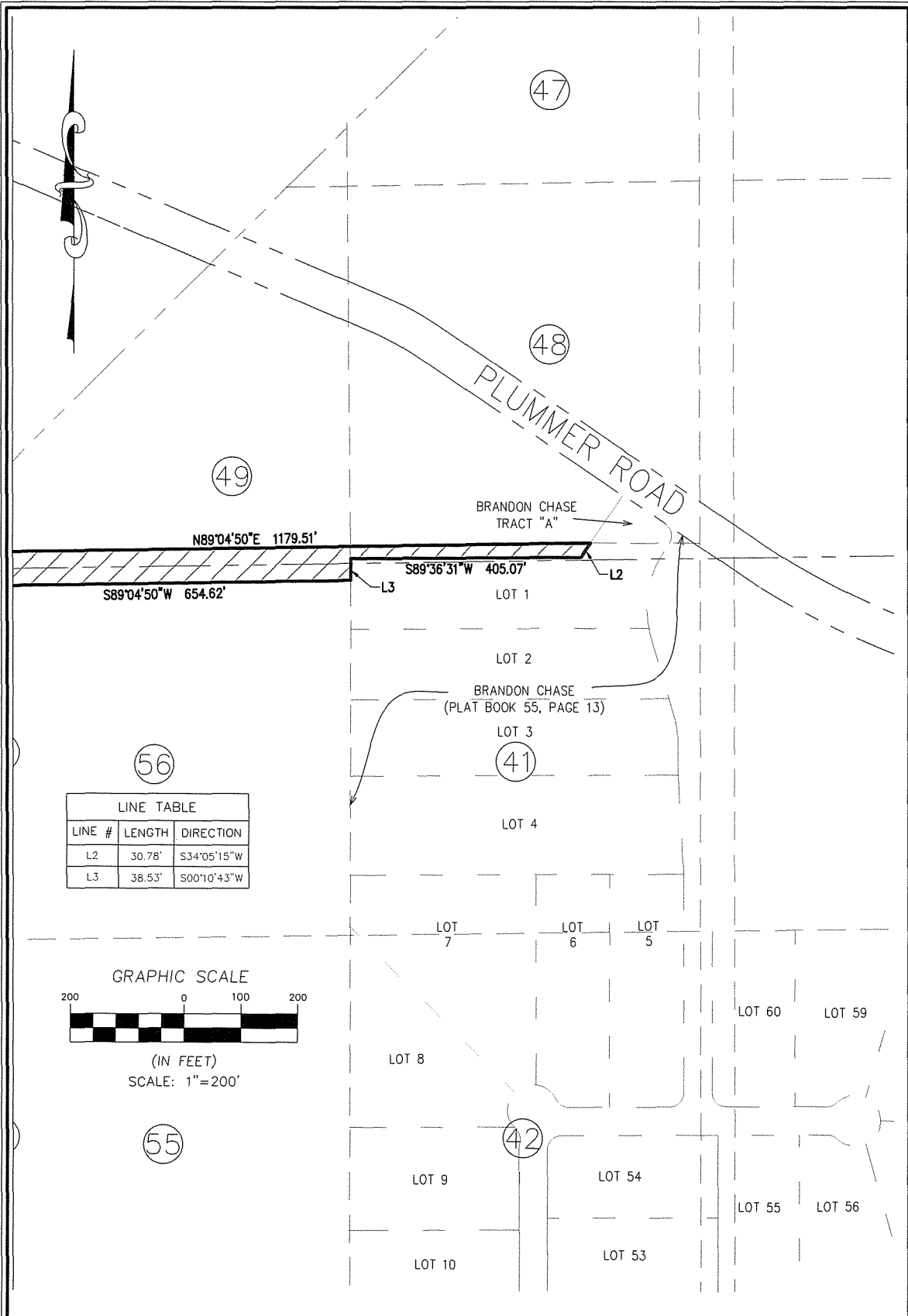
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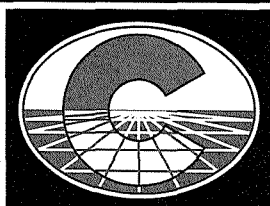
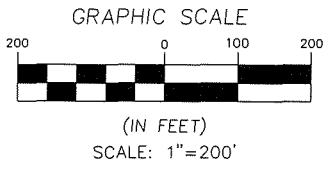
SHEET 2 OF 14
SEE SHEET 1 FOR NOTES
(NOT VALID WITHOUT ALL SHEETS)

Exhibit 3



LINE TABLE

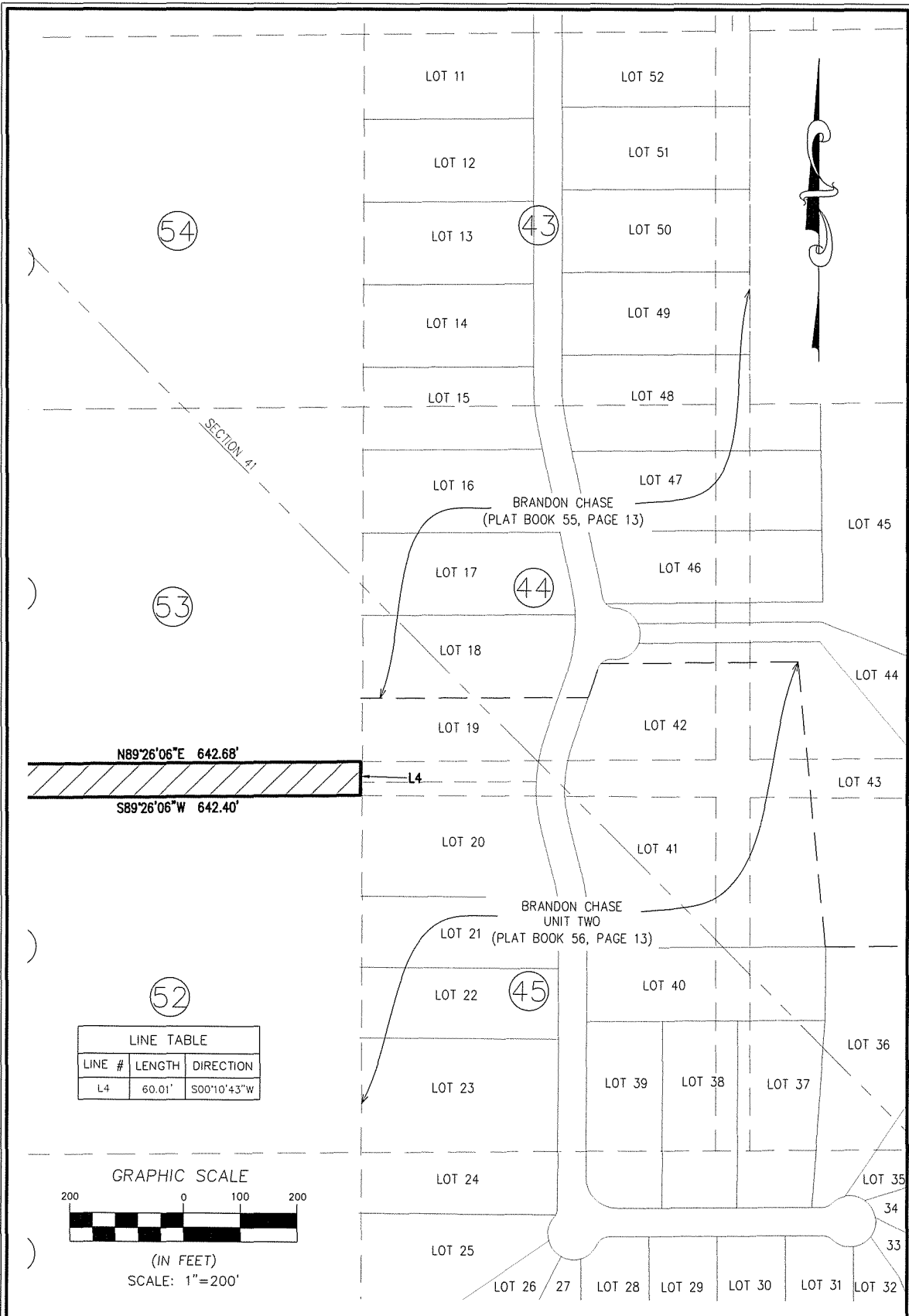
LINE #	LENGTH	DIRECTION
L2	30.78'	S34°05'15"W
L3	38.53'	S00°10'43"W



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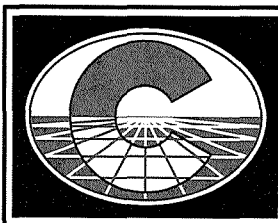
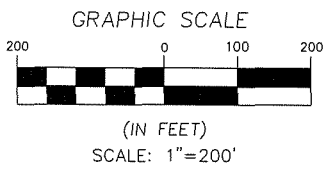
SHEET 3 OF 14
 SEE SHEET 1 FOR NOTES
 (NOT VALID WITHOUT ALL SHEETS)

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(52)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	60.01'	S00°10'43\"W

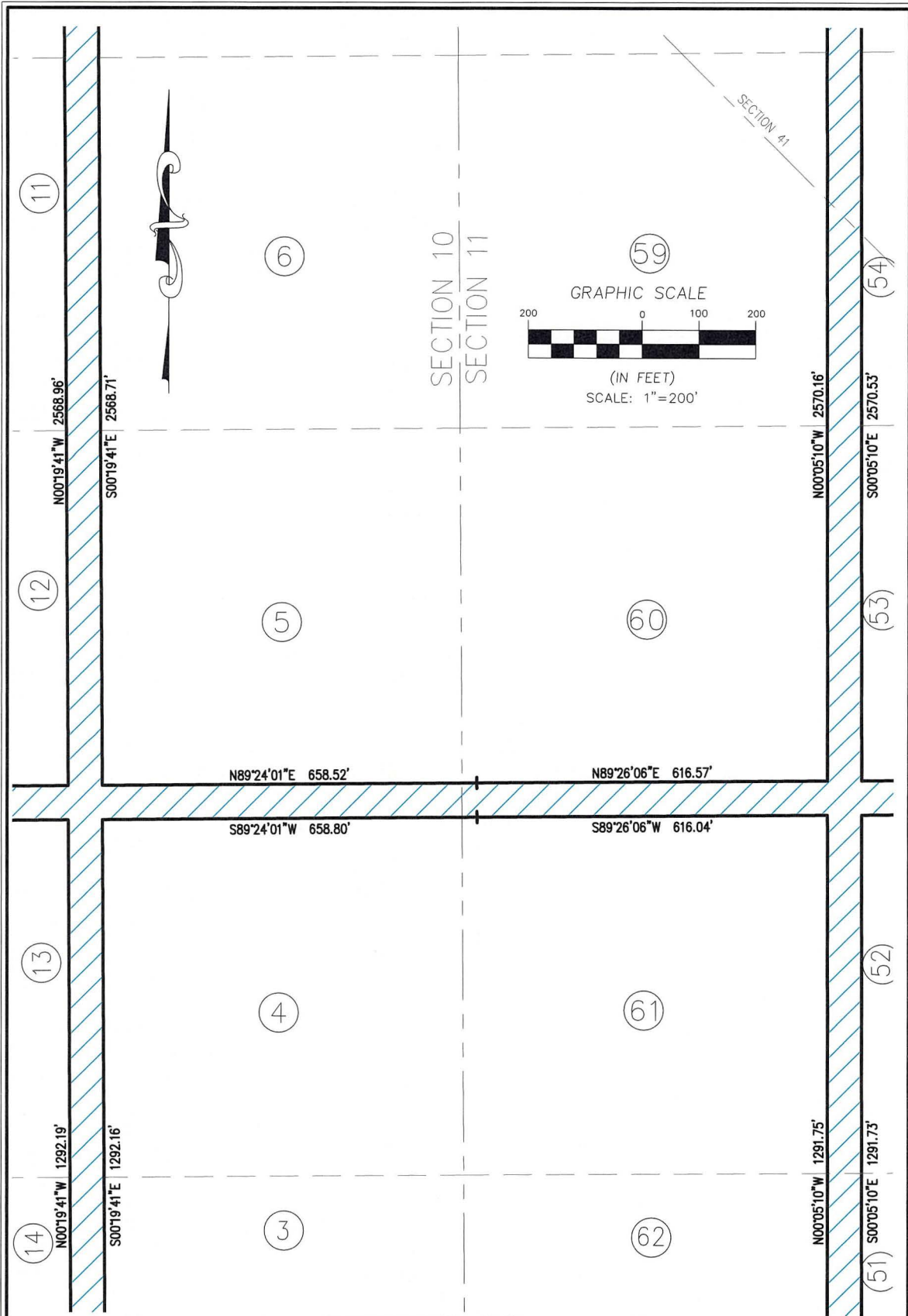


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SHEET 4 OF 14
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Exhibit 3

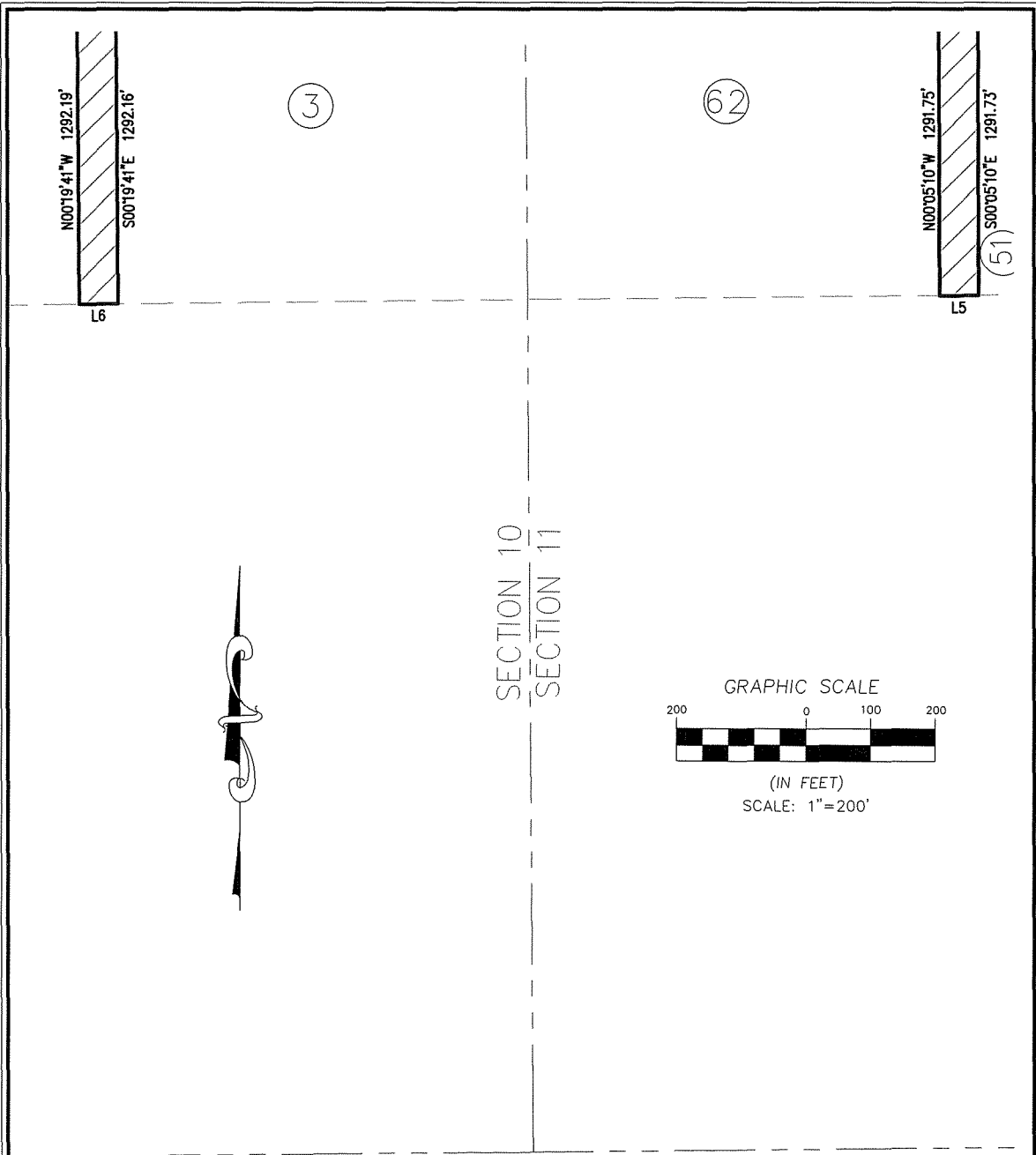


SHEET 5 OF 14
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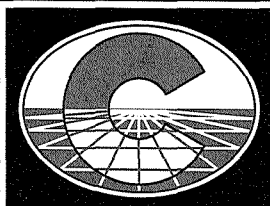
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	60.00'	S89°25'13"W
L6	60.00'	S89°22'25"W

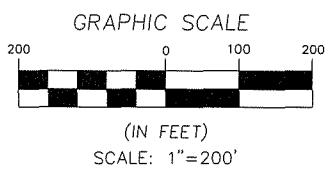
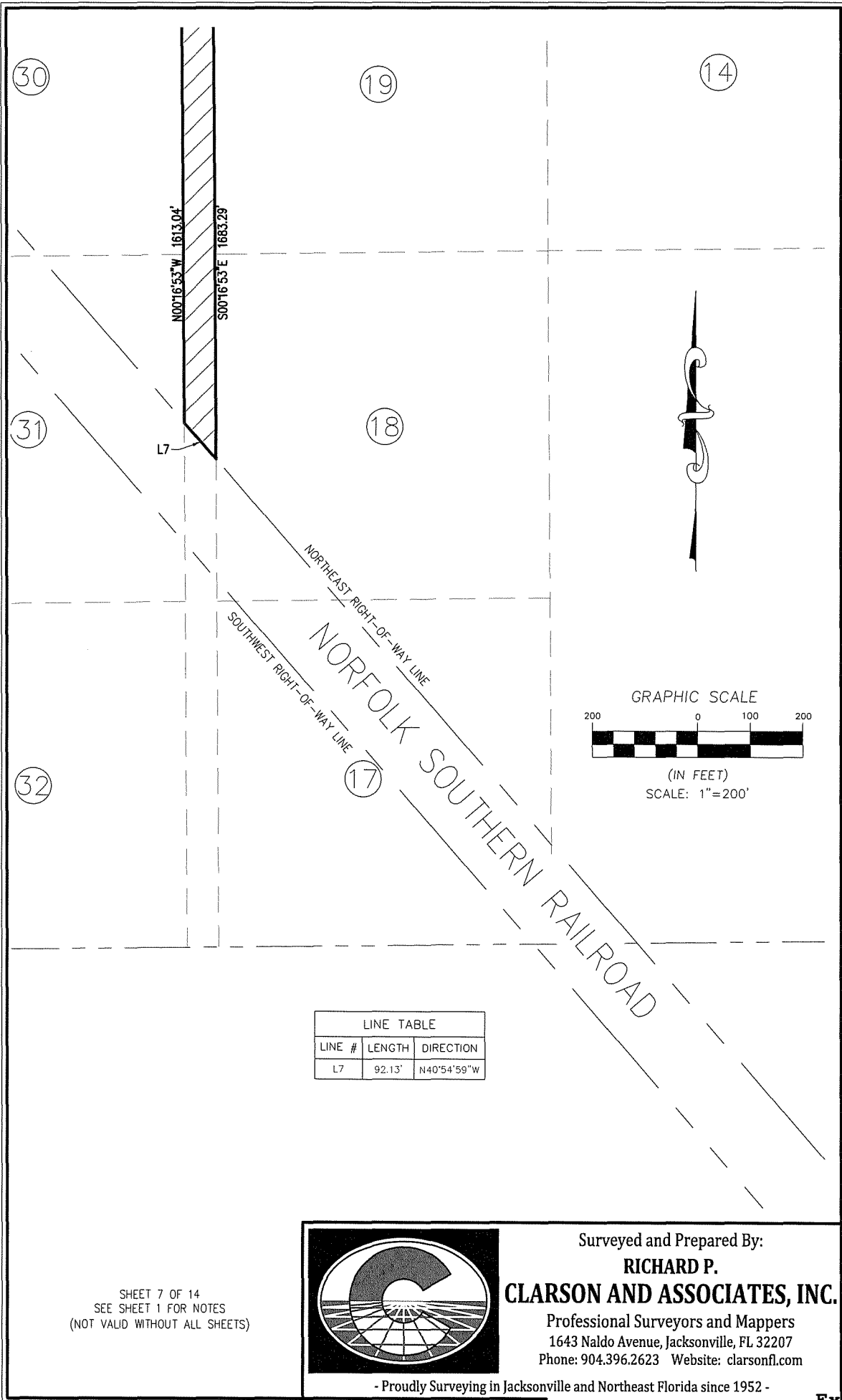
SHEET 6 OF 14
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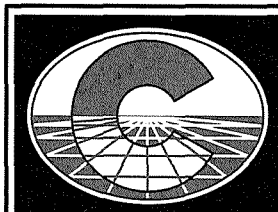
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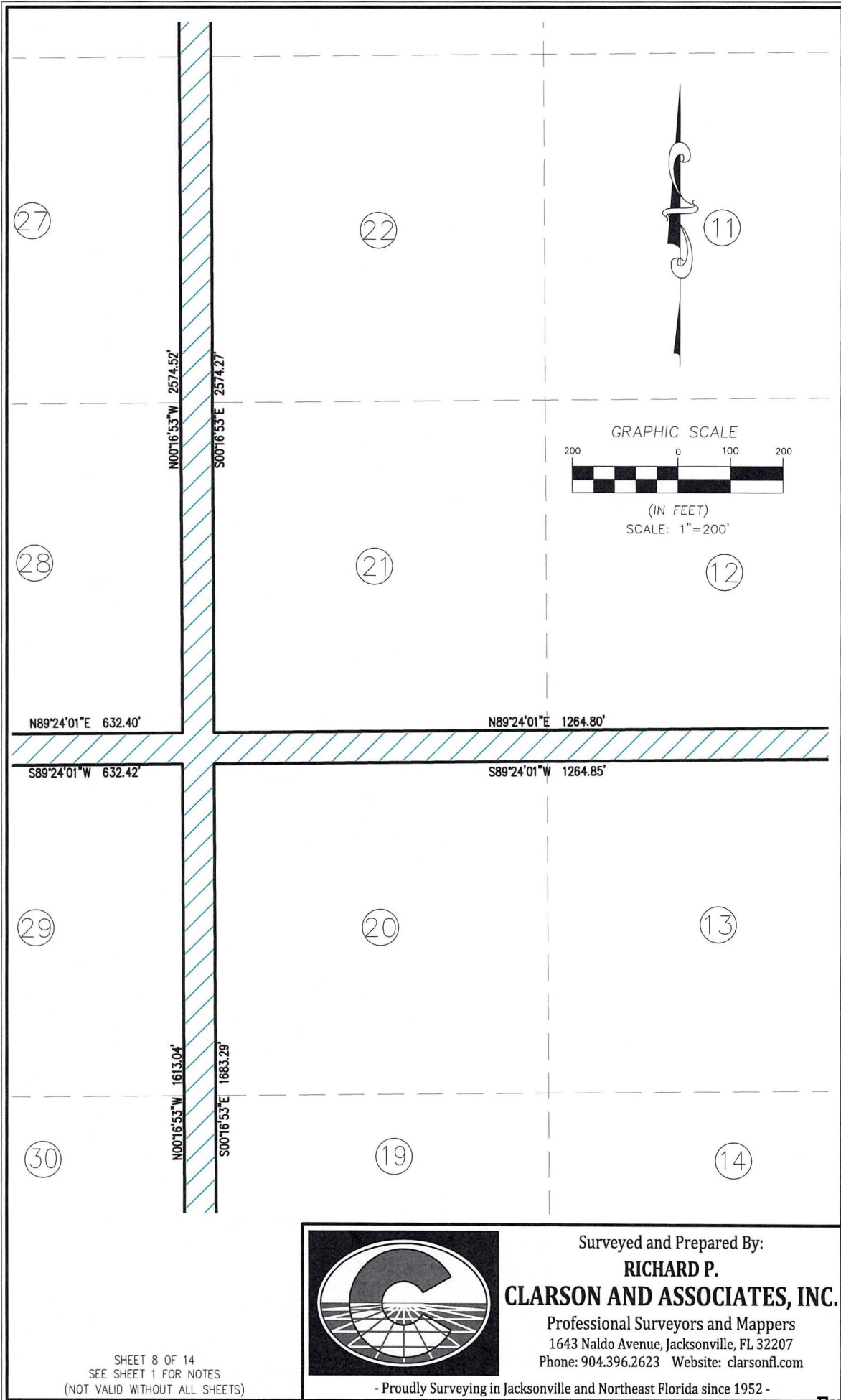
LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	92.13'	N40°54'59"W

SHEET 7 OF 14
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27

22

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19

14

N00°16'53"W 2574.52'

S00°16'53"E 2574.27'

N89°24'01"E 632.40'

N89°24'01"E 1264.80'

S89°24'01"W 632.42'

S89°24'01"W 1264.85'

N00°16'53"W 1613.04'

S00°16'53"E 1683.29'

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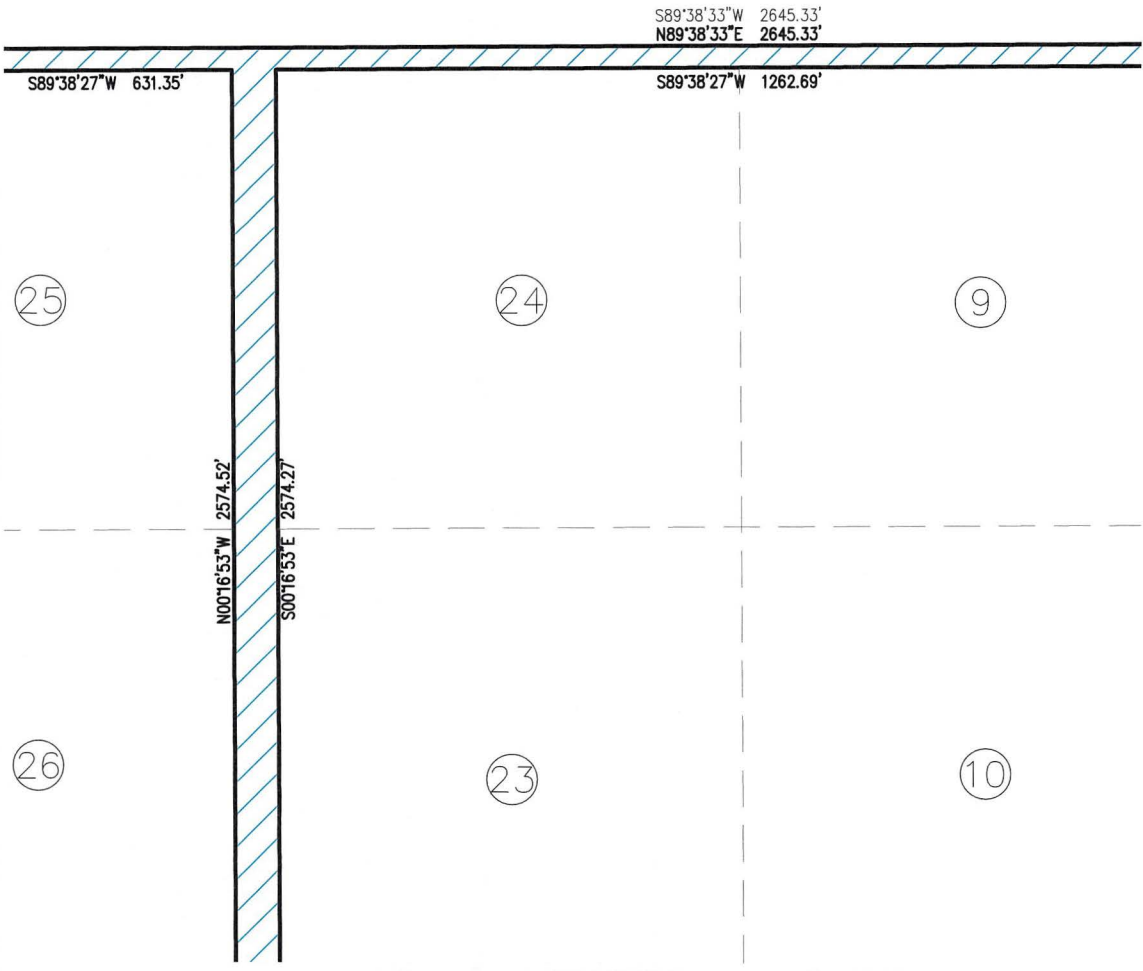
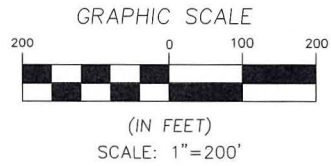
Professional Surveyors and Mappers

1643 Naldo Avenue, Jacksonville, FL 32207

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SHEET 8 OF 14
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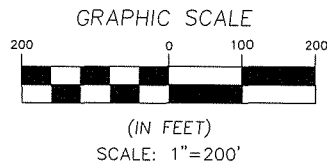


SHEET 9 OF 14
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SECTION 3
SECTION 10

L10 S89°38'27"W 631.35'

41

40

25

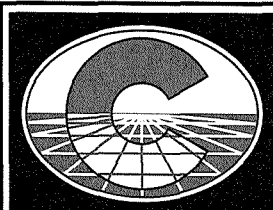
S00°15'29"E 1318.69'

42

39

26

LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	30.08'	N00°15'29"W

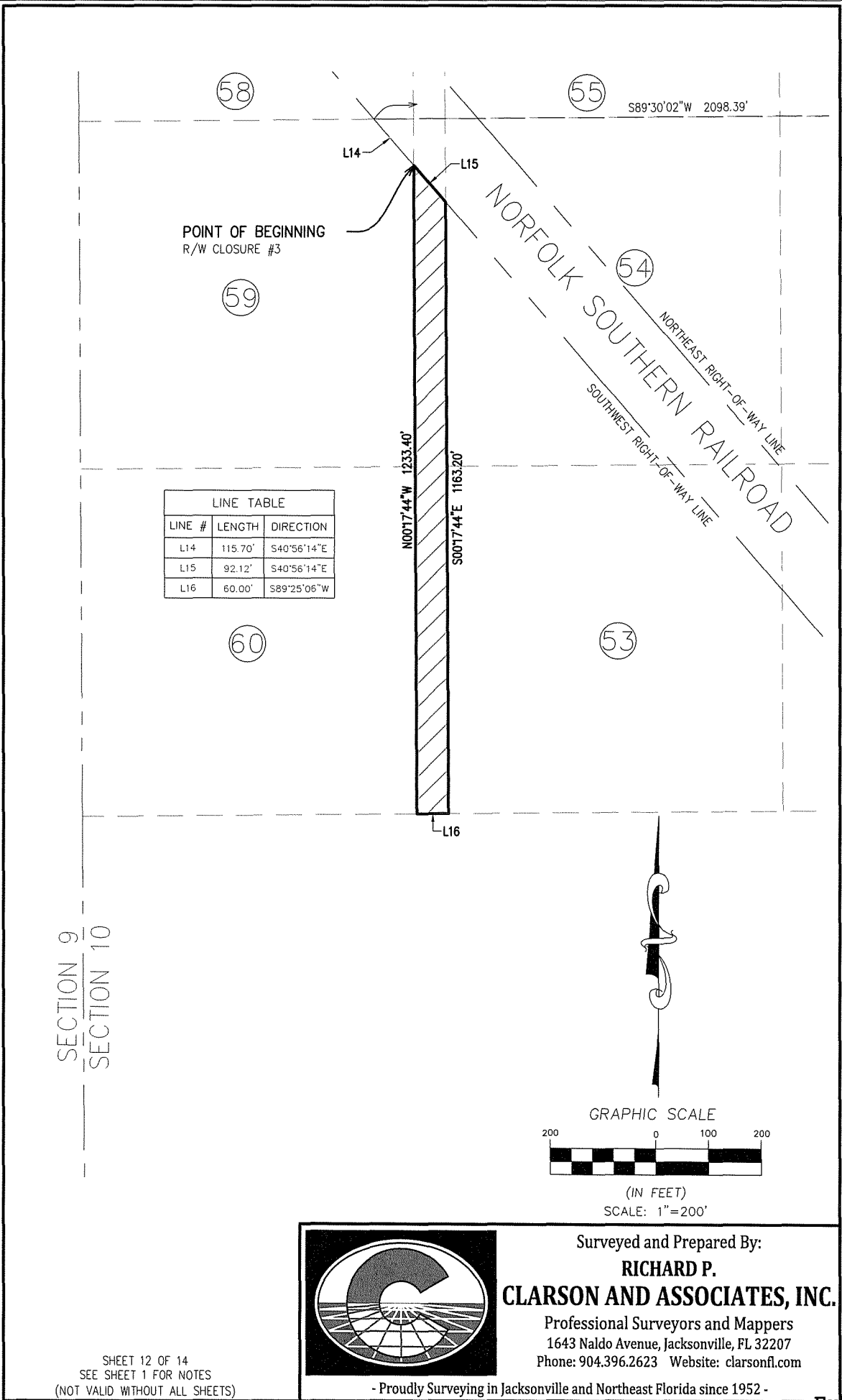


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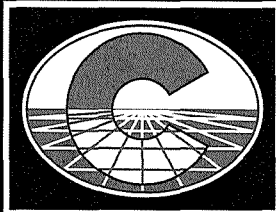
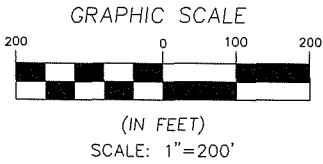
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SHEET 10 OF 14
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	115.70'	S40°56'14"E
L15	92.12'	S40°56'14"E
L16	60.00'	S89°25'06"W

SECTION 9
SECTION 10



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SHEET 12 OF 14
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MAP SHOWING SKETCH & DESCRIPTION OF

RIGHT-OF-WAYS LYING IN SECTIONS 2, 10, 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY CLOSURE #1

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 11, NORTH 89° 04' 50" EAST, A DISTANCE OF 581.89 FEET, TO ITS INTERSECTION WITH THE NORTHWEST LINE OF SECTION 41; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID SECTION 41, NORTH 45° 00' 54" EAST, A DISTANCE OF 43.14 FEET TO THE SOUTHWEST CORNER OF FARM 49, SECTION 2 OF SAID DINSMORE FARMS; THENCE NORTH 89° 04' 50" EAST, ALONG THE SOUTH LINE OF SAID FARM 49 AND FARM 48, SECTION 2 OF SAID DINSMORE FARMS, A DISTANCE OF 1,179.51 FEET TO THE NORTHWEST LINE OF TRACT "A", AS SHOWN ON THE PLAT OF BRANDON CHASE, AS RECORDED IN PLAT BOOK 55, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTHWESTERLY ALONG NORTHWEST LINE OF SAID TRACT "A", SOUTH 34° 05' 15" WEST, A DISTANCE OF 30.78 FEET TO A POINT ON THE NORTH LINE OF LOT 1 AS SHOWN ON THE PLAT OF SAID BRANDON CHASE; THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89° 36' 31" WEST, A DISTANCE OF 405.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 00° 10' 43" WEST, A DISTANCE OF 38.53 FEET TO THE NORTHEAST CORNER OF FARM 56, SECTION 11; THENCE SOUTH 89° 04' 50" WEST ALONG THE NORTH LINE OF SAID FARM 56, A DISTANCE OF 654.62 FEET TO THE NORTHWEST CORNER OF SAID FARM 56; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 05' 10" EAST ALONG THE WESTERLY LINES OF SAID FARMS 56, 55, 54, AND 53, SECTION 11, A DISTANCE OF 2,570.53 FEET TO THE SOUTHWEST CORNER OF SAID FARM 53; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 26' 06" EAST, ALONG THE SOUTH LINE OF SAID FARM 53, A DISTANCE OF 642.68 FEET TO THE SOUTHEAST CORNER OF SAID FARM 53; THENCE DEPARTING SAID SOUTHEAST CORNER, SOUTH 00° 10' 43" WEST, A DISTANCE OF 60.01 FEET TO THE NORTHEAST CORNER OF FARM 52, SECTION 11; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 26' 06" WEST, ALONG THE NORTH LINE OF SAID FARM 52, A DISTANCE OF 642.40 FEET TO THE NORTHWEST CORNER OF SAID FARM 52; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 05' 10" EAST, ALONG THE WEST LINES OF SAID FARM 52, AND FARM 51, SECTION 11, A DISTANCE OF 1,291.73 FEET TO THE SOUTHWEST CORNER OF SAID FARM 51; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 25' 13" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID FARM 62, SECTION 11; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 05' 10" WEST, ALONG THE EAST LINE OF SAID FARM 62, AND FARM 61, SECTION 11, A DISTANCE OF 1,291.75 FEET TO THE NORTHEAST CORNER OF SAID FARM 61; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 26' 06" WEST, ALONG THE NORTH LINE OF SAID FARM 61, A DISTANCE OF 616.04 FEET; THENCE CONTINUE ALONG THE NORTH LINE OF SAID FARM 61 AND THE NORTH LINE OF FARM 4, SECTION 10, SOUTH 89° 24' 01" WEST, A DISTANCE OF 658.80 FEET TO THE NORTHWEST CORNER OF SAID FARM 4; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 19' 41" EAST, ALONG THE WEST LINE OF FARM 4 AND FARM 3, SECTION 10, A DISTANCE OF 1,292.16 FEET TO THE SOUTHWEST CORNER OF SAID FARM 3; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 22' 25" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF FARM 14, SECTION 10; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 00° 19' 41" WEST, ALONG THE EAST LINE OF SAID FARM 14 AND FARM 13, SECTION 10, A DISTANCE OF 1,292.19 FEET TO THE NORTHEAST CORNER OF SAID FARM 13; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 24' 01" WEST, ALONG THE NORTH LINE OF SAID FARM 13 AND FARM 20, SECTION 10, A DISTANCE OF 1,264.85 FEET TO THE NORTHWEST CORNER OF FARM 20; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 16' 53" EAST, ALONG THE WEST LINE OF SAID FARM 20 AND FARMS 19 AND 18, SECTION 10, A DISTANCE OF 1,683.29 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, NORTH 40° 54' 59" WEST, A DISTANCE OF 92.13 FEET TO ITS INTERSECTION WITH THE EAST LINE OF FARM 31, SECTION 10; THENCE DEPARTING NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, NORTH 00° 16' 53" WEST, ALONG THE EAST LINE OF SAID FARM 31 AND FARMS 30 AND 29, SECTION 10; A DISTANCE OF 1,613.04 FEET TO THE NORTHEAST CORNER OF SAID FARM 29; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 24' 01" WEST, ALONG THE NORTH LINE OF SAID FARM 29, A DISTANCE OF 632.42 FEET TO THE NORTHWEST CORNER OF SAID FARM 29; THENCE DEPARTING SAID NORTHWEST CORNER, NORTH 00° 15' 29" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF FARM 28, SECTION 10; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 24' 01" EAST, ALONG THE SOUTH LINE OF SAID FARM 28, A DISTANCE OF 632.40 FEET TO THE SOUTHEAST CORNER OF SAID FARM 28; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 16' 53" WEST, ALONG THE EAST LINE OF SAID FARM 28 AND FARMS 27, 26, AND 25, SECTION 10, A DISTANCE OF 2,574.52 FEET TO THE NORTHEAST CORNER OF SAID FARM 25; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 38' 27" WEST, ALONG THE NORTH LINE OF SAID FARM 25, A DISTANCE OF 631.35 FEET TO THE NORTHWEST CORNER OF SAID FARM 25; THENCE DEPARTING SAID NORTHWEST CORNER, NORTH 00° 15' 29" WEST, A DISTANCE OF 30.08 FEET TO THE THE NORTH LINE OF SAID SECTION 10; THENCE NORTH 89° 38' 33" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2,645.33 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT AREA "A"

FARMS 5, 6, 7 AND 8, SECTION 10 AND FARMS 57, 58, 59 AND 60, SECTION 11 ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE ALONG THE WEST LINE OF SAID SECTION 11, SOUTH 00° 21' 04" EAST, A DISTANCE OF 30.01 FEET TO THE NORTHEAST CORNER OF FARM 8, SECTION 10, AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 38' 27" WEST, A DISTANCE OF 631.35 FEET TO THE NORTHWEST CORNER OF SAID FARM 8, ALSO KNOWN AS REFERENCE POINT "A"; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 19' 41" EAST, ALONG THE WEST LINES OF SAID FARM 8 AND 7, 6, AND 5, SECTION 10, A DISTANCE OF 2,568.71 FEET TO THE SOUTHWEST CORNER OF SAID FARM 5; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 24' 01" EAST, ALONG THE SOUTH LINES OF SAID FARM 5 AND FARM 60, SECTION 10, A DISTANCE OF 658.52 FEET; THENCE NORTH 89° 26' 06" EAST, A DISTANCE OF 616.57 FEET TO THE SOUTHEAST CORNER OF SAID FARM 60, SECTION 11; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 05' 10" WEST, ALONG THE EAST LINE OF SAID FARM 60 AND FARMS 59, 58, AND 57, SECTION 11, A DISTANCE OF 2570.16 FEET TO THE NORTHEAST CORNER OF SAID FARM 57; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 04' 50" WEST, ALONG THE NORTH LINE OF SAID FARM 57, A DISTANCE OF 654.62 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT AREA "B"

FARMS 9, 10, 11, 12, 21, 22, 23 AND 24, SECTION 10 ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE DEPARTING SAID REFERENCE POINT "A", SOUTH 89° 38' 27" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF FARM 9, SECTION 10 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 38' 27" WEST, ALONG THE NORTH LINES OF SAID FARM 9 AND FARM 24, SECTION 10, A DISTANCE OF 1,262.69 FEET TO THE NORTHWEST CORNER OF SAID FARM 24; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 16' 53" EAST, ALONG THE WEST LINES OF SAID FARM 24 AND FARMS 23, 22, AND 21, SECTION 10, A DISTANCE OF 2,574.27 FEET TO THE SOUTHWEST CORNER OF SAID FARM 21; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 24' 01" EAST, ALONG THE SOUTH LINES OF SAID FARM 21 AND FARM 12, SECTION 10, A DISTANCE OF 1,264.80 FEET TO THE SOUTHEAST CORNER OF SAID FARM 12; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 19' 41" EAST, ALONG THE EAST LINES OF SAID FARM 12 AND FARMS 11, 10, AND 9, SECTION 10, A DISTANCE OF 2,568.96 FEET TO THE NORTHEAST CORNER OF SAID FARM 9 AND THE POINT OF BEGINNING.

APPROVED
DESCRIPTION AGREES
WITH MAP

CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By see Date 7/27/22

SHEET 13 OF 14
SEE SHEET 1 FOR NOTES
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

MAP SHOWING SKETCH & DESCRIPTION OF

TOGETHER WITH

RIGHT-OF-WAY LYING IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY CLOSURE #2

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE WEST ALONG THE NORTH LINE OF SECTION 10, SOUTH 89° 38' 33" WEST, A DISTANCE OF 2,645.33 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 10, SOUTH 00° 15' 29" EAST, ALONG THE WEST LINE OF SAID FARMS 25 AND 26, SECTION 10, A DISTANCE OF 1,318.69 FEET, TO THE SOUTHWEST CORNER OF SAID FARM 26; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 30' 02" WEST, ALONG THE NORTH LINE OF SAID FARM 38, SECTION 10, A DISTANCE OF 634.34 FEET TO THE NORTHWEST CORNER OF FARM 38 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 16' 14" EAST, ALONG THE WEST LINES OF SAID FARM 38 AND FARM 37, SECTION 10, A DISTANCE OF 1,319.47 FEET TO THE SOUTHWEST CORNER OF SAID FARM 37; THENCE DEPARTING SAID SOUTHWEST CORNER SOUTH 89° 25' 06" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF FARM 44, SECTION 10; THENCE NORTH 00° 16' 14" WEST, ALONG THE EAST LINE OF SAID FARM 44 AND FARM 43, SECTION 10, A DISTANCE OF 1,319.56 FEET, TO THE NORTHEAST CORNER OF SAID FARM 43; THENCE DEPARTING SAID NORTHEAST CORNER, NORTH 89° 30' 02" EAST, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

RIGHT-OF-WAY LYING IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY CLOSURE #3

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 11 SOUTH 89° 38' 33" WEST, A DISTANCE OF 2,645.33 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 10, SOUTH 00° 15' 29" EAST, ALONG THE WEST LINE OF FARM 25 AND FARM 26, SECTION 10, A DISTANCE OF 1,318.69 FEET, TO THE SOUTHWEST CORNER OF SAID FARM 26; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 30' 02" WEST, A DISTANCE OF 2,098.39 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, SOUTH 40° 56' 14" EAST, A DISTANCE OF 115.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, SOUTH 40° 56' 14" EAST, A DISTANCE OF 92.12 FEET TO ITS INTERSECTION WITH THE WEST LINE OF FARM 54, SECTION 10; THENCE SOUTH 00° 17' 44" EAST, ALONG THE WEST LINES OF FARM 54 AND FARM 53, A DISTANCE OF 1,163.20 FEET TO THE SOUTHWEST CORNER OF SAID FARM 53; THENCE DEPARTING SAID SOUTHWEST CORNER SOUTH 89° 25' 06" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF FARM 60, SECTION 10; THENCE NORTH 00° 17' 44" WEST, ALONG THE EAST LINES OF SAID FARM 60 AND FARM 59, SECTION 10, A DISTANCE OF 1,233.40 FEET, TO THE POINT OF BEGINNING.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 7/27/22



Surveyed and Prepared By:
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CLARSON AND ASSOCIATES, INC.**

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SHEET 14 OF 14
SEE SHEET 1 FOR NOTES
(NOT VALID WITHOUT ALL SHEETS)

MAP SHOWING SKETCH & DESCRIPTION OF PROPOSED JEA EASEMENTS

(SEE SHEET 2 FOR DESCRIPTIONS)
POINT OF BEGINNING NORTH
 NORTHEAST CORNER OF SECTION 10
 TOWNSHIP 1 SOUTH, RANGE 25 EAST

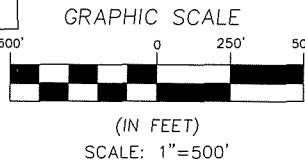
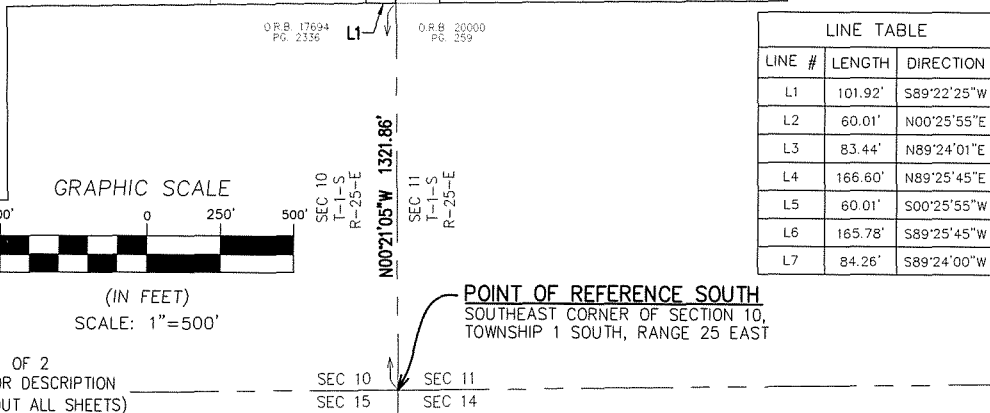
LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	202.11'	N89°04'50"E
L9	30.01'	S00°25'55"W
L10	201.70'	S89°04'50"W
L11	48.36'	S89°38'27"W
L12	30.00'	N00°25'55"E
L13	47.95'	N89°38'33"E

LEGEND	
SEC.	SECTION
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
T-1-S	TOWNSHIP 1 SOUTH
R-25-E	RANGE 25 EAST

NOTES:

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. BEARING SHOWN HEREON BASED ON GPS/RTK.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
4. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

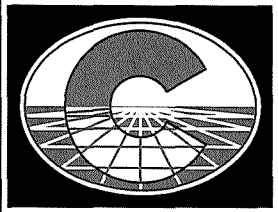
POINT OF BEGINNING SOUTH



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	101.92'	S89°22'25"W
L2	60.01'	N00°25'55"E
L3	83.44'	N89°24'01"E
L4	166.60'	N89°25'45"E
L5	60.01'	S00°25'55"W
L6	165.78'	S89°25'45"W
L7	84.26'	S89°24'00"W

POINT OF REFERENCE SOUTH
 SOUTHEAST CORNER OF SECTION 10,
 TOWNSHIP 1 SOUTH, RANGE 25 EAST

SHEET 1 OF 2
 SEE SHEET 2 FOR DESCRIPTION
 (NOT VALID WITHOUT ALL SHEETS)



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I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.
 Date of Survey: DECEMBER 16 2022 Drafted By: RH, DNS
 Survey Scale: 1"=500' Reviewed By: TWS
 Field Bk/Pg: NA Project No. 21-096

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
 SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

MAP SHOWING SKETCH & DESCRIPTION OF PROPOSED JEA EASEMENTS

SHEET 2 OF 2
SEE SHEET 1 FOR SKETCHES
(NOT VALID WITHOUT ALL SHEETS)

ROW THROUGH SOUTH:

A PORTION OF AN UNRECORDED ROAD RIGHT-OF-WAY LOCATED IN SECTIONS 10 & 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS (UNRECORDED), PREPARED AUGUST 1933 UNDER DIRECTION OF ROBERT M. ANGUS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA.

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE NORTH 00° 21' 05" WEST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1,321.86 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17694, PAGE 2336 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING EAST LINE OF SAID SECTION 10 SOUTH 89° 22' 25" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 17694, PAGE 2336, A DISTANCE OF 101.92 FEET; THENCE NORTH 00° 25' 55" EAST, A DISTANCE OF 1,292.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 25' 55" EAST, A DISTANCE OF 60.01 FEET; THENCE NORTH 89° 24' 01" EAST, A DISTANCE OF 83.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10; THENCE NORTH 89° 25' 45" EAST, A DISTANCE OF 166.60 FEET; THENCE SOUTH 00° 25' 55" WEST, A DISTANCE OF 60.01 FEET; THENCE SOUTH 89° 25' 45" WEST, A DISTANCE OF 165.78 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10; THENCE SOUTH 89° 24' 00" WEST, A DISTANCE OF 84.26 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.34 ACRES, MORE OR LESS.

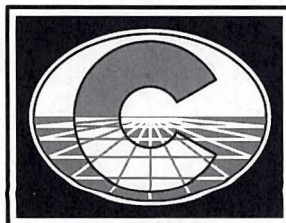
ROW THROUGH NORTH:

A PORTION OF AN UNRECORDED ROAD RIGHT-OF-WAY LOCATED IN SECTIONS 10 AND 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS (UNRECORDED), PREPARED AUGUST 1933 UNDER DIRECTION OF ROBERT M. ANGUS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA.

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 89° 04' 50" EAST ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 202.11 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00° 25' 55" WEST, A DISTANCE OF 30.01 FEET; THENCE SOUTH 89° 04' 50" WEST, A DISTANCE OF 201.70 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10; THENCE SOUTH 89° 38' 27" WEST, A DISTANCE OF 48.36 FEET; THENCE NORTH 00° 25' 55" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 10; THENCE NORTH 89° 38' 33" EAST ALONG SAID NORTH LINE OF SAID SECTION 10, A DISTANCE OF 47.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 10 AND THE POINT OF BEGINNING.

AND THUS DESCRIBED CONTAINS 0.17 ACRES, MORE OR LESS.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SLC Date 1/11/23



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