

JUNE 23, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015238-0000

TEMPORARY CONSTRUCTION EASEMENT 1770

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17341, PAGE 2052 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°37'46" WEST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 16, A DISTANCE OF 1750.42 FEET TO THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247); THENCE NORTH 18°44'58" EAST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 200.23 FEET; THENCE SOUTH 71°15'02" EAST, A DISTANCE OF 33.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD, AND TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 18°44'58" EAST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 160.00 FEET TO IT'S INTERSECTION WITH THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 17341, PAGE 2052; THENCE SOUTH 89°37'22" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.54 FEET; THENCE SOUTH 18°44'58" WEST, A DISTANCE OF 160.00 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 17341, PAGE 2052; THENCE NORTH 89°37'22" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,600 SQUARE FEET, OR 0.04 ACRES, MORE OR LESS.

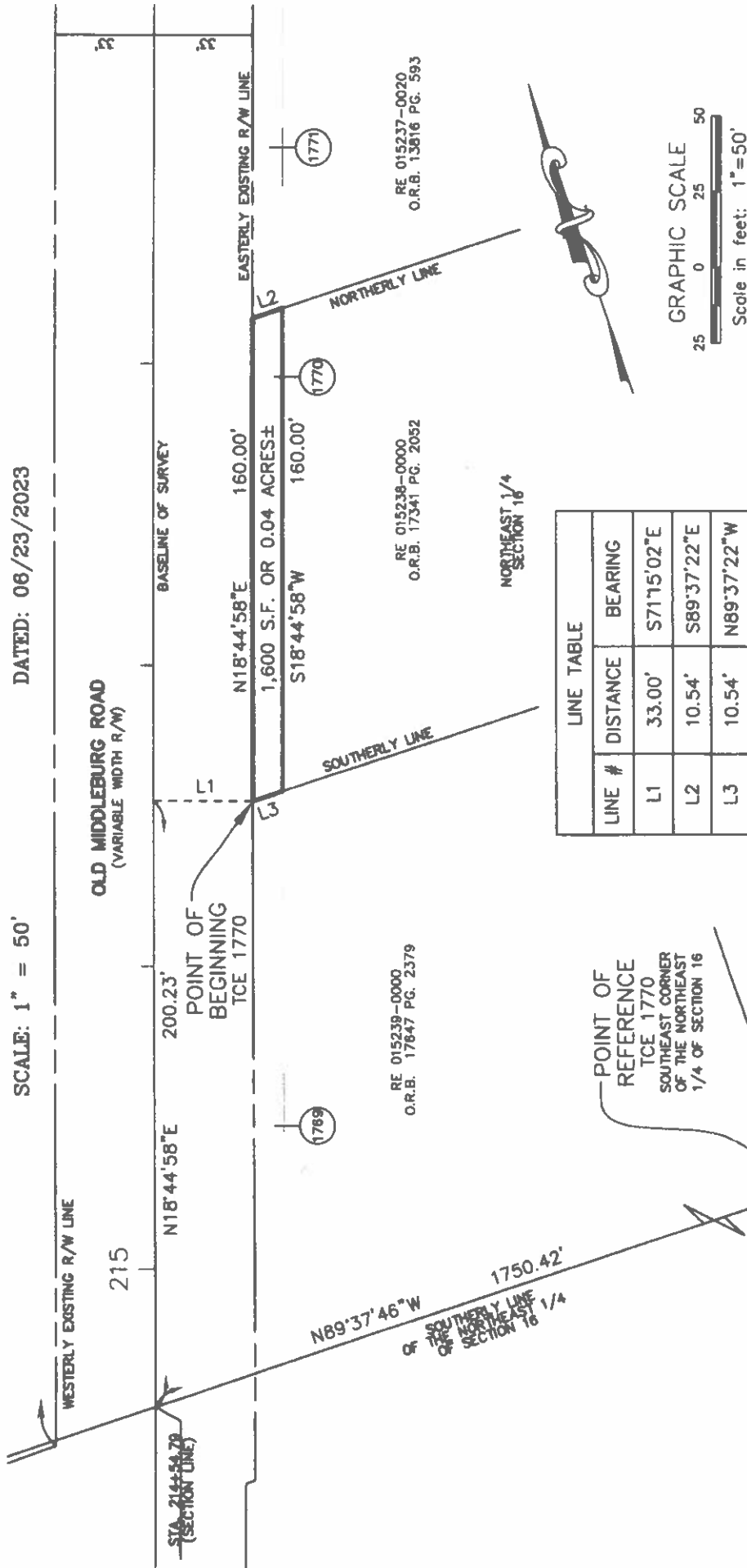
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17647, PAGE 2379 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 50'

DATED: 06/23/2023



LINE TABLE	
LINE #	BEARING
L1	S71°15'02"E
L2	S89°37'22"E
L3	N89°37'22"W

LEGEND:
 O.R.B. = OFFICIAL RECORDS BOOK
 P.G. = PAGE
 P.I. = POINT OF INTERSECTION
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION
 TCE = TEMPORARY CONSTRUCTION EASEMENT

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 51-17 (050-052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS OF THE STATE OF FLORIDA.

[Signature]
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 86002
 DATE 6-26-23

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

GENERAL NOTES:
 1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 8256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

JUNE 28, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015237-0020

TEMPORARY CONSTRUCTION EASEMENT 1771

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13816, PAGE 593, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°37'46" WEST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 16, A DISTANCE OF 1750.42 FEET TO THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247); THENCE NORTH 18°44'58" EAST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 360.23 FEET; THENCE SOUTH 71°15'02" EAST, A DISTANCE OF 33.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD, AND TO THE POINT OF BEGINNING.

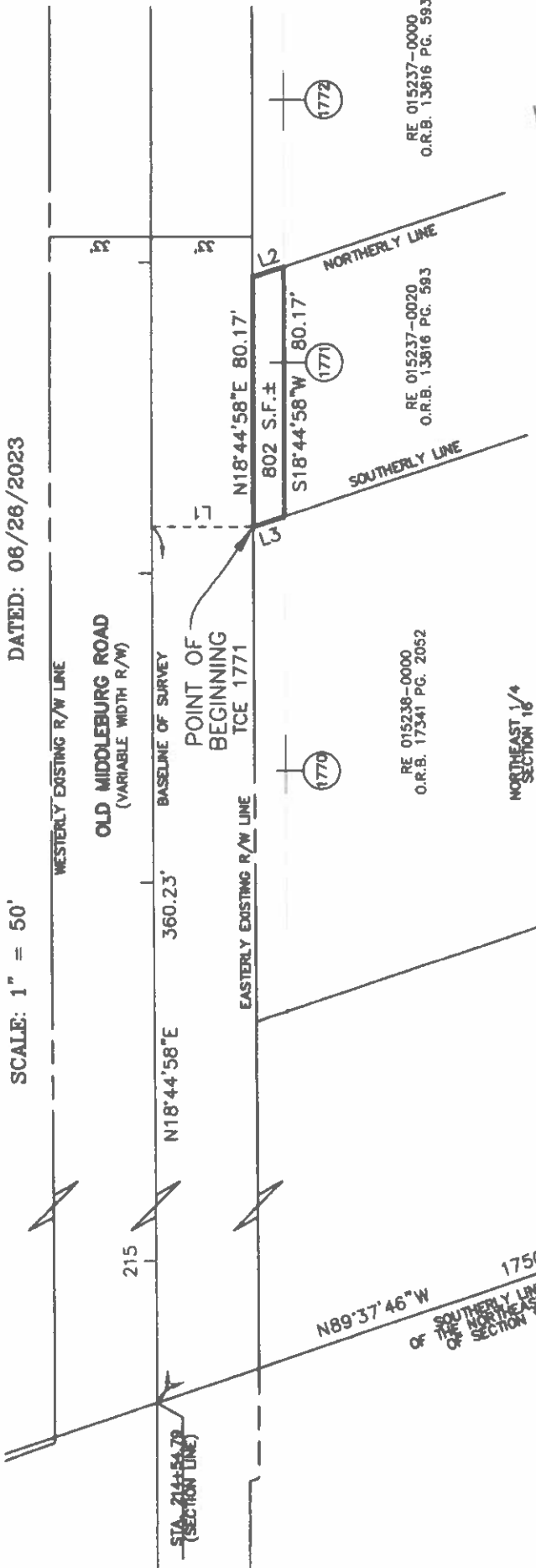
FROM SAID POINT OF BEGINNING, THENCE NORTH 18°44'58" EAST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 80.17 FEET TO IT'S INTERSECTION WITH THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 13816, PAGE 593; THENCE SOUTH 89°37'06" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.54 FEET; THENCE SOUTH 18°44'58" WEST, A DISTANCE OF 80.17 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 13816, PAGE 593; THENCE NORTH 89°37'22" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 802 SQUARE FEET, MORE OR LESS.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13816, PAGE 593 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



SCALE: 1" = 50' DATED: 06/26/2023

LINE #	DISTANCE	BEARING
L1	33.00'	S71°15'02"E
L2	10.54'	S89°37'06"E
L3	10.54'	N89°37'22"W



LEGEND:
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 P.I. = POINT OF INTERSECTION
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION
 TCE = TEMPORARY CONSTRUCTION EASEMENT

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE FORECAST AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 84-17 (850-059) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Pfeiffer
 DANNY S. PFEIFFER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6902
 DATE 6-25-23

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

GENERAL NOTES:
 1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 8256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

JUNE 26, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015237-0000

TEMPORARY CONSTRUCTION EASEMENT 1772

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13816, PAGE 593, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°37'46" WEST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 16, A DISTANCE OF 1750.42 FEET TO THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247); THENCE NORTH 18°44'58" EAST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 440.39 FEET; THENCE SOUTH 71°15'02" EAST, A DISTANCE OF 33.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD, AND TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 18°44'58" EAST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 160.09 FEET TO IT'S INTERSECTION WITH THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 13816, PAGE 593; THENCE SOUTH 89°37'32" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.54 FEET; THENCE SOUTH 18°44'58" WEST, A DISTANCE OF 160.09 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 13816, PAGE 593; THENCE NORTH 89°37'06" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,601 SQUARE FEET, OR 0.04 ACRES, MORE OR LESS.

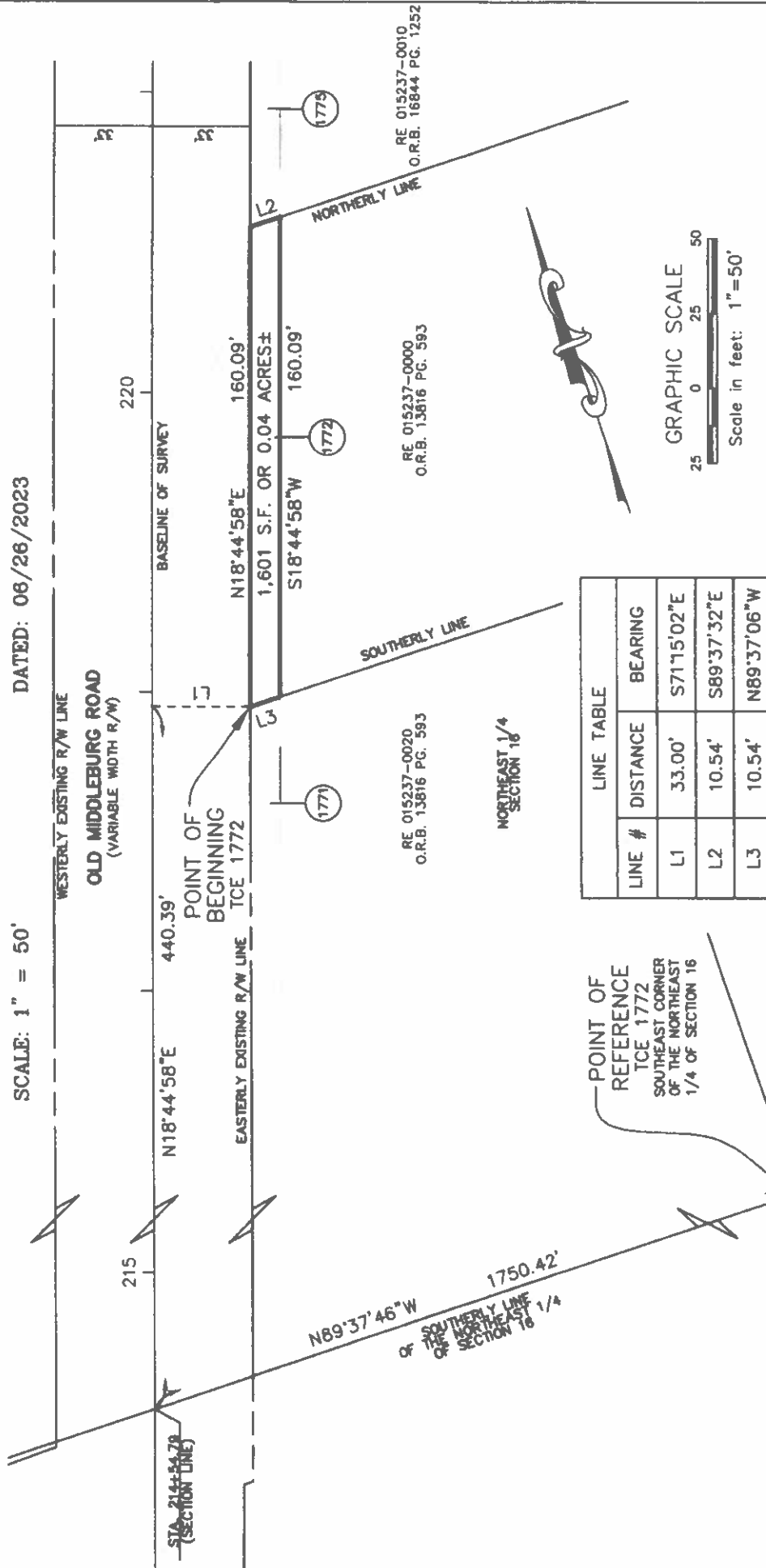
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8758

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13616, PAGE 593, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 50'

DATED: 06/26/2023



LINE TABLE	
LINE #	BEARING
L1	S71°15'02"E
L2	S89°37'32"E
L3	N89°37'06"W

LEGEND:
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 P.I. = POINT OF INTERSECTION
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION
 TCE = TEMPORARY CONSTRUCTION EASEMENT

POINT OF REFERENCE
 TCE 1772
 SOUTHEAST CORNER
 OF THE NORTHEAST
 1/4 OF SECTION 16

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA SET FORTH BY CHAPTER 46, PART 17 (050-202) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 9902
 DATE 6-30-23

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND UNLESS THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

GENERAL NOTES:
 1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 8256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

DRAWN BY: SC

SHEET 1 OF 2 SHEETS

JUNE 26, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015237-0010

TEMPORARY CONSTRUCTION EASEMENT 1775

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16844, PAGE 1252 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°37'46" WEST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 16, A DISTANCE OF 1750.42 FEET TO THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247); THENCE NORTH 18°44'58" EAST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 600.48 FEET; THENCE SOUTH 71°15'02" EAST, A DISTANCE OF 33.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD, AND TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 18°44'58" EAST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 336.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2831.79 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°13'06", AN ARC LENGTH OF 159.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°21'31" EAST, 159.04 FEET TO THE MOST NORTHERLY CORNER OF SAID OFFICIAL RECORDS BOOK 16844, PAGE 1252; THENCE SOUTH 00°14'52" WEST, ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 16844, PAGE 1252, A DISTANCE OF 27.34 FEET TO A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2821.79 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°42'09", AN ARC LENGTH OF 133.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°06'03" WEST, 133.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 18°44'58" WEST, A DISTANCE OF 333.59 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 16844, PAGE 1252; THENCE NORTH 89°37'32" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,814 SQUARE FEET, OR 0.11 ACRES, MORE OR LESS.

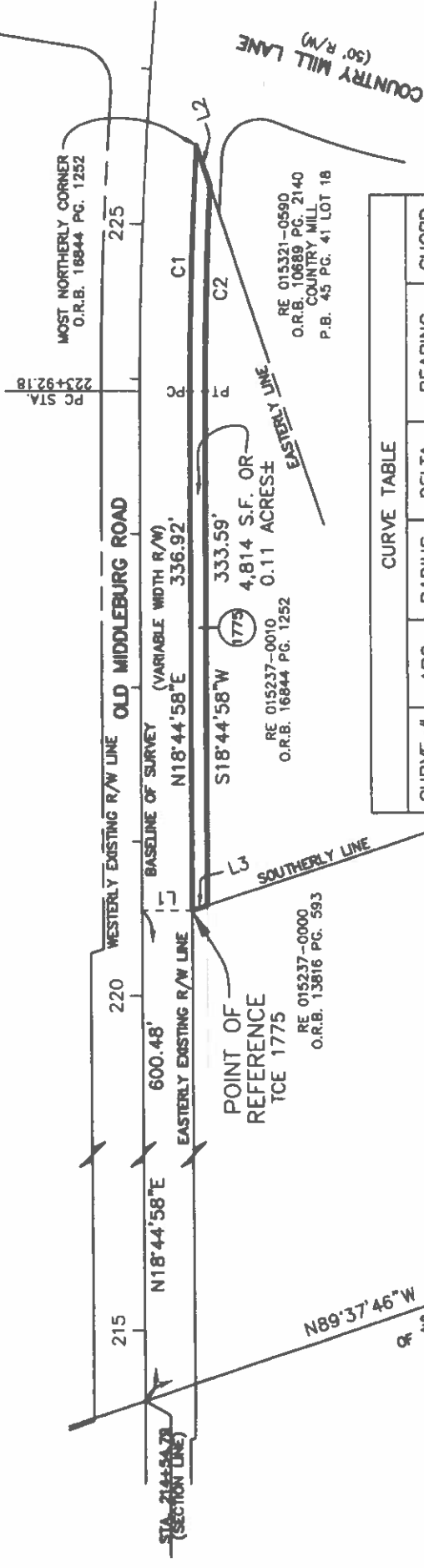
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16844, PAGE 1252 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 100'

DATED: 06/26/2023



CURVE #	ARC	RADIUS	DELTA	BEARING	CHORD
C1	159.06'	2831.79'	3°13'06"	N20°21'31"E	159.04'
C2	133.09'	2821.79'	2°42'09"	S20°06'03"W	133.08'

LINE #	DISTANCE	BEARING
L1	33.00'	S71°15'02"E
L2	27.34'	S0°14'52"W
L3	10.54'	N89°37'32"W

LEGEND:
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 A = CENTRAL ANGLE
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION



- GENERAL NOTES:
1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY: CHARTER NO. 53-72 (050-052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6802
 DATE 06/30/23

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAWN BY: SCC

SHEET 1 OF 2 SHEETS

JULY 10, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015322-0020

TEMPORARY CONSTRUCTION EASEMENT 1781

A PORTION OF LOT 4, HIGH POINTE ESTATES, SECTION 16, AS RECORDED IN PLAT BOOK 53, PAGES 4, 4A AND 4B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18418, PAGE 2040 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°37'46" WEST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 16, A DISTANCE OF 1750.42 FEET TO THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247); THENCE NORTH 18°44'58" EAST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 937.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 2864.79 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 239.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°08'43" EAST, 239.51 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF COUNTRY MILL LANE (A 50 FOOT RIGHT OF WAY AS PER SAID PLAT OF HIGH POINTE ESTATES); THENCE NORTH 62°26'16" WEST, ALONG SAID CENTERLINE OF COUNTRY MILL LANE, A DISTANCE OF 111.78 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 65.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°08'03" WEST, 64.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 80°10'11" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 41.73 FEET; THENCE NORTH 00°28'13" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 4, HIGH POINTE ESTATES, A DISTANCE OF 25.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, HIGH POINTE ESTATES, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTRY MILL LANE AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE SOUTH 80°10'11" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 10.17 FEET; THENCE NORTH 09°49'49" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 80°10'11" EAST, A DISTANCE OF 11.99 FEET TO A POINT IN SAID EASTERLY LINE OF LOT 4, HIGH POINTE ESTATES; THENCE SOUTH 00°28'13" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 10.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 111 SQUARE FEET, MORE OR LESS.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF LOT 4, HIGH POINTE ESTATES, SECTION 16, AS RECORDED IN PLAT BOOK 53, PAGES 4, 4A AND 4B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18418, PAGE 2040 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

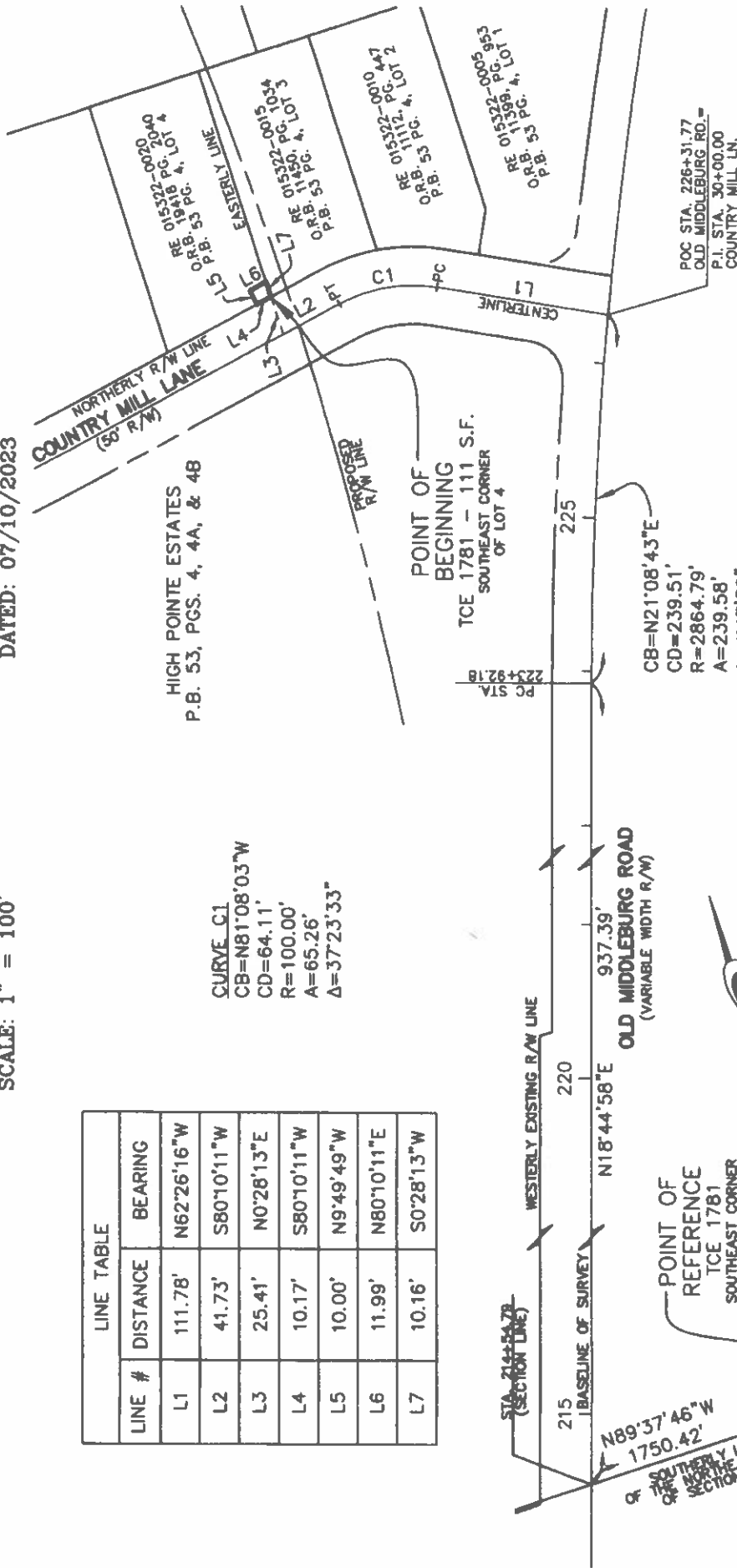
SCALE: 1" = 100'

DATED: 07/10/2023

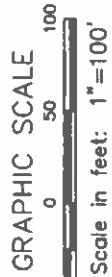
LINE TABLE	
LINE #	BEARING
L1	N62°26'16"W
L2	S80°10'11"W
L3	N0°28'13"E
L4	S80°10'11"W
L5	N9°49'49"W
L6	N80°10'11"E
L7	S0°28'13"W

CURVE C1
 CB=N81°08'03"W
 CD=64.11'
 R=100.00'
 A=65.26'
 Δ=37°23'33"

HIGH POINTE ESTATES
 P.B. 53, PGS. 4, 4A, & 4B



- LEGEND:
- CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - Δ = CENTRAL ANGLE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
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 - PT = POINT OF TANGENCY
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - STA. = STATION



- GENERAL NOTES:
- THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 - BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
 - REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.
 - SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

CERTIFICATION: THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA SET FORTH BY CHAPTER 46, §1-17 (46D-652) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

[Signature]
 DANNY S. WHIELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6902

DATE: 7-10-23

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

DRAWN BY: SOC

SHEET 1 OF 2 SHEETS

JUNE 28, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015223-0010

TEMPORARY CONSTRUCTION EASEMENT 1787

A PORTION OF TRACTS 3, AND 4, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9340, PAGE 2143, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT INTERSECTION OF THE NORTH LINE OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID NORTH LINE ALSO BEING THE BASELINE OF SURVEY OF STATE ROAD NUMBER 134, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247, HAVING A VARIABLE WIDTH RIGHT OF WAY), WITH THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD (AS PER SAID CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY, HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, THE FOLLOWING 5 COURSES: COURSE 1) SOUTH 43°18'09" WEST, 394.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 818.51 FEET; COURSE 2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'32", AN ARC LENGTH OF 90.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°08'23" WEST, 90.32 FEET TO A POINT OF TANGENCY; COURSE 3) SOUTH 36°58'37" WEST, 496.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1909.86 FEET; COURSE 4) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°40'32", AN ARC LENGTH OF 322.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°07'35" WEST, 322.13 FEET TO A POINT OF TANGENCY; COURSE 5) THENCE SOUTH 27°17'19" WEST, 43.86 FEET; THENCE SOUTH 62°42'41" EAST, A DISTANCE OF 30.00 FEET TO A POINT IN THE EASTERLY EXISTING RIGHT OF WAY LINE LINE OF OLD MIDDLEBURG ROAD, AND THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 9340, PAGE 2143, AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE SOUTH 62°57'20" EAST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 9340, PAGE 2143, A DISTANCE OF 5.00 FEET; THENCE SOUTH 27°17'19" WEST, A DISTANCE OF 85.00 FEET TO THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 9340, PAGE 2143; THENCE NORTH 62°57'20" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 5.00 FEET TO A POINT IN SAID EASTERLY EXISTING RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD; THENCE NORTH 27°17'19" EAST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 425 SQUARE FEET, MORE OR LESS.

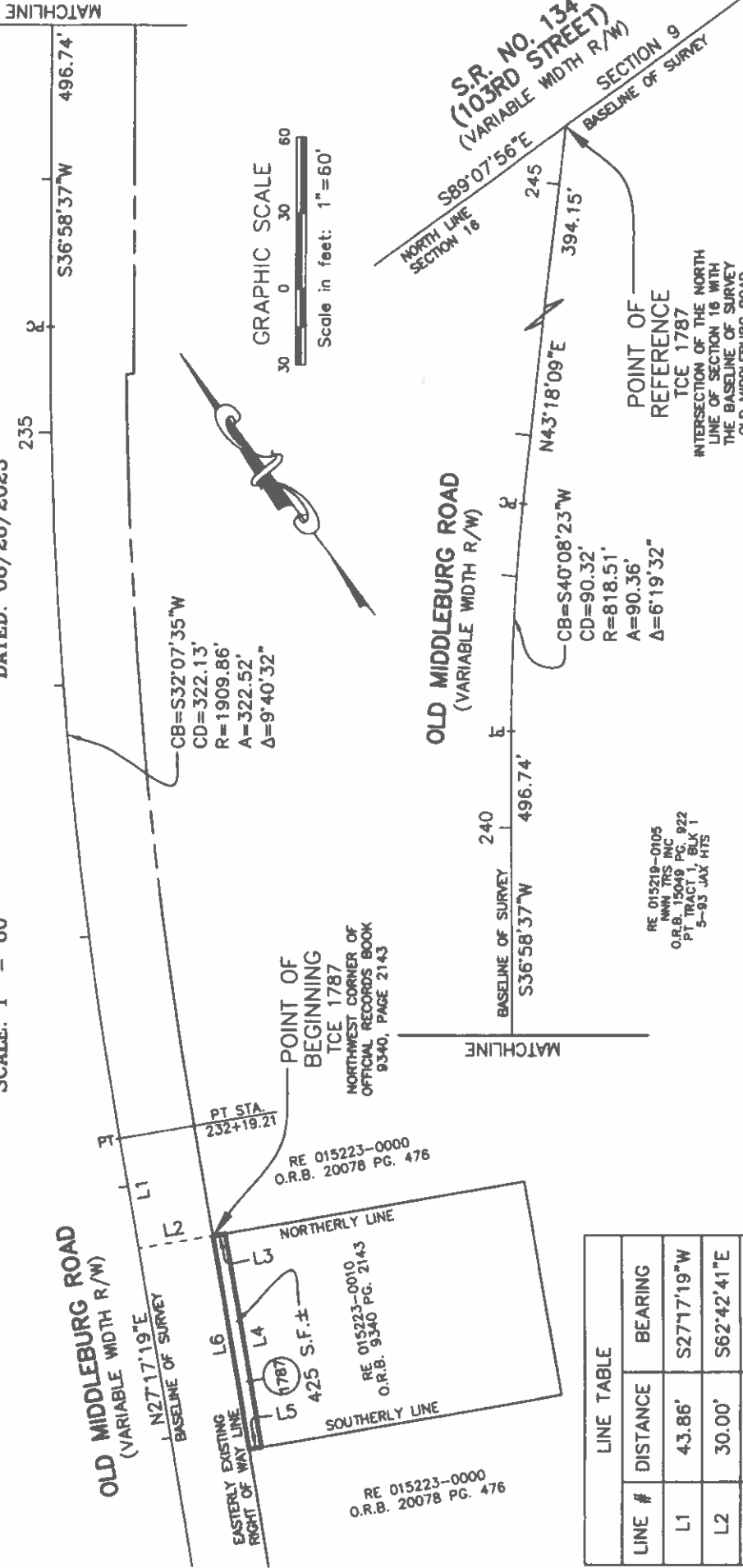
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACTS 3 AND 4, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9340, PAGE 2143 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 60'

DATED: 06/28/2023



LINE #	DISTANCE	BEARING
L1	43.86'	S27°17'19"W
L2	30.00'	S62°42'41"E
L3	5.00'	S62°57'20"E
L4	85.00'	S27°17'19"W
L5	5.00'	N62°57'20"W
L6	85.00'	N27°17'19"E

GENERAL NOTES:
 1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

LEGEND:
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 A = CENTRAL ANGLE
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-6756

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBILITY AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 45-17 (050-022) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler 6-30-23
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 9402

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

JUNE 26, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015225-0020

TEMPORARY CONSTRUCTION EASEMENT 1788

A PORTION OF TRACT 4, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6836, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT INTERSECTION OF THE NORTH LINE OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID NORTH LINE ALSO BEING THE BASELINE OF SURVEY OF STATE ROAD NUMBER 134, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247, HAVING A VARIABLE WIDTH RIGHT OF WAY), WITH THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD (AS PER SAID CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY, HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, THE FOLLOWING 4 COURSES: COURSE 1) SOUTH 43°18'09" WEST, 394.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 818.51 FEET; COURSE 2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'32", AN ARC LENGTH OF 90.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°08'23" WEST, 90.32 FEET TO A POINT OF TANGENCY; COURSE 3) SOUTH 36°58'37" WEST, 496.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1909.86 FEET; COURSE 4) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°50'15", AN ARC LENGTH OF 161.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°32'43" WEST, 161.21 FEET; THENCE NORTH 57°52'25" WEST, A DISTANCE OF 33.00 FEET TO A POINT IN THE WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD, AND THE NORTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 6836, PAGE 1, AND THE POINT OF BEGINNING; SAID POINT LYING IN A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1942.86 FEET;

FROM SAID POINT OF BEGINNING, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°44'05", AN ARC LENGTH OF 126.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°15'33" WEST, 126.62 FEET; THENCE NORTH 88°30'00" WEST, A DISTANCE OF 27.99 FEET; THENCE NORTH 28°31'35" EAST, A DISTANCE OF 34.57 FEET; THENCE SOUTH 60°58'13" EAST, A DISTANCE OF 20.00 FEET TO A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1947.86 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'55", AN ARC LENGTH OF 105.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°34'44" EAST, 105.33 FEET TO A POINT IN THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 6836, PAGE 1; THENCE SOUTH 57°10'21" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,227 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

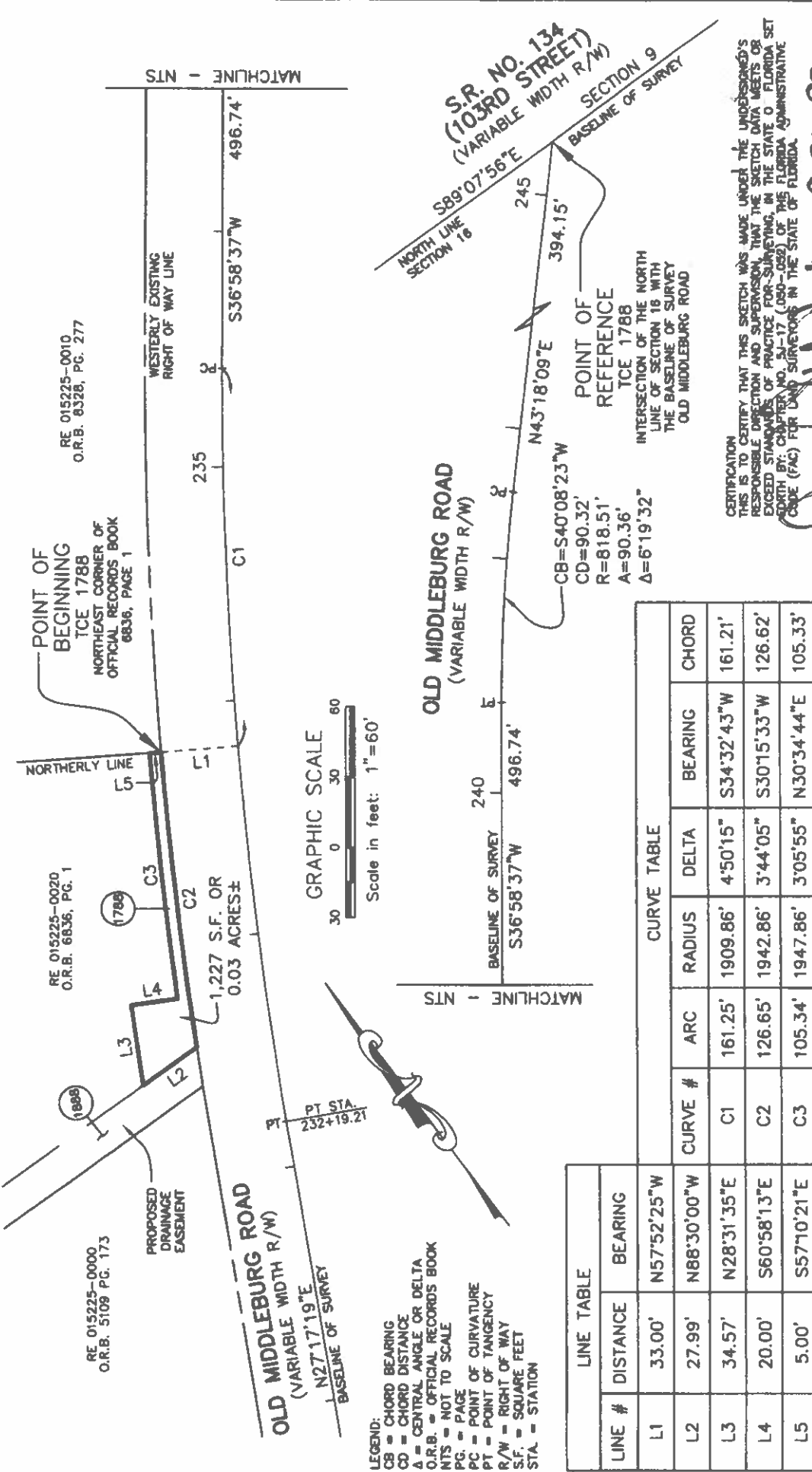
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 4, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 83, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6836, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 60'

DATED: 06/26/2023



GENERAL NOTES:
1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 27°17'19" EAST.
3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.
4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

CERTIFICATION
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 51-17 (050-052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 6902

DATE: 6-30-23

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND IMPRINT THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

December 22, 2022
Old Middleburg Road
R.E. No: 015225-0020

Work Order No. 21-20900
File No. 127H-40.00 (1888)

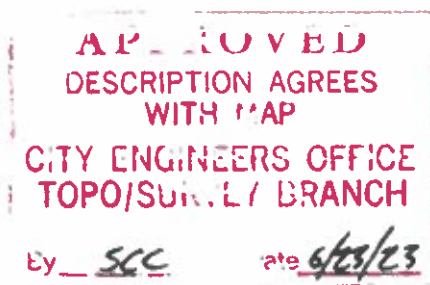
**Parcel 1888
(Drainage Easement)**

A Portion Of Tract 4, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Lying In Section 16, Township 3 South, Range 25 East, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 6836, Page 1, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At Intersection Of The North Line Of Said Section 16, Township 3 South, Range 25 East, Said North Line Also Being The Baseline Of Survey Of State Road Number 134, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247, Having A Variable Width Right Of Way), With The Baseline Of Survey Of Old Middleburg Road (As Per Said City Of Jacksonville Right Of Way Control Survey, Having A Variable Width Right Of Way); Thence Along Said Baseline Of Survey Of Old Middleburg Road, The Following 4 Courses: Course 1) Thence South 43°18'09" West, 394.15 Feet To A Point Of Curvature Of A Curve Concave Southeasterly, Having A Radius Of 818.51 Feet; Course 2) Thence Along The Arc Of Said Curve, Through A Central Angle Of 06°19'32", An Arc Length Of 90.36 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 40°08'23" West, 90.32 Feet To A Point Of Tangency; Course 3) Thence South 36°58'37" West, 496.74 Feet To A Point Of Curvature Of A Curve Concave Southeasterly, Having A Radius Of 1909.86 Feet; Course 4) Thence Along The Arc Of Said Curve, Through A Central Angle Of 08°34'30", An Arc Length Of 285.83 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 32°40'36" West, 285.56 Feet To The Easterly Extension Of The Southerly Line Of Those Lands Described And Recorded In Official Records Book 6836, Page 1, Of The Current Public Records Of Said County; Thence North 88°30'00" West, Along Said Easterly Extension, A Distance Of 36.92 Feet To The Westerly Existing Right Of Way Line Of Said Old Middleburg Road, Also Being The Southeasterly Corner Of Said Official Records Book 6836, Page 1, And To The Point Of Beginning.

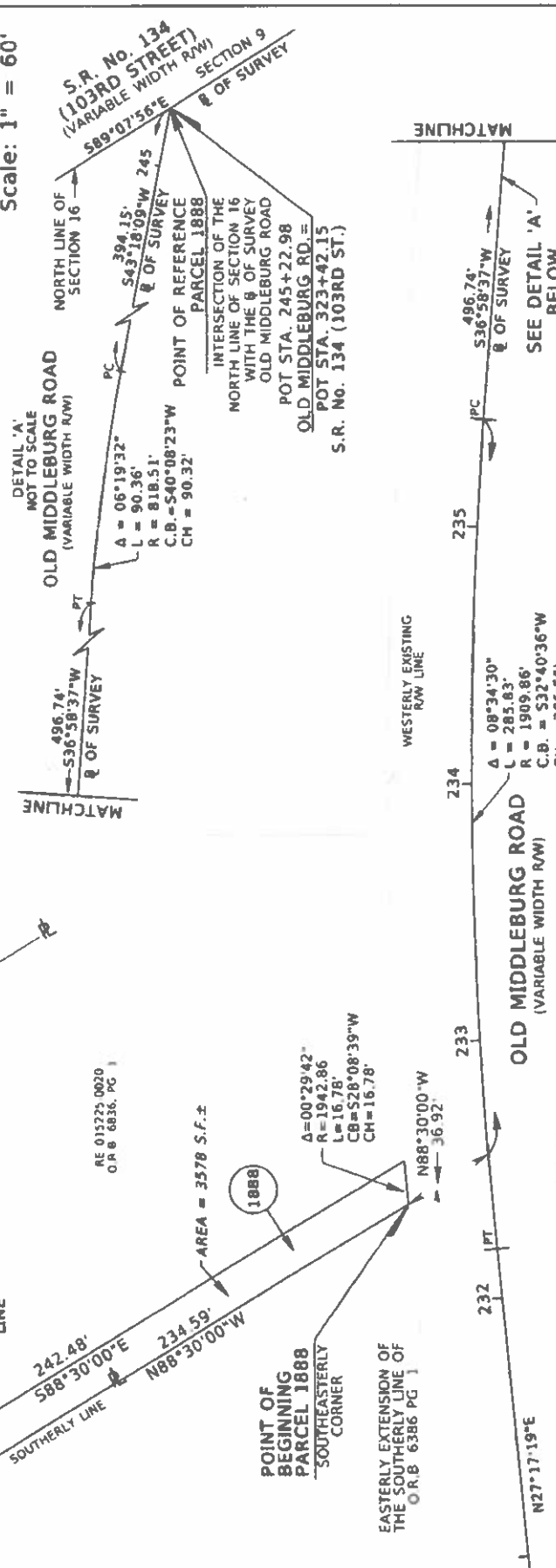
From Said Point Of Beginning, Thence Continue North 88°30'00" West, Along Said Southerly Line Of Those Lands Described And Recorded In Official Records Book 6836, Page 1, A Distance Of 234.59 Feet To The Westerly Line Of Said Official Records Book 6836, Page 1; Thence North 00°06'43" East, Along Said Westerly Line, A Distance Of 15.00 Feet; Thence South 88°30'00" East, A Distance Of 242.48 Feet To Said Westerly Existing Right Of Way Line Of Said Old Middleburg Road, And A Curve Concave Southeasterly, Having A Radius Of 1942.86 Feet; Thence Southwesterly, Along Said Westerly Existing Right Of Way Line, And Along The Arc Of Said Curve, Through A Central Angle Of 00°29'42", An Arc Length Of 16.78 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 28°08'39" West, 16.78 Feet To The Point Of Beginning.

Containing 3578 Square Feet, More Or Less.



SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 4, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6836, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



LEGEND:

φ	BASELINE
Δ	CENTRAL ANGLE
∠B	CHORD BEARING
∠H	CHORD DISTANCE
L	ARC LENGTH
O.A.B	OFFICIAL RECORDS BOOK
P.B	PLAT BOOK
PC	POINT OF CURVATURE
PG./PGS.	PAGE/PAGES
P	PROPERTY LINE
PT	POINT OF TANGENCY
R	RADIUS
RE	REAL ESTATE
R/W	RIGHT OF WAY
S.F	SQUARE FEET
S.R	STATE ROAD
STA	STATION
±	MORE OR LESS

GENERAL NOTES
 1) THIS IS NOT A SURVEY
 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 36°58'37" EAST
 3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO 6256 247

DATE: DECEMBER 22, 2022
 SCALE: 1" = 60'

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON DECEMBER 22, 2022.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Scott A. Graham
 Digital Signature
 2022 12 22 14:55:58
 -161011
 SCOTT A. GRAHAM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA No. LS 5546

JUNE 29, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015221-0100

TEMPORARY CONSTRUCTION EASEMENT 1789

A PORTION OF TRACTS 3, AND 4, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19984, PAGE 1341, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT INTERSECTION OF THE NORTH LINE OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID NORTH LINE ALSO BEING THE BASELINE OF SURVEY OF STATE ROAD NUMBER 134, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247, HAVING A VARIABLE WIDTH RIGHT OF WAY), WITH THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD (AS PER SAID CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY, HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, THE FOLLOWING 4 COURSES: COURSE 1) SOUTH 43°18'09" WEST, 394.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 818.51 FEET; COURSE 2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'32", AN ARC LENGTH OF 90.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°08'23" WEST, 90.32 FEET TO A POINT OF TANGENCY; COURSE 3) SOUTH 36°58'37" WEST, 496.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1909.86 FEET; COURSE 4) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°34'22", AN ARC LENGTH OF 19.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°40'40" WEST, 19.09 FEET; THENCE SOUTH 53°36'31" EAST, A DISTANCE OF 30.00 FEET TO A POINT IN THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD, AND THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 19984, PAGE 1341 AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE SOUTH 60°01'51" EAST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 19984, PAGE 1341, A DISTANCE OF 3.02 FEET; THENCE SOUTH 57°48'21" WEST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.01 FEET TO A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1871.86 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°25'46", AN ARC DISTANCE OF 210.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°11'53" WEST, 209.94 FEET; THENCE SOUTH 82°00'12" WEST, A DISTANCE OF 10.14 FEET TO A POINT IN SAID EASTERLY EXISTING RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD, SAID POINT LYING IN A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1879.86 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'53", AN ARC DISTANCE OF 216.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°05'32" EAST, 216.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,706 SQUARE FEET, OR 0.04 ACRES, MORE OR LESS.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACTS 3 AND 4, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19984, PAGE 1341, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 60'

DATED: 06/29/2023

OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)

N27°17'19"E
BASELINE OF SURVEY

EASTERLY EXISTING
RIGHT OF WAY LINE

GRAPHIC SCALE



1,706 S.F. OR
0.04 ACRES±

POINT OF
BEGINNING
TCE 1789
NORTHWEST CORNER OF
OFFICIAL RECORDS BOOK
19984, PAGE 1341

RE 015221-0100
O.R.B. 19984 PG.1341

RE 015223-0000
O.R.B. 20078 PG. 476

PT STA
232+19.21

235
C1
L1
L2
L3

S36°58'37"W
496.74'

MATCHLINE - NTS

RE 015222-0000
O.R.B. 13972 PG. 2269

MATCHLINE - NTS

OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)

BASELINE OF SURVEY
S36°58'37"W
240
496.74'

N43°18'09"E
394.15'

POINT OF
REFERENCE
TCE 1789

INTERSECTION OF THE NORTH
LINE OF SECTION 16 WITH
THE BASELINE OF SURVEY
OLD MIDDLEBURG ROAD

S.R. NO. 134
(103RD STREET)
(VARIABLE WIDTH R/W)

SECTION 9
BASELINE OF SURVEY

NORTH LINE
SECTION 16
S88°07'56"E
245

- LEGEND:
- CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - Δ = CENTRAL ANGLE OR DELTA
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - NTS = NOT TO SCALE
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - STA. = STATION
 - TCE = TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE		CURVE TABLE				
LINE #	DISTANCE	BEARING	RADIUS	Δ	BEARING	CHORD
L1	30.00'	S53°36'31"E	1909.86'	0°34'22"	S36°40'40"W	19.09'
L2	3.02'	S60°01'51"E	1871.86'	6°25'46"	S33°11'53"W	209.94'
L3	5.01'	S57°48'21"E	1879.86'	6°35'53"	N33°05'32"E	216.36'
L4	10.14'	S82°00'12"W				

CERTIFICATION
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 51-12, (650-052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC), BY LAND SURVEYORS IN THE STATE OF FLORIDA.

DATE
6-30-23

DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 6802

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

- GENERAL NOTES:
1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 27°17'19" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

DRAWN BY: SCC

G:\ENTCAD\PROJECTS\Y1\Som\QMR Phase 1 TCEs

SHEET 1 OF 2 SHEETS

December 22, 2022
Old Middleburg Road
R.E. No: 015221-0100
Revised April 18, 2023

Work Order No. 21-20900
File No. 127H-40.00 (1889)

**Parcel 1889
(Drainage Easement)**

A Portion Of Tracts 3, and 4, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Lying In Section 16, Township 3 South, Range 25 East, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 19984, Page 1341, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At Intersection Of The North Line Of Said Section 16, Township 3 South, Range 25 East, Said North Line Also Being The Baseline Of Survey Of State Road Number 134, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247, Having A Variable Width Right Of Way), With The Baseline Of Survey Of Old Middleburg Road (As Per Said City Of Jacksonville Right Of Way Control Survey, Having A Variable Width Right Of Way); Thence Along Said Baseline Of Survey Of Old Middleburg Road. The Following 4 Courses: Course 1) South 43°18'09" West, 394.15 Feet To A Point Of Curvature Of A Curve Concave Southeasterly, Having A Radius Of 818.51 Feet; Course 2) Along The Arc Of Said Curve, Through A Central Angle Of 06°19'32", An Arc Length Of 90.36 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 40°08'23" West, 90.32 Feet To A Point Of Tangency; Course 3) South 36°58'37" West, 496.74 Feet To A Point Of Curvature Of A Curve Concave Southeasterly, Having A Radius Of 1909.86 Feet; Course 4) Along The Arc Of Said Curve, Through A Central Angle Of 08°25'40", An Arc Length Of 280.92 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 32°45'01" West, 288.67 Feet To The Westerly Extension Of The Southerly Line Of Those Lands Described And Recorded In Official Records Book 19984, Page 1341, Of The Current Public Records Of Said County; Thence North 82°00'12" East, Along Said Westerly Extension, A Distance Of 37.50 Feet To The Easterly Existing Right Of Way Line Of Said Old Middleburg Road, Also Being The Southwesterly Corner Of Said Official Records Book 19984, Page 1341, And A Point Of A Curve Concave Southeasterly, Having A Radius Of 1879.86 Feet, And To The **Point Of Beginning**.

From Said **Point Of Beginning**, Thence Continue Along Said Easterly Existing Right Of Way Line Of Said Old Middleburg Road, And Along The Arc Of Said Curve, Through A Central Angle Of 00°34'35", An Arc Length Of 18.91 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 29°30'18" East, 18.91 Feet; Thence North 82°00'12" East, A Distance Of 63.49, Thence South 07°59'48" East, A Distance Of 15.00 Feet To Said Southerly Line Of Said Official Records Book 19984, Page 1341; Thence South 82°00'12" West, Along Said Southerly Line, A Distance Of 75.00 Feet To The **Point Of Beginning**.

Containing 1039 Square Feet, More Or Less.

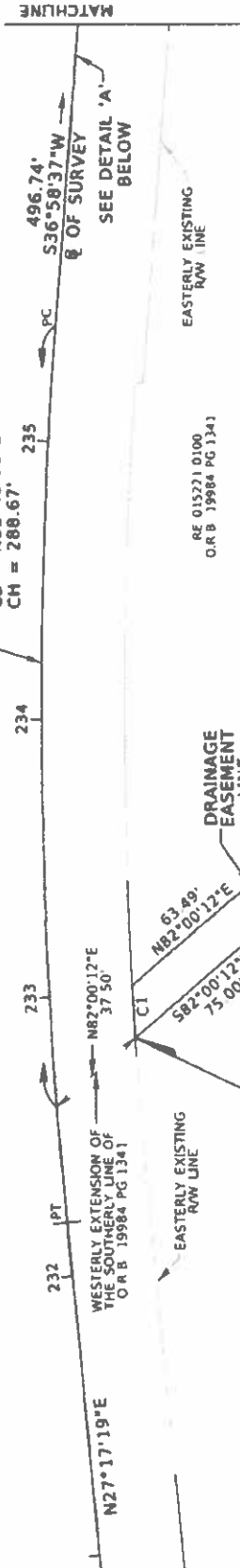
APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 6/23/23

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACTS 3, AND 4, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUNAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19984 PAGE 1341, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)



POINT OF BEGINNING
PARCEL 1889
SOUTHWESTERLY CORNER

AREA =
1039 S.F. ±

DETAIL 'A'
NOT TO SCALE

OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)

Δ = 06°19'32"
L = 90.36'
R = 818.51'
CB = 540°08'23"W
CH = 90.32'

S.R. No. 134
(103RD STREET)
(VARIABLE WIDTH R/W)

SECTION 16

SECTION 9

POINT OF REFERENCE
PARCEL 1889

INTERSECTION OF THE
NORTH LINE OF SECTION 16
WITH THE R/W OF SURVEY
OLD MIDDLEBURG ROAD

POT STA. 245+22.98
POT STA. 323+42.15
S.R. No. 134 (103RD ST.)

- LEGEND**
- ℄ BASELINE
 - Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L ARC LENGTH
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PC POINT OF CURVATURE
 - PG/PGS PAGE/PAGES
 - ℄ PT
 - R RADIUS
 - RE REAL ESTATE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - S.R. STATE ROAD
 - STA STATION
 - ± MORE OR LESS

CURVE DATA				
CURVE	Δ	RADIUS	CHORD BEARING	CHORD LENGTH
C1	00°34'35"	1879.86'	N29°30'18"E	18.91'
				18.91

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON APRIL 18, 2023.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ETM
Surveying & Mapping, Inc.
VISION • INTEGRITY • EXCELLENCE

14775 Old St. Augustine Road, Jacksonville, FL 32256
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No. LB 3824

GENERAL NOTES

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 36°58'37" EAST.
- REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.

REVISED-APRIL 18, 2023

SCALE: 1"=60'

DATE: DECEMBER 22, 2022

SCOTT A. GRAHAM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 5546

JUNE 29, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015221-0000

TEMPORARY CONSTRUCTION EASEMENT 1791

A PORTION OF TRACT 3, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13972, PAGE 2269, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT INTERSECTION OF THE NORTH LINE OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID NORTH LINE ALSO BEING THE BASELINE OF SURVEY OF STATE ROAD NUMBER 134, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247, HAVING A VARIABLE WIDTH RIGHT OF WAY), WITH THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD (AS PER SAID CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY, HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, THE FOLLOWING 3 COURSES: COURSE 1) SOUTH 43°18'09" WEST, 394.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 818.51 FEET; COURSE 2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'32", AN ARC LENGTH OF 90.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°08'23" WEST, 90.32 FEET TO A POINT OF TANGENCY; COURSE 3) SOUTH 36°58'37" WEST, 178.22 FEET; THENCE SOUTH 53°01'23" EAST, A DISTANCE OF 33.00 FEET TO A POINT IN THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD, AND THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 13972, PAGE 2269 AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE SOUTH 00°21'48" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 13972, PAGE 2269, A DISTANCE OF 8.38 FEET; THENCE SOUTH 36°58'37" WEST, A DISTANCE OF 311.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1871.86 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°33'44", AN ARC DISTANCE OF 18.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°41'18" WEST, 18.00 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 13972, PAGE 2269; THENCE NORTH 57°48'21" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 5.01 FEET TO A POINT IN SAID EASTERLY EXISTING RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD, SAID POINT LYING IN A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1876.86 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°30'44", AN ARC DISTANCE OF 18.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°40'58" EAST, 18.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°58'37" EAST, CONTINUING ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 318.53 FEET TO THE POINT OF BEGINNING.

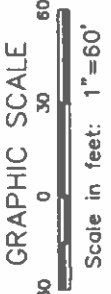
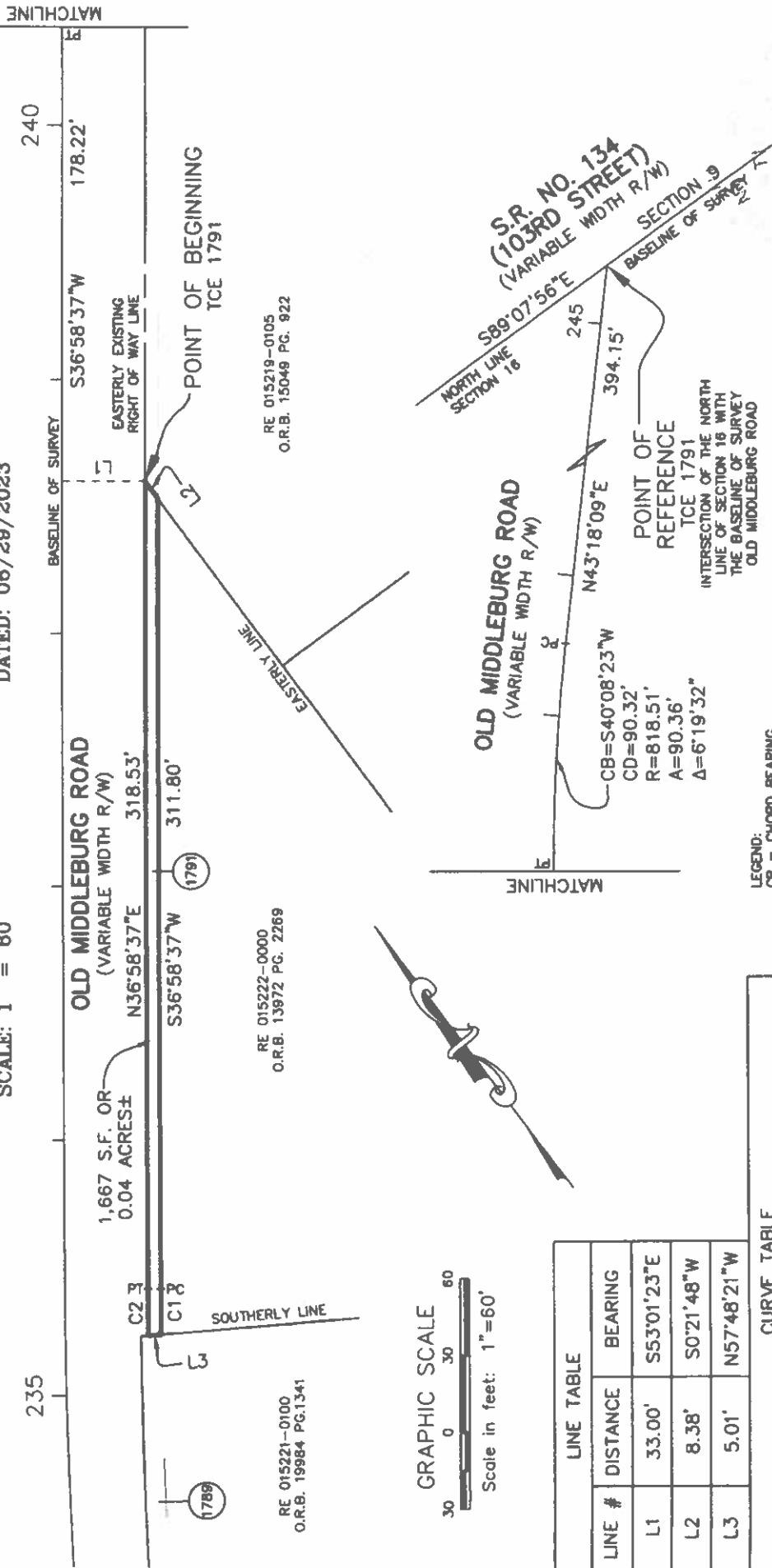
CONTAINING 1,667 SQUARE FEET, OR 0.04 ACRES, MORE OR LESS.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 3, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13972, PAGE 2269, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 60' DATED: 06/29/2023



LINE #	DISTANCE	BEARING
L1	33.00'	S53°01'23"E
L2	8.38'	S0°21'48"W
L3	5.01'	N57°48'21"W

CURVE #	ARC	RADIUS	DELTA	BEARING	CHORD
C1	18.00'	1871.86'	0°33'44"	S36°41'18"W	18.00'
C2	18.42'	1876.86'	0°33'44"	N36°40'58"E	18.42'

- GENERAL NOTES:
- THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 - BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 36°58'37" EAST.
 - REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 8256.247.
 - SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

- LEGEND:
- CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - Δ = CENTRAL ANGLE OR DELTA
 - O.R.B. = OFFICIAL RECORDS BOOK
 - NTS = NOT TO SCALE
 - PG. = PAGE
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - STA. = STATION

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UN ERSONED'S RESPONSIBLE PROFESSIONAL PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY: CHAPTER NO. 54-17 (050-053) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler 6-30-23
 DATE

DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6802

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

JUNE 30, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015219--0105

TEMPORARY CONSTRUCTION EASEMENT 1794

A PORTION OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15049, PAGE 922, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT INTERSECTION OF THE NORTH LINE OF SAID SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID NORTH LINE ALSO BEING THE BASELINE OF SURVEY OF STATE ROAD NUMBER 134, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247, HAVING A VARIABLE WIDTH RIGHT OF WAY), WITH THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD (AS PER SAID CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY, HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH 43°18'09" WEST, ALONG SAID BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, A DISTANCE OF 138.02 FEET; THENCE SOUTH 46°41'51" EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH 46°41'51" EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 43°18'09" WEST, A DISTANCE OF 38.10 FEET; THENCE SOUTH 46°41'51" EAST, A DISTANCE OF 22.61 FEET; THENCE SOUTH 42°54'29" WEST, A DISTANCE OF 57.26 FEET; THENCE NORTH 47°05'31" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 43°18'09" WEST, A DISTANCE OF 160.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 780.51 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°43'49", AN ARC DISTANCE OF 9.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°56'14" WEST, 9.95 FEET; THENCE SOUTH 39°15'45" EAST, A DISTANCE OF 19.66 FEET; THENCE SOUTH 02°48'18" WEST, A DISTANCE OF 38.99 FEET; THENCE NORTH 89°13'53" WEST, A DISTANCE OF 55.39 FEET TO A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 780.51 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°28'22", AN ARC DISTANCE OF 6.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°12'48" WEST, 6.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°58'37" WEST, A DISTANCE OF 184.95 FEET TO THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 15049, PAGE 922; THENCE NORTH 00°21'48" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 8.38 FEET TO SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD; THENCE NORTH 36°58'37" EAST, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 178.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 785.51 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 06°19'32", AN ARC DISTANCE OF 86.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°08'23" EAST, 86.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 43°18'09" EAST, CONTINUING ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 256.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,909 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

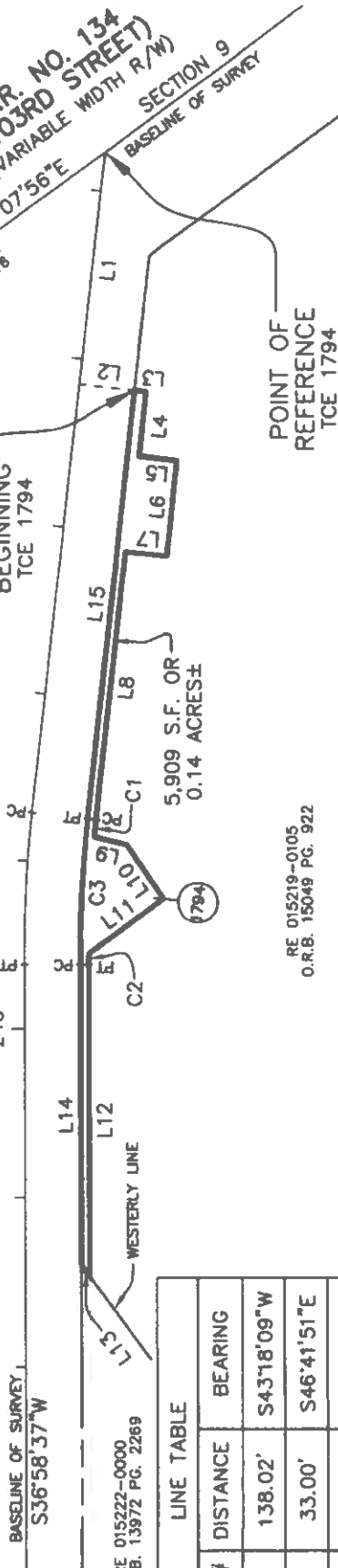
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15049, PAGE 922, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 100'

DATED: 06/30/2023

OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)



RE 015219-0105
O.R.B. 15049 PG. 922

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	138.02'	S43°18'09"W
L2	33.00'	S46°41'51"E
L3	7.00'	S46°41'51"E
L4	38.10'	S43°18'09"W
L5	22.61'	S46°41'51"E
L6	57.26'	S42°54'29"W
L7	25.00'	N47°05'31"W
L8	160.60'	S43°18'09"W
L9	19.66'	S39°15'45"E
L10	38.99'	S2°48'18"W
L11	55.39'	N89°13'53"W
L12	184.95'	S36°58'37"W
L13	8.38'	N0°21'48"E
L14	178.22'	N36°58'37"E
L15	256.13'	N43°18'09"E

CURVE TABLE					
CURVE #	ARC	RADIUS	Δ	BEARING	CHORD
C1	9.95'	780.51'	0°43'49"	S42°56'14"W	9.95'
C2	6.44'	780.51'	0°28'22"	S37°12'48"W	6.44'
C3	86.72'	785.51'	6°19'32"	N40°08'23"E	86.68'

LEGEND:
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 Δ = CENTRAL ANGLE OR DELTA
 O.R.B. = OFFICIAL RECORDS BOOK
 NTS = NOT TO SCALE
 PG. = PAGE
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION

GENERAL NOTES:
 1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 36°58'37" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 51-17 (050-052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Mueller
 DANNY S. MUELLER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6602

DATE: 6-30-23

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

JUNE 30, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015219-0050

TEMPORARY CONSTRUCTION EASEMENT 1795

A PORTION OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16773, PAGE 234, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT INTERSECTION OF THE NORTH LINE OF SAID SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID NORTH LINE ALSO BEING THE BASELINE OF SURVEY OF STATE ROAD NUMBER 134, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247, HAVING A VARIABLE WIDTH RIGHT OF WAY), WITH THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD (AS PER SAID CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY, HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH 43°18'09" WEST, ALONG SAID BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, A DISTANCE OF 118.24 FEET; THENCE NORTH 46°41'51" WEST, A DISTANCE OF 33.00 FEET ITS INTERSECTION OF THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD AND THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 134 AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE SOUTH 43°18'09" WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 104.95 FEET TO THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 16773, PAGE 234; THENCE NORTH 88°22'12" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.08 FEET; THENCE NORTH 43°18'09" EAST, A DISTANCE OF 104.58 FEET TO A POINT IN SAID SOUTHERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 89°07'56" EAST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 20.32 FEET TO THE POINT OF BEGINNING.

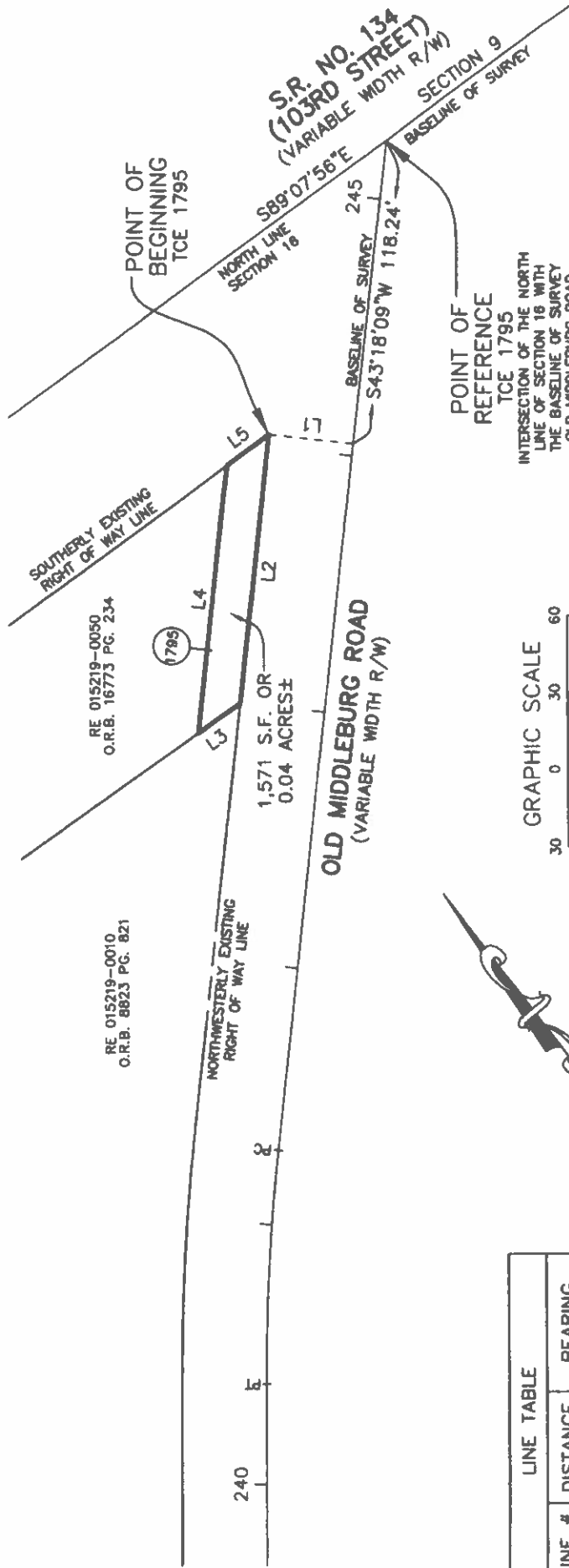
CONTAINING 1,571 SQUARE FEET, OR 0.04 ACRES, MORE OR LESS.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL. 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16773, PAGE 234, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 60' DATED: 06/30/2023



LINE #	DISTANCE	BEARING
L1	33.00'	N46°41'51"W
L2	104.95'	S43°18'09"W
L3	20.08'	N88°22'12"W
L4	104.58'	N43°18'09"E
L5	20.32'	S89°07'56"E



- LEGEND:
- O.R.B. = OFFICIAL RECORDS BOOK
 - P.G. = PAGE
 - P.C. = POINT OF CURVATURE
 - P.R.C. = POINT OF REVERSE CURVATURE
 - R/W = RIGHT OF WAY
 - P.T. = POINT OF TANGENCY
 - S.F. = SQUARE FEET
 - S.R. = STATE ROAD
 - STA. = STATION

GENERAL NOTES:
 1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS SOUTH 43°18'09" WEST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 8258.247
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.
 5. X:\EN\GAD\PROJECTS\71\Sam\04M\Phone 1.TCEa

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, SET FORTH BY: CHAPTER NO. 54-17, (050-052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler 6/30/23
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6902
 DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

December 22, 2022
Old Middleburg Road
R.E. No: 015290-0002

Work Order No. 21-20900
File No. 127H-40.00 (264)

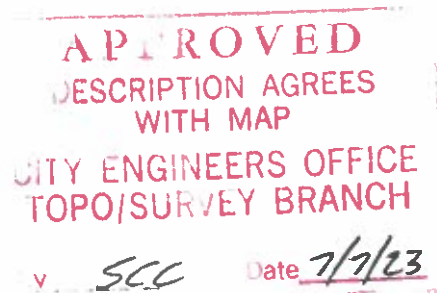
Parcel 264

A Portion Of Tracts 6, And 7, Block 4, Jacksonville Heights, Section 16, Township 3 South, Range 25 East, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 16715, Page 126, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At Northeast Corner Of The Southeast 1/4 Of Section 16, Township 3 South, Range 25 East, Duval County Florida; Thence North $89^{\circ}37'46''$ West, Along The North Line Of Said Southeast 1/4 Of Section 16, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247, Having A Variable Width Right Of Way); Thence South $18^{\circ}44'58''$ West, Along Said Baseline Of Survey, A Distance Of 71.00 Feet To The Easterly Extension Of The Northerly Line Of Those Lands Described And Recorded In Official Records Book 16715, Page 126, Of The Current Public Records Of Said County, Also Being The Southerly Existing Right Of Way Line Of Parman Road (As Per Said City Of Jacksonville Right Of Way Control Survey Project No. 6256.247, Having A 66 Foot Right Of Way); Thence South $88^{\circ}53'46''$ West, Along Said Easterly Extension, A Distance Of 31.90 Feet To The Westerly Existing Right Of Way Line Of Said Old Middleburg Road, Also Being The Northeast Corner Of Said Lands Described And Recorded In Official Records Book 16715, Page 126, And To The **Point Of Beginning**.

From Said **Point Of Beginning**, Thence South $18^{\circ}44'58''$ West, Along Said Westerly Existing Right Of Way Line Of Old Middleburg Road, A Distance Of 612.36 Feet; Thence Continue South $19^{\circ}12'39''$ West, Along Said Westerly Existing Right Of Way Line, A Distance Of 24.13 Feet To The Southerly Line Of Said Official Records Book 16715, Page 126; Thence North $89^{\circ}52'38''$ West, Along Said Southerly Line, A Distance Of 43.20 Feet; Thence North $19^{\circ}04'34''$ East, A Distance Of 510.02 Feet; Thence North $13^{\circ}21'56''$ East, A Distance Of 122.85 Feet To The Northerly Line Of Said Official Records Book 16715, Page 126, (Also Being The Southerly Existing Right Of Way Line Of Said Parman Road); Thence North $88^{\circ}53'46''$ East, Along Said Northerly Line, A Distance 52.90 Feet To The **Point Of Beginning**.

Containing 25777 Square Feet, (0.59 Acres) More Or Less.

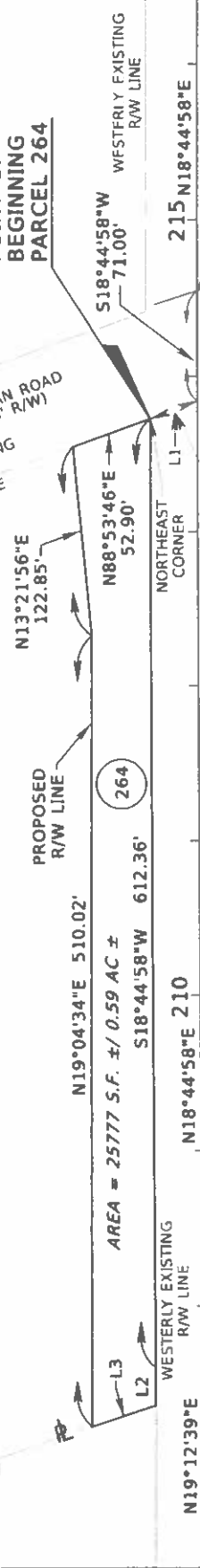


SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACTS 6, AND 7, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93; OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16715, PAGE 126, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



RE 015290-0002
O.R.B. 16715 PG. 126



AREA = 25777 S.F. ± / 0.59 AC ±
N19°12'39"E WESTERLY EXISTING R/W LINE
N18°44'58"E 210' OLD MIDDLEBURG ROAD (VARIABLE WIDTH R/W)
Q OF SURVEY
N18°44'58"E WESTERLY EXISTING R/W LINE
POT STA. 214+54.79 OLD MIDDLEBURG RD.

EASTERLY EXTENSION OF THE NORTHERLY LINE OF O.R.B. 16715 PG. 126

PI STA. 207+60.48
Δ=00°27'41"(LT)

- LEGEND:
- ⊞ BASFI/INF
 - Δ CENTRAL ANGLE
 - LT LEFT
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - PI POINT OF INTERSECTION
 - ⊞ PROPERTY LINE
 - POT POINT ON TANGENT
 - RE REAL ESTATE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - STA. STATION
 - ± MORE OR LESS

LINE	BEARING	DISTANCE
L1	S88°53'46"W	31.90'
L2	S19°12'39"W	24.13'
L3	N89°52'38"W	43.20'

- GENERAL NOTES:
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 18°44'58" EAST.
 - 3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6756.747

POINT OF REFERENCE
NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 16

N89°37'46"W
1750.42'
NORTHERLY LINE OF THE SOUTHEAST 1/4 OF SECTION 16

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON DECEMBER 22, 2022.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AND MAPPERS 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE



Scott A. Graham
Digital Signature
2022.12.22 15:14:00 - 05:00

SCOTT A. GRAHAM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 5546

SCALE: 1" = 100'

DATE: DECEMBER 22, 2022



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

JUNE 23, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015275-0120

TEMPORARY CONSTRUCTION EASEMENT 1764

A PORTION OF TRACTS 6, AND 7, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16715, PAGE 126, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA; THENCE NORTH 89°37'46" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 1750.42 FEET TO THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247, HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH 18°44'58" WEST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 71.00 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16715, PAGE 126, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALSO BEING THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF PARMAN ROAD (AS PER SAID CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247, HAVING A 66 FOOT RIGHT OF WAY); THENCE SOUTH 88°53'46" WEST, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 84.80 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE SOUTH 13°21'56" WEST, A DISTANCE OF 122.85 FEET; THENCE SOUTH 19°04'34" WEST, A DISTANCE OF 510.02 FEET TO THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 16715, PAGE 126; THENCE NORTH 89°52'38" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 15.86 FEET; THENCE NORTH 19°04'34" EAST, A DISTANCE OF 514.43 FEET; THENCE NORTH 13°21'56" EAST, A DISTANCE OF 118.23 FEET TO THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 16715, PAGE 126, (ALSO BEING THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF SAID PARMAN ROAD); THENCE NORTH 88°53'46" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE 15.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,491 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

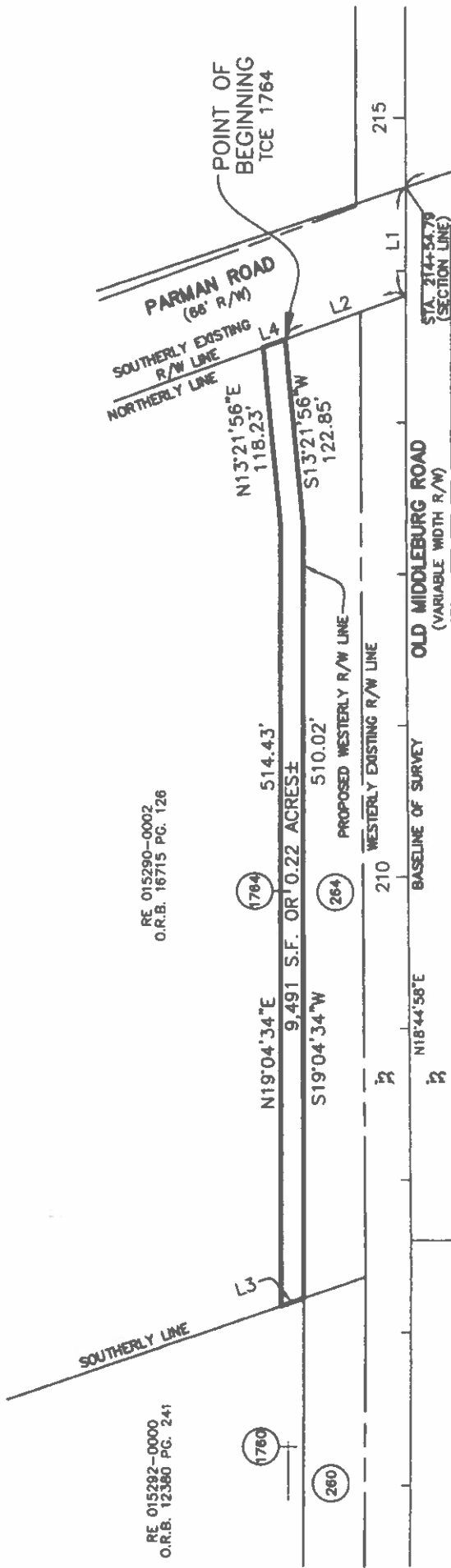
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL. 32202 (904)255-8758

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACTS 6, AND 7, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16715, PAGE 126, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 100'

DATED: 06/23/2023



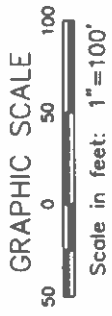
RE 015292-0000
O.R.B. 12360 PG. 241

RE 015290-0002
O.R.B. 16715 PG. 126

P STA. 207+60.48
L=00+27.41*(L1)

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	71.00'	S18°44'58"W
L2	84.80'	S88°53'46"W
L3	15.86'	N89°52'38"W
L4	15.49'	N88°53'46"E

- LEGEND:
- O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - P.I. = POINT OF INTERSECTION
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - STA. = STATION
 - TCE = TEMPORARY CONSTRUCTION EASEMENT



POINT OF REFERENCE
TCE 1764
NORTHEAST CORNER
OF THE SOUTHEAST
1/4 OF SECTION 16

N89°37'46"W
1750.42'

SOUTHERLY LINE
OF THE NORTHEAST
1/4 OF SECTION 16

CERTIFICATION
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBILITY, DIRECTION AND SUPERVISION THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 53-17 (080-082) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 6802

DATE: 06/23/23
REGISTERED: 6/23/23

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

- GENERAL NOTES:
1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 8256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-6756

December 22, 2022
Old Middleburg Road
R.E. No: 015275-0120
Revised- March 28, 2023

Work Order No. 21-20900
File No. 127H-40.00 (267)

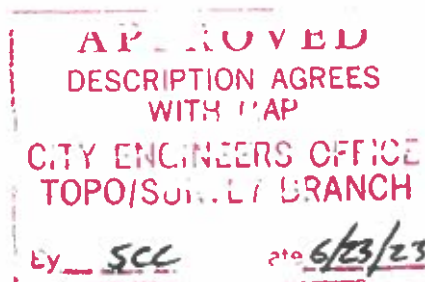
Parcel 267

Portions Of Tract 5, And Tract 6, Jacksonville Heights, Section 21, Township 3 South, Range 25 East, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 17290, Page 1433 Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

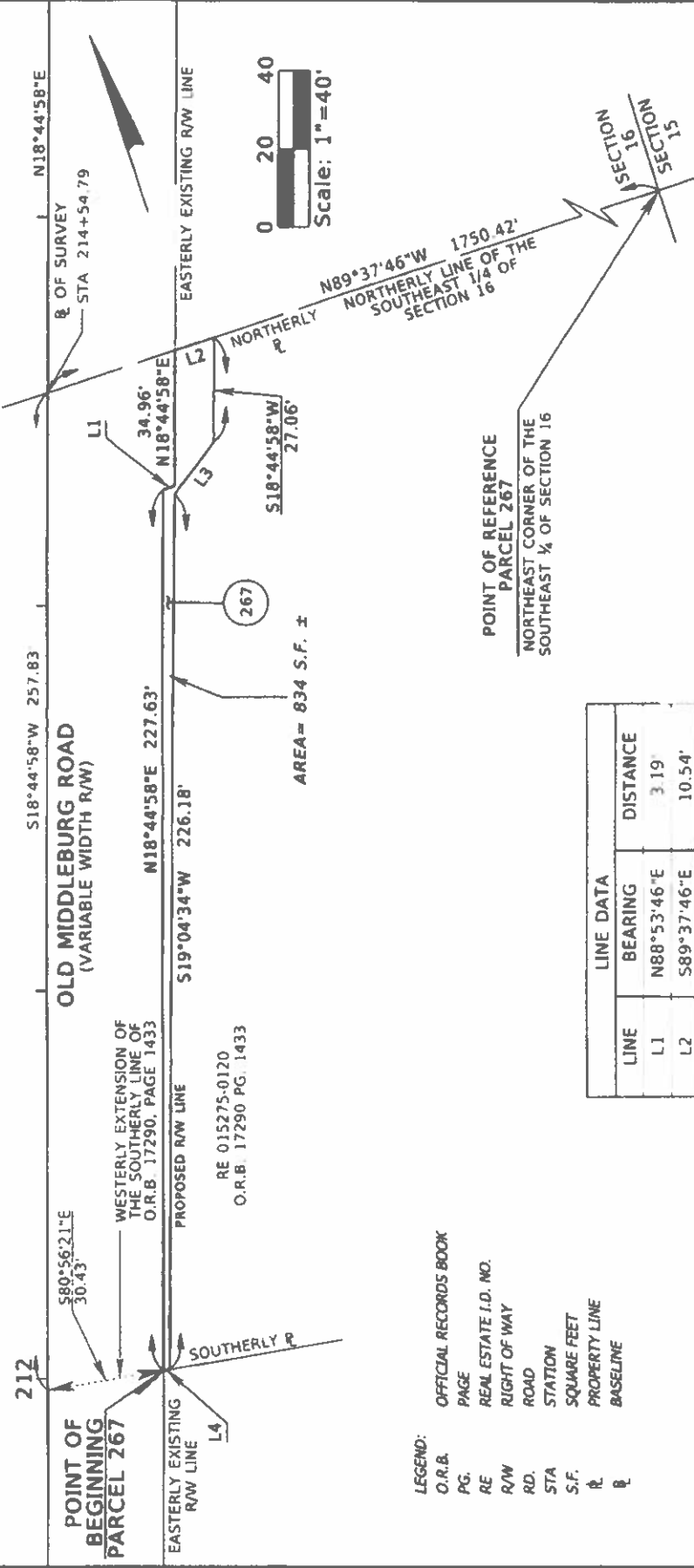
For A Point Of Reference, Commence At The Northeast Corner Of The Southeast 1/4 Of Section 16, Township 3 South, Range 25 East, Duval County, Florida; Thence North 89°37'46" West, Along The Northerly Line Of The South East 1/4 Of Section 16, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence South 18°44'58" West, Along Said Baseline Of Survey, A Distance Of 257.83 Feet To Its Intersection With The Westerly Extension Of The Southerly Line Of Those Lands Described And Recorded In Official Records Book 17290, Page 1433, Of The Current Public Records Of Said County, Thence South 80°56'21" East, Along Said Southerly Extension A Distance Of 30.43 Feet To The Easterly Existing Right Of Way Line Of Said Old Middleburg Road, And To The **Point Of Beginning**.

From Said **Point Of Beginning**, Thence North 18°44'58" East, Along The Easterly Existing Right Of Way Line Of Said Old Middleburg Road, A Distance Of 227.63 Feet; Thence North 88°53'46" East, Continuing Along Said Existing Easterly Right Of Way Line Of Old Middleburg Road, A Distance Of 3.19 Feet; Thence North 18°44'58" East, Continuing Along Said Easterly Existing Right Of Way Line Of Old Middleburg Road, A Distance Of 34.96 Feet, To The Northerly Line Of Official Records Book 17290, Page 1433; Thence South 89°37'46" East, Along Said Northerly Line, A Distance Of 10.54 Feet; Thence South 18°44'58" West, A Distance Of 27.06 Feet; Thence South 55°37'10" West, A Distance Of 16.85 Feet; Thence South 19°04'34" West, A Distance Of 226.18 Feet To The Southerly Line Of Official Records Book 17290, Page 1433; Thence North 80°56'21" West Along Said Southerly Line, A Distance Of 1.62 Feet To The **Point Of Beginning**.

Containing 834 Square Feet, More Or Less.



SKETCH TO ACCOMPANY DESCRIPTION OF PORTIONS OF TRACT 5, AND TRACT 6, JACKSONVILLE HEIGHTS, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17290, PAGE 1433 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



POINT OF REFERENCE
NORTHEAST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 16

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON MARCH 28, 2023.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Scott A. Graham
Digital Signature
2023 04 16 14 37 01
04:00
SCOTT A. GRAHAM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 5546

LINE DATA		
LINE	BEARING	DISTANCE
L1	N88°53'46"E	3.19'
L2	S89°37'46"E	10.54'
L3	S55°37'10"W	16.85'
L4	N80°56'21"W	1.62'

SCALE: 1"=40'
DATE: DECEMBER 22, 2022
REVISED- MARCH 28, 2023

ETM
Surveying & Mapping, Inc.
Jacksonville • Jacksonville • Jacksonville
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8350 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - RE REAL ESTATE I.D. NO.
 - R/W RIGHT OF WAY
 - RD. ROAD
 - STA STATION
 - S.F. SQUARE FEET
 - ℙ PROPERTY LINE
 - ℙ BASELINE

- GENERAL NOTES:
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 18°44'58" EAST.
 - 3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.

JUNE 23, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015275-0120

TEMPORARY CONSTRUCTION EASEMENT 1767

PORTIONS OF TRACT 5, AND TRACT 6, JACKSONVILLE HEIGHTS, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17290, PAGE 1433 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°37'46" WEST, ALONG THE NORTHERLY LINE OF THE SOUTH EAST 1/4 OF SECTION 16, A DISTANCE OF 1678.76 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE SOUTH 18°44'58" WEST, A DISTANCE OF 26.34 FEET; THENCE NORTH 89°37'46" WEST, A DISTANCE OF 16.82 FEET; THENCE SOUTH 55°37'10" WEST, A DISTANCE OF 20.07 FEET; THENCE SOUTH 18°44'58" WEST, A DISTANCE OF 124.72 FEET; THENCE SOUTH 71°15'02" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 18°44'58" WEST, A DISTANCE OF 99.47 FEET TO THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 17290, PAGE 1433; THENCE NORTH 80°56'21" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 18.66 FEET; THENCE NORTH 19°04'34" EAST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 226.18 FEET; THENCE NORTH 55°37'10" EAST, A DISTANCE OF 16.85 FEET; THENCE NORTH 18°44'58" EAST, A DISTANCE OF 27.06 FEET TO THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 17290, PAGE 1433; THENCE SOUTH 89°37'46" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 26.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,509 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

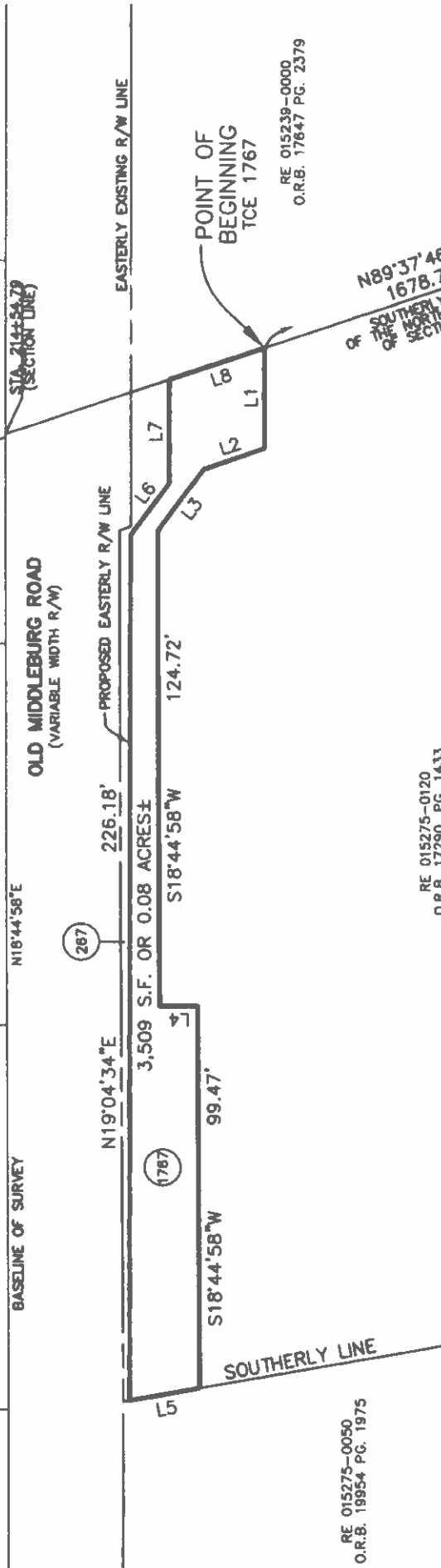
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL. 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

PORTIONS OF TRACT 5, AND TRACT 6, JACKSONVILLE HEIGHTS, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17290, PAGE 1433 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY

SCALE: 1" = 40'

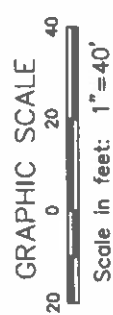
DATED: 06/23/2023



LINE #	DISTANCE	BEARING
L1	26.34'	S18°44'58"W
L2	16.82'	N89°37'46"W
L3	20.07'	S55°37'10"W
L4	10.00'	S71°15'02"E
L5	18.66'	N80°56'21"W
L6	16.85'	N55°37'10"E
L7	27.06'	N18°44'58"E
L8	26.34'	S89°37'46"E

GENERAL NOTES:

- THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
- BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
- REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.
- SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.



- LEGEND:
- O.R.B. = OFFICIAL RECORDS BOOK
 - P.C. = PAGE
 - P.I. = POINT OF INTERSECTION
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - STA. = STATION
 - TCE = TEMPORARY CONSTRUCTION EASEMENT

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

DRAWN BY: SOC

POINT OF REFERENCE
 TCE 1767
 NORTHEAST CORNER
 OF THE SOUTHEAST
 1/4 OF SECTION 16

N89°37'46"W
 1678.76'
 SOUTHERLY LINE
 OF THE NORTHEAST
 1/4 OF SECTION 16

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY: CHAPTER NO. 51-47 (850-082) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler 6-24-23
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 8902

DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

December 22, 2022
Old Middleburg Road
R.E. No: 015235-0100
Revised- March 28, 2023

Work Order No. 21-20900
File No. 127H-40.00 (268)

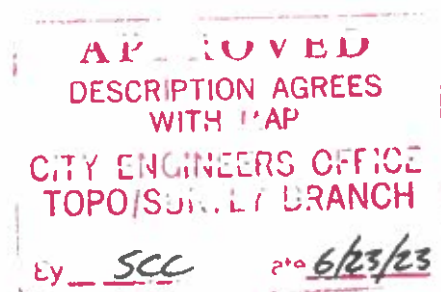
Parcel 268

A Portion Of Tracts 11, And 12, Block 4, Jacksonville Heights, Section 16, Township 3 South, Range 25 East, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 10252, Page 1198, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Said Section 16, Township 3 South, Range 25 East, Duval County, Florida; Thence North 89°37'46" West, Along The Southerly Line Of Said Northeast 1/4, A Distance Of 1,750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North 18°44'58" East, Along Said Baseline Of Survey, A Distance Of 479.44 Feet To The Easterly Extension Of The Northerly Line Of Those Lands Described And Recorded In Official Records Book 10252, Page 1198, Of The Current Public Records Of Said County; Thence North 89°37'46" West, Along Said Easterly Extension, A Distance Of 34.77 Feet To The Northwestern Existing Right Of Way Line Of Said Old Middleburg Road, Also Being The Northeast Corner Of Said Official Records Book 10252, Page 1198, And The **Point Of Beginning**.

From Said **Point Of Beginning**, Thence South 18°44'58" West, Along Said Northwestern Existing Right Of Way Line Of Old Middleburg Road. A Distance Of 481.21 Feet To The Northerly Existing Right Of Way Line Of Parman Road, A 66.00 Foot Right Of Way As Presently Established; Thence South 88°53'46" West, Along Said Northerly Existing Right Of Way Line, A Distance Of 49.04 Feet; Thence North 18°52'30" East, A Distance Of 58.83 Feet; Thence South 71°15'02" East A Distance Of 12.00 Feet; Thence North 18°44'58" East, A Distance Of 363.38 Feet To The Point Of Curvature Of A Curve, Concave Westerly, Having A Radius Of 2,500.00 Feet; Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of 01°28'09", An Arc Length Of 64.10 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 18°00'54" East, 64.10 Feet To The Northerly Line Of Said Official Records Book 10252, Page 1198; Thence South 89°37'46" East, Along Said Northerly Line, A Distance Of 36.69 Feet To The **Point Of Beginning**.

Containing 17079 Square Feet, More Or Less.



SKETCH TO ACCOMPANY DESCRIPTION OF

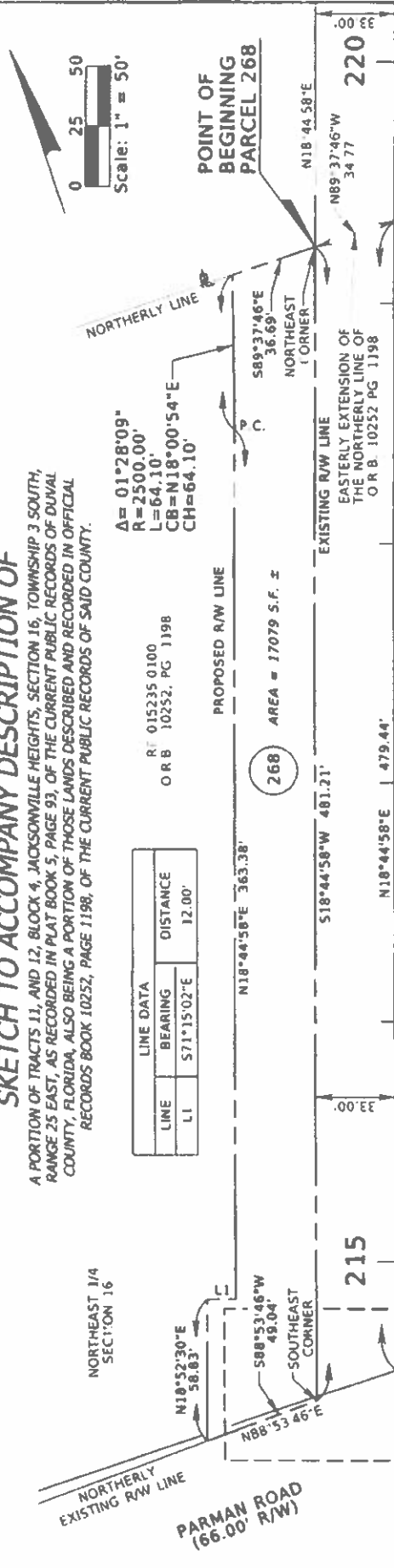
A PORTION OF TRACTS 11, AND 12, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10252, PAGE 1198, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

LINE DATA		
LINE	BEARING	DISTANCE
L1	S71°15'02"E	12.00'

$\Delta = 01^{\circ}28'09"$
 $R = 2500.00'$
 $L = 64.10'$
 $CB = N18^{\circ}00'54"E$
 $CH = 64.10'$

R.F. 015235 0100
 O.R.B. 10252, PG. 1198

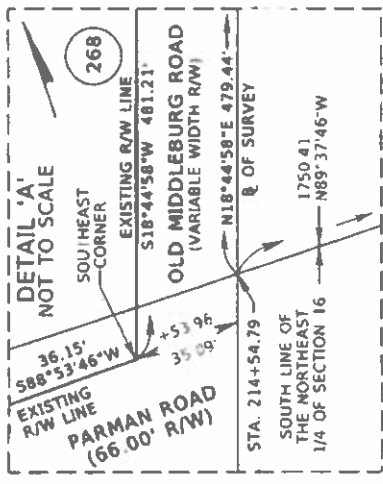
PROPOSED R/W LINE
 AREA = 17079 S.F. ±



OLD MIDDLEBURG ROAD (VARIABLE WIDTH R/W)

NORTHEAST 1/4 SECTION 16

- LEGEND:
- B BASELINE
 - Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - D DEGREE OF CURVE
 - L ARC LENGTH
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - P.G./P.G.S. PAGE/PAGES
 - PI POINT OF INTERSECTION
 - P POINT ON CURVE
 - POT POINT ON TANGENT
 - PT POINT OF TANGENCY
 - R RADIUS
 - RE REAL ESTATE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - STA. STATION
 - L1 TABULATED LINE DATA
 - ± MORE OR LESS



POINT OF REFERENCE PARCEL 268
 SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16

- GENERAL NOTES:
- 1) THIS IS NOT A SURVEY
 - 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 18°44'58" EAST
 - 3) REFER TO CITY OF JACKSONVILLE NOW CONTROL SURVEY PROJECT NO. 6236 247.

ETM
 Surveying & Mapping, Inc.
 Vision • Experience • Integrity
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON MARCH 28, 2023.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott A. Graham
 Digital Signature
 2023 04 18 14 37 28
 04:00

SCOTT A. GRAHAM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA No. LS 5546

SCALE: 1"=50'
 DATE: DECEMBER 22, 2022
 REVISED: MARCH 23, 2023

JUNE 23, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015235-0100

TEMPORARY CONSTRUCTION EASEMENT 1768

A PORTION OF TRACTS 11, AND 12, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10252, PAGE 1198, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°37'46" WEST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,785.19 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247); THENCE SOUTH 18°44'58" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 1.78 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF PARMAN ROAD, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 88°53'46" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 49.04 FEET TO THE **POINT OF BEGINNING**.

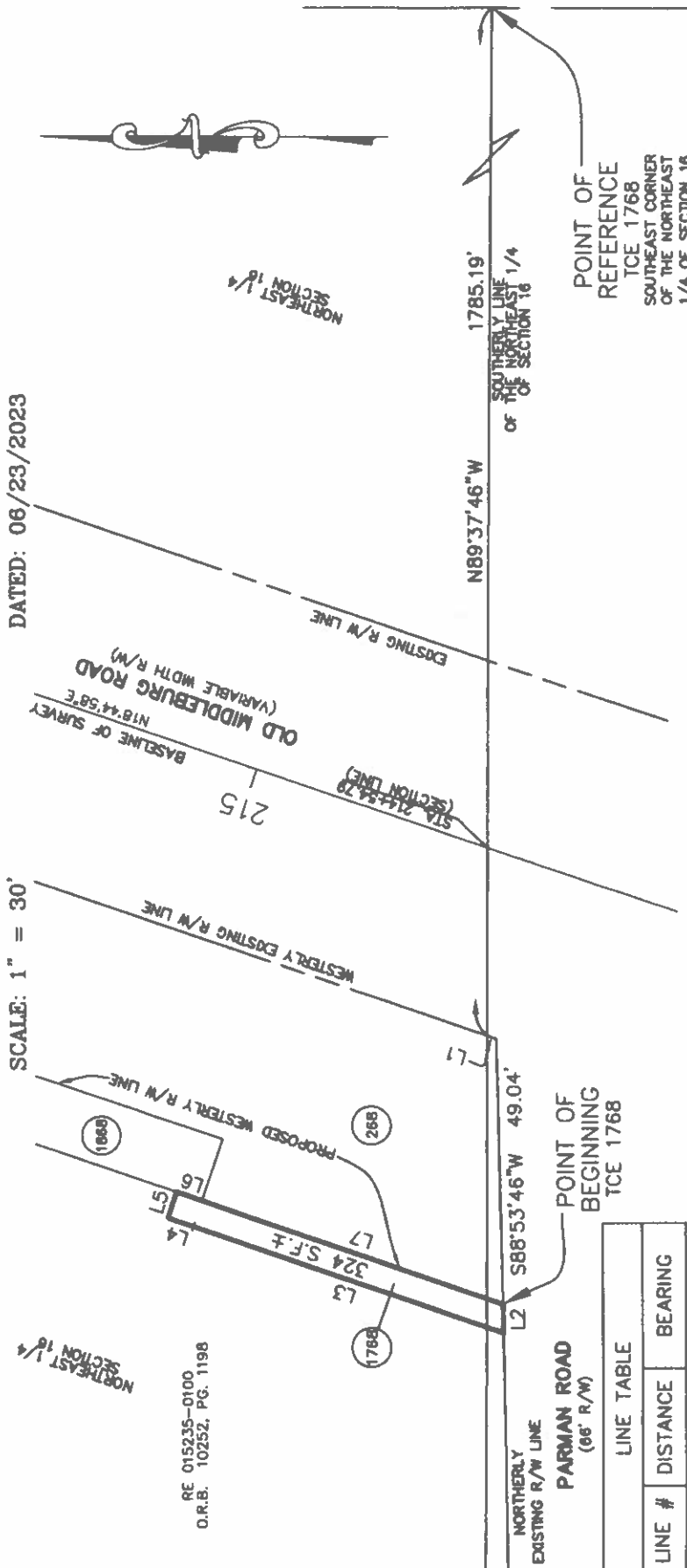
FROM SAID **POINT OF BEGINNING**, THENCE CONTINUE SOUTH 88°53'46" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 5.32 FEET; THENCE NORTH 18°52'30" EAST, A DISTANCE OF 60.64 FEET; THENCE NORTH 18°44'58" EAST, A DISTANCE OF 4.99 FEET; THENCE SOUTH 71°15'02" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 18°44'58" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 18°52'30" WEST, A DISTANCE OF 58.83 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 324 SQUARE FEET, MORE OR LESS.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL. 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACTS 11, AND 12, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10252, PAGE 1198, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



DATED: 06/23/2023

SCALE: 1" = 30'

RE 015235-0100
O.R.B. 10252, PG. 1198

LINE TABLE	
LINE #	BEARING
L1	S18°44'58"W
L2	S88°53'46"W
L3	N18°52'30"E
L4	N18°44'58"E
L5	S71°15'02"E
L6	S18°44'58"W
L7	S18°52'30"W

LEGEND:
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 P.I. = POINT OF INTERSECTION
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION
 TCE = TEMPORARY CONSTRUCTION EASEMENT

GRAPHIC SCALE
 Scale in feet: 1" = 30'

GENERAL NOTES:
 1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

POINT OF REFERENCE
 TCE 1768
 SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY: CHAPTER NO. 51-13 (1060-052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler 6-30-23
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6902

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-6756

December 22, 2022
Old Middleburg Road
R.E. No: 015235-0100

Work Order No. 21-20900
File No. 127H-40.00 (1868)

**Parcel 1868
(Drainage Easement)**

A Portion Of Tracts 11, And 12, Block 4, Jacksonville Heights, Section 16, Township 3 South, Range 25 East, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 10252, Page 1198, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Said Section 16; Thence North 89°37'46" West, Along The Southerly Line Of Said Northeast 1/4, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North 18°44'58" East, Along Said Baseline Of Survey, A Distance Of 479.44 Feet To The Easterly Extension Of The Northerly Line Of Those Lands Described And Recorded In Official Records Book 10252, Page 1198, Of The Current Public Records Of Said County; Thence North 89°37'46" West, Along Said Easterly Extension, And Along Said Northerly Line, A Distance Of 71.47 Feet To A Curve Concave Westerly Having A Radius Of 2500.00 Feet, And To The **Point Of Beginning**.

From Said **Point Of Beginning**; Thence Southerly, Along The Arc Of A Curve Concave Westerly Having A Radius Of 2500.00 Feet, Through A Central Angel Of 01°28'09", An Arc Length Of 64.10 Feet To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of South 18°00'54 West, 64.10 Feet; Thence South 18°44'58" West, A Distance Of 363.38 Feet; Thence North 71°15'02" West, A Distance Of 12.00 Feet; Thence North 18°44'58" East, A Distance Of 363.38 Feet To A Point Of Curvature Of A Curve Concave Westerly, Having A Radius Of 2488.00 Feet; Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of 01°23'06", An Arc Length Of 60.14 Feet To Said Northerly Line Of Official Records Book 10252, Page 1198, Said Arc Being Subtended By A Chord Bearing And Distance Of North 18° 03'25" East, 60.14 Feet; Thence South 89°37'46" East, Along Said Northerly Line, A Distance Of 12.55 Feet To The **Point Of Beginning**.

Containing 5106 Square Feet, More Or Less.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SLC Date 6/23/25

SKETCH TO ACCOMPANY DESCRIPTION OF

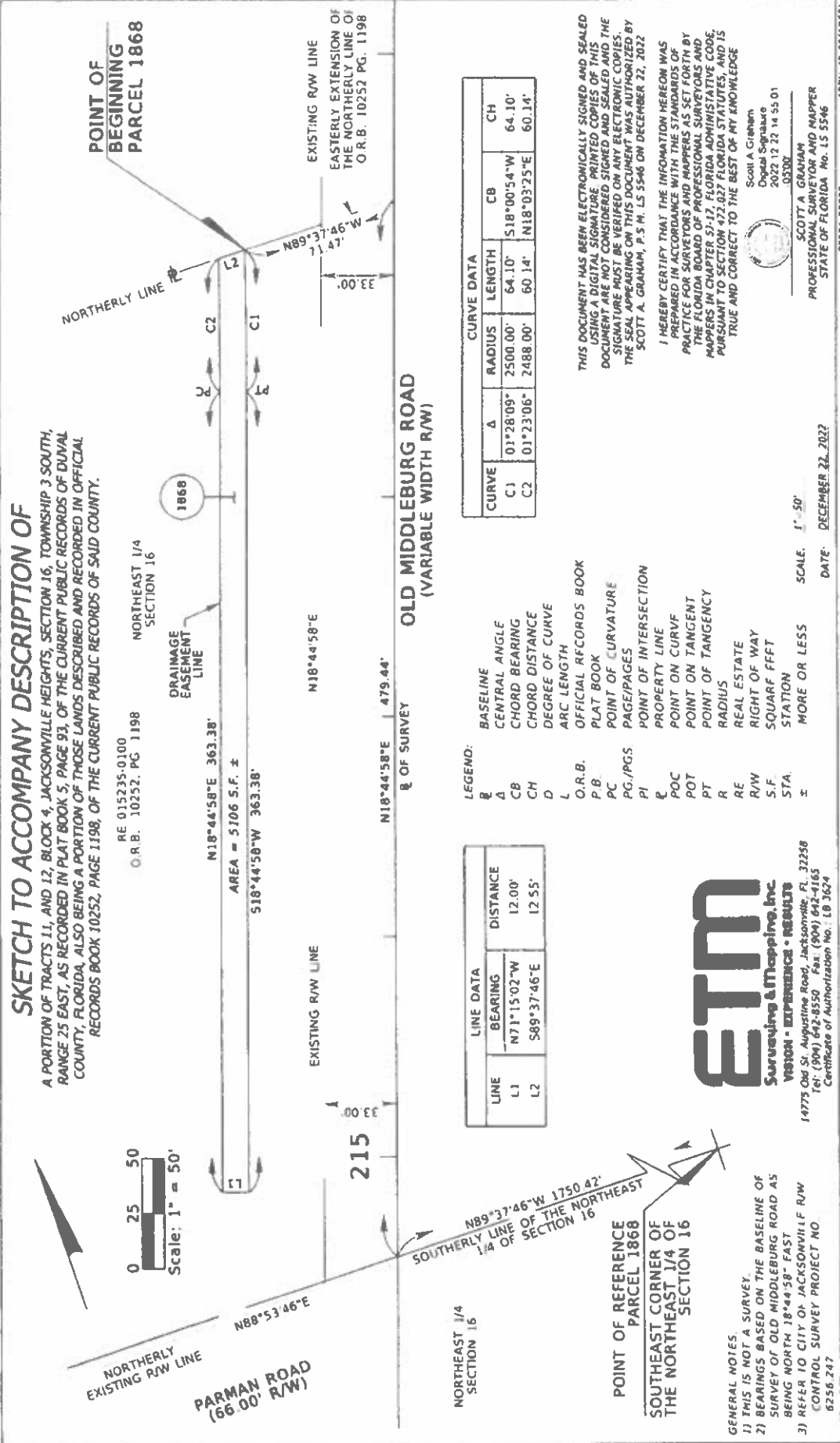
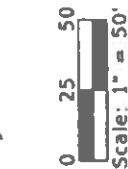
A PORTION OF TRACTS 11, AND 12, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10252, PAGE 1198, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

RE 015235-0100
O.R.B. 10252, PG 1198

NORTHEAST 1/4
SECTION 16

DRAINAGE
EASEMENT
LINE

1968



LINE DATA	
LINE	BEARING / DISTANCE
L1	N71°15'02"W 12.00'
L2	S89°37'46"E 12.55'

LEGEND:	
B	BASILINE
A	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD DISTANCE
D	DEGREE OF CURVE
L	ARC LENGTH
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PG./PGS	PAGE/PAGES
PI	POINT OF INTERSECTION
ℓ	PROPERTY LINE
POC	POINT ON CURVE
POT	POINT ON TANGENT
PT	POINT OF TANGENCY
R	RADIUS
RE	REAL ESTATE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
STA.	STATION
±	MORE OR LESS

CURVE DATA			
CURVE	Δ	RADIUS	LENGTH
C1	01°28'09"	2500.00'	64.10'
C2	01°23'06"	2488.00'	60.14'

THIS DOCUMENT 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 THE ELECTRONIC COPIES. THIS DOCUMENT WAS ELECTRONICALLY SIGNED AND SEALED BY SCOTT A. GRAMHAM, P.S.M. LS 5546 ON DECEMBER 22, 2022.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott A. Gramham
Digital Signature
2022.12.22 14:55:01
05300

SCOTT A. GRAMHAM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 5546

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 18°44'58" EAST.
3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 8236.247

December 22, 2022
Old Middleburg Road
R.E. No: 015239-0000

Work Order No. 21-20900
File No. 127H-40.00 (269)

Parcel 269

Portions Of Tracts 12, Block 1, Jacksonville Heights, Section 16, Township 3 South, Range 25 East, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 17647, Page 2379 Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Section 16, Township 3 South, Range 25 East, Duval County, Florida; Thence North 89°37'46" West, Along The Southerly Line Of The Northwest 1/4 Of Section 16, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North 18°44'58" East, Along Said Baseline Of Survey, A Distance Of 55.94 Feet; Thence South 71°15'02" East, A Distance Of 33.00 Feet To The Easterly Existing Right Of Way Line Of Said Old Middleburg Road, And To The **Point Of Beginning**.

From Said **Point Of Beginning**, Thence South 02°21'01" East, A Distance Of 27.78 Feet; Thence South 18°44'58" West, A Distance Of 15.73 Feet To The Southerly Line Of Official Records Book 17647, Page 2379; Thence North 89°37'46" West, Along Said Southerly Line, A Distance Of 10.54 Feet To Said Easterly Existing Right Of Way Line Of Old Middleburg Road; Thence North 18°44'58" East, Along Said Easterly Existing Right Of Way Line, A Distance Of 44.97 Feet To The **Point Of Beginning**.

Containing 304 Square Feet, More Or Less.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 6/23/23

SKETCH TO ACCOMPANY DESCRIPTION OF PORTIONS OF TRACTS 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17647, PAGE 2379 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

PORTIONS OF TRACTS 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17647, PAGE 2379 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)

N18°44'58"E 55.94' 21.5

Q OF SURVEY
N18°44'58"E

LINE DATA		
LINE	BEARING	DISTANCE
L1	S18°44'58"W	5.73'
L2	N89°37'46"W	0.54'

S71°15'02"E
33.00'

EASTERLY EXISTING R/W LINE

EASTERLY EXISTING R/W LINE

POINT OF BEGINNING
PARCEL 269

RE 015239-0230
O.R.B. 17647 PG. 2379

N18°44'58"E 44.97'
AREA=304 S.F.
507.2101'E
21.81'
L1

PROPOSED R/W LINE

SOUTHERLY R
SOUTHERLY LINE OF THE
NORTHWEST 1/4 OF
SECTION 16

SECTION 16
SECTION 15

POINT OF REFERENCE
PARCEL 269
SOUTHEAST CORNER OF THE
NORTHEAST 1/4 OF SECTION 16

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - S.F. SQUARE FEET
 - RE REAL ESTATE I.D. NO.
 - R/W RIGHT OF WAY
 - RD ROAD
 - STA STATION
 - R PROPERTY LINE
 - Q BASELINE

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY
 - 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 18°44'58" EAST
 - 3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO 6256 247

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON DECEMBER 22, 2022

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Scott A. Graham
Digital Signature
2022.12.22 14:44:47 -0500



SCOTT A. GRAHAM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 5546

SCALE: 1"=20'
DATE: DECEMBER 22, 2022

JUNE 23, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015239-0000

TEMPORARY CONSTRUCTION EASEMENT 1769

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17647, PAGE 2379 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°37'46" WEST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 16 AND ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 17647, PAGE 2379, A DISTANCE OF 1699.84 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 89°37'46" WEST, CONTINUING ALONG SAID SOUTHERLY LINES, A DISTANCE OF 5.27 FEET; THENCE NORTH 18°44'58" EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 02°21'01" WEST, A DISTANCE OF 27.78 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247); THENCE NORTH 18°44'58" EAST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 144.30 FEET TO IT'S INTERSECTION WITH THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 17647, PAGE 2379; THENCE SOUTH 89°37'22" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.54 FEET; THENCE SOUTH 18°44'58" WEST, A DISTANCE OF 159.64 FEET; THENCE SOUTH 02°21'01" EAST, A DISTANCE OF 13.89 FEET; THENCE SOUTH 18°44'58" WEST, A DISTANCE OF 15.00 FEET TO SAID SOUTHERLY LINE AND THE POINT OF BEGINNING.

CONTAINING 1,701 SQUARE FEET, OR 0.04 ACRES, MORE OR LESS.

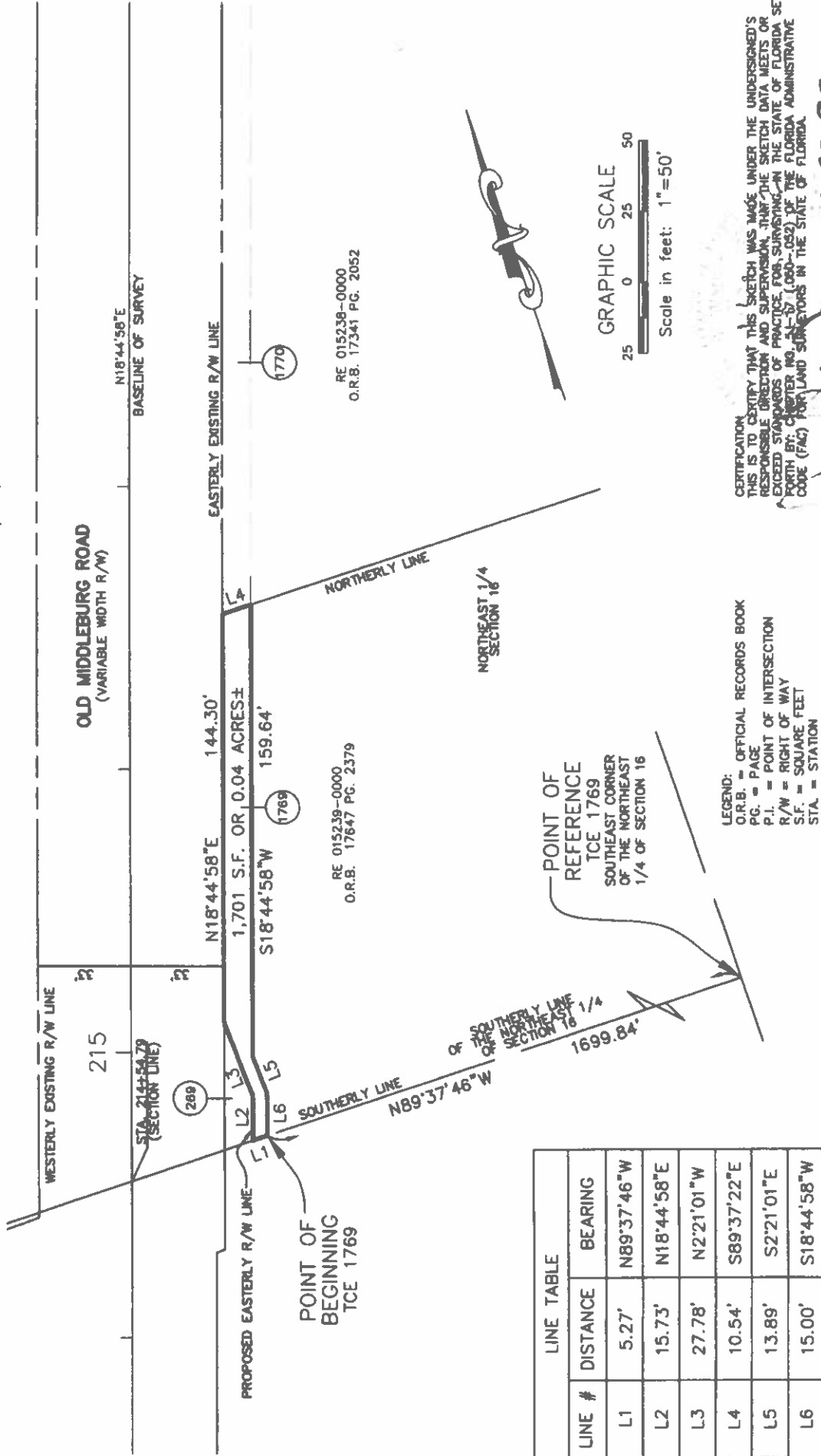
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL. 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17647, PAGE 2379 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 50'

DATED: 06/23/2023



LINE TABLE		
LINE #	DISTANCE	BEARING
L1	5.27'	N89°37'46"W
L2	15.73'	N18°44'58"E
L3	27.78'	N2°21'01"W
L4	10.54'	S89°37'22"E
L5	13.89'	S2°21'01"E
L6	15.00'	S18°44'58"W

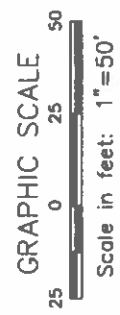
GENERAL NOTES:
 1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.
 G:\EN\CAD\PROJECTS\171\Sam\OMR Phase 1 TOES

LEGEND:
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 P.I. = POINT OF INTERSECTION
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION
 TCE = TEMPORARY CONSTRUCTION EASEMENT

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA SET FORTH BY CHAPTER 63, PART 1 (63A-032) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.
Danny S. Wheeler
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6902
 DATE 6-23-23

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



December 22, 2022
Old Middleburg Road
R.E. No: 015231-0000

Work Order No. 21-20900
File No: 127H-40.00 (273)

Parcel 273

A Portion Of Tract 12, Block 4, Jacksonville Heights, Section 16, Township 3 South, Range 25 East, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 17326, Page 1954, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Said Section 16, Township 3 South, Range 25 East, Duval County, Florida; Thence North 89°37'46" West, Along The Southerly Line Of Said Northeast 1/4, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North 18°44'58" East, Along Said Baseline Of Survey, A Distance Of 479.44 Feet To The Easterly Extension Of The Southerly Line Of Those Lands Described And Recorded In Official Records Book 17326, Page 1954, Of The Current Public Records Of Said County; Thence North 89°37'46" West, Along Said Easterly Extension, A Distance Of 34.77 Feet To The Northwestern Existing Right Of Way Line Of Said Old Middleburg Road, Also Being The Southeast Corner Of Said Official Records Book 17326, Page 1954, And The **Point Of Beginning**.

From Said **Point Of Beginning**, Thence Continue North 89°37'46" West, Along The Southerly Line Of Said Lands In Official Records Book 17326, Page 1954, A Distance Of 36.69 Feet To A Curve, Concave Westerly, Having A Radius Of 2500.00 Feet; Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of 02°21'53", An Arc Length Of 103.18 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 16°05'53" East, 103.17 Feet To The Northerly Line Of Said Official Records Book 17326, Page 1954; Thence South 89°18'00" East, Along Said Northerly Line, A Distance Of 41.64 Feet To Said Northwestern Existing Right Of Way Line Of Old Middleburg Road; Thence South 18°44'58" West, Along Said Northwestern Existing Right Of Way Line, A Distance Of 104.39 Feet To The **Point Of Beginning**.

Containing 3852 Square Feet, More Or Less.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 6/23/23

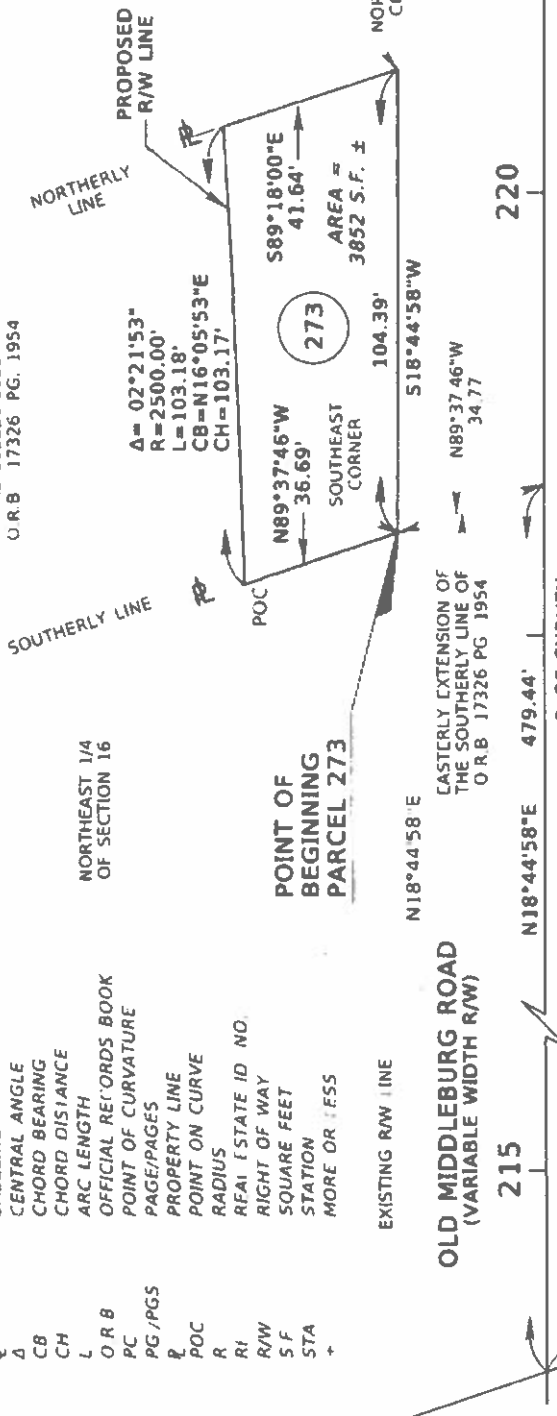
SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF TRACT 12, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17326, PAGE 1954, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

LEGEND:

⊕	BASELINE
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD DISTANCE
L	ARC LENGTH
OR B	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PG./PGS	PAGE/PAGES
P	PROPERTY LINE
POC	POINT ON CURVE
R	RADIUS
Ri	REAL ESTATE ID NO.
R/W	RIGHT OF WAY
S F	SQUARE FEET
STA	STATION
±	MORE OR LESS

RE 015231 0000
O.R.B. 17326 PG. 1954

NORTHEAST 1/4
OF SECTION 16



GENERAL NOTES:
 1) THIS IS NOT A SURVEY
 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 18°44'58" EAST.
 3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247

ETM
 Surveying & Mapping, Inc.
 VISION • EXPERIENCE • RESULTS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8330 Fax: (904) 642-4165
 Certificate of Authorization No. 183824

POINT OF REFERENCE PARCEL 273
 SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16

SCALE: 1" = 40'
 DATE: DECEMBER 22, 2022

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON DECEMBER 22, 2022

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Scott A. Graham
 Digital Signature
 2022.12.22 14:45:18
 -0500'

SCOTT A. GRAHAM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA No. LS 5546

December 22, 2022
Old Middleburg Road
R.E. No: 015231-0000

Work Order No. 21-20900
File No: 127H-40.00 (1873)

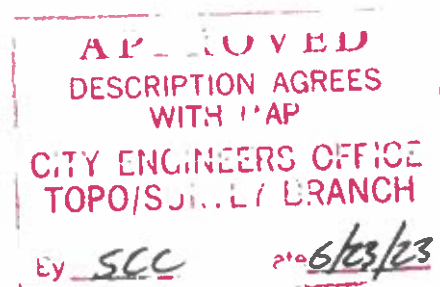
**Parcel 1873
(Drainage Easement)**

A Portion Of Tract 12, Block 4, Jacksonville Heights, Section 16, Township 3 South, Range 25 East, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 17326, Page 1954, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Said Section 16 Township 3 South, Range 25 East, Duval County, Florida; Thence North 89°37'46" West, Along The Southerly Line Of Said Northeast 1/4, A Distance Of 1,750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North 18°44'58" East, Along Said Baseline Of Survey, A Distance Of 479.44 Feet To The Easterly Extension Of The Southerly Line Of Those Lands Described And Recorded In Official Records Book 17326, Page 1954, Of The Current Public Records Of Said County; Thence North 89°37'46" West, Along Said Easterly Extension, And Along Said Southerly Line, A Distance Of 71.47 Feet To The **Point Of Beginning**.

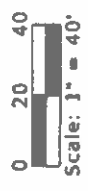
From Said **Point Of Beginning**, Thence Continue North 89°37'46" West, Along Said Southerly Line Of Official Records Book 17326, Page 1954, A Distance Of 12.55 Feet, To A Curve Concave Westerly, Having A Radius Of 2488.00 Feet; Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of 02°22'43" An Arc Length Of 103.29 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 16°10'30" East, 103.28 Feet To The Northerly Line Of Said Official Records Book 17326, Page 1954; Thence South 89°18'00" East, Along Said Northerly Line, A Distance Of 12.38 Feet To A Curve Concave Westerly, Having A Radius Of 2500.00 Feet; Thence Southerly, Along The Arc Of Said Curve, Through A Central Angle Of 02°21'53", An Arc Length Of 103.18 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 16°05'53" West, 103.17 Feet To The **Point Of Beginning**.

Containing 1238 Square Feet, More Or Less.



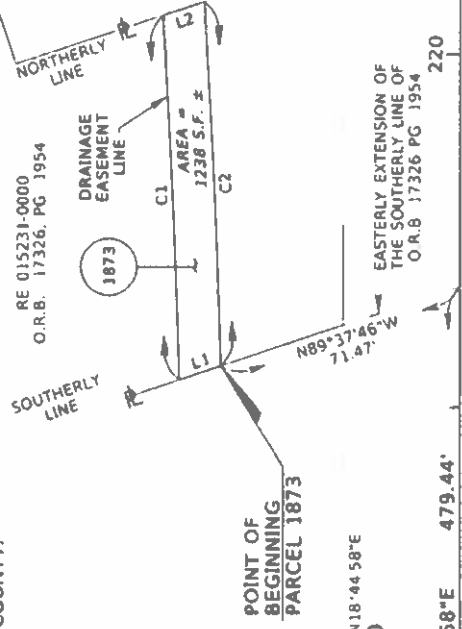
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 12, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17326, PAGE 1954, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



CURVE DATA				
CURVE	A	RADIUS	LENGTH	CH
C1	02°22'43"	2488.00'	103.29'	N16°10'30"E 103.28'
C2	02°21'53"	2500.00'	103.18'	S16°05'53"W 103.17'

LINE DATA		
LINE	BEARING	DISTANCE
L1	N89°37'46"W	12.55'
L2	S89°18'00"E	12.38'



- LEGEND:
- BASELINE
 - CENTRAL ANGLE
 - CHORD BEARING
 - CHORD DISTANCE
 - O.R.B.
 - P.B.
 - PLAT BOOK
 - POINT OF CURVATURE
 - PAGE/PAGES
 - PROPERTY LINE
 - RADIUS
 - REAL ESTATE
 - RIGHT OF WAY
 - SQUARE FEET
 - STA.
 - MORE OR LESS

- GENERAL NOTES:
- 1) THIS IS NOT A SURVEY
 - 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 18°44'58" EAST.
 - 3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURES THEREON ARE NOT VALID UNLESS THE COPIES OF THIS DOCUMENT ARE PRINTED ON AN ELECTRONIC COPIES BY THE SIGNING OFFICER. THIS DOCUMENT WAS SIGNED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON DECEMBER 22, 2022

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 33.17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Scott A. Graham
 Digital Signature
 2022 12 22 14 55 30
 05:00

SCOTT A. GRAHAM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA No. LS 5546

December 22, 2022
Old Middleburg Road
R.E. No: 015240-0100
Revised- March 28, 2023

Work Order No. 21-20900
File No: 127H-40.00 (274)

Parcel 274

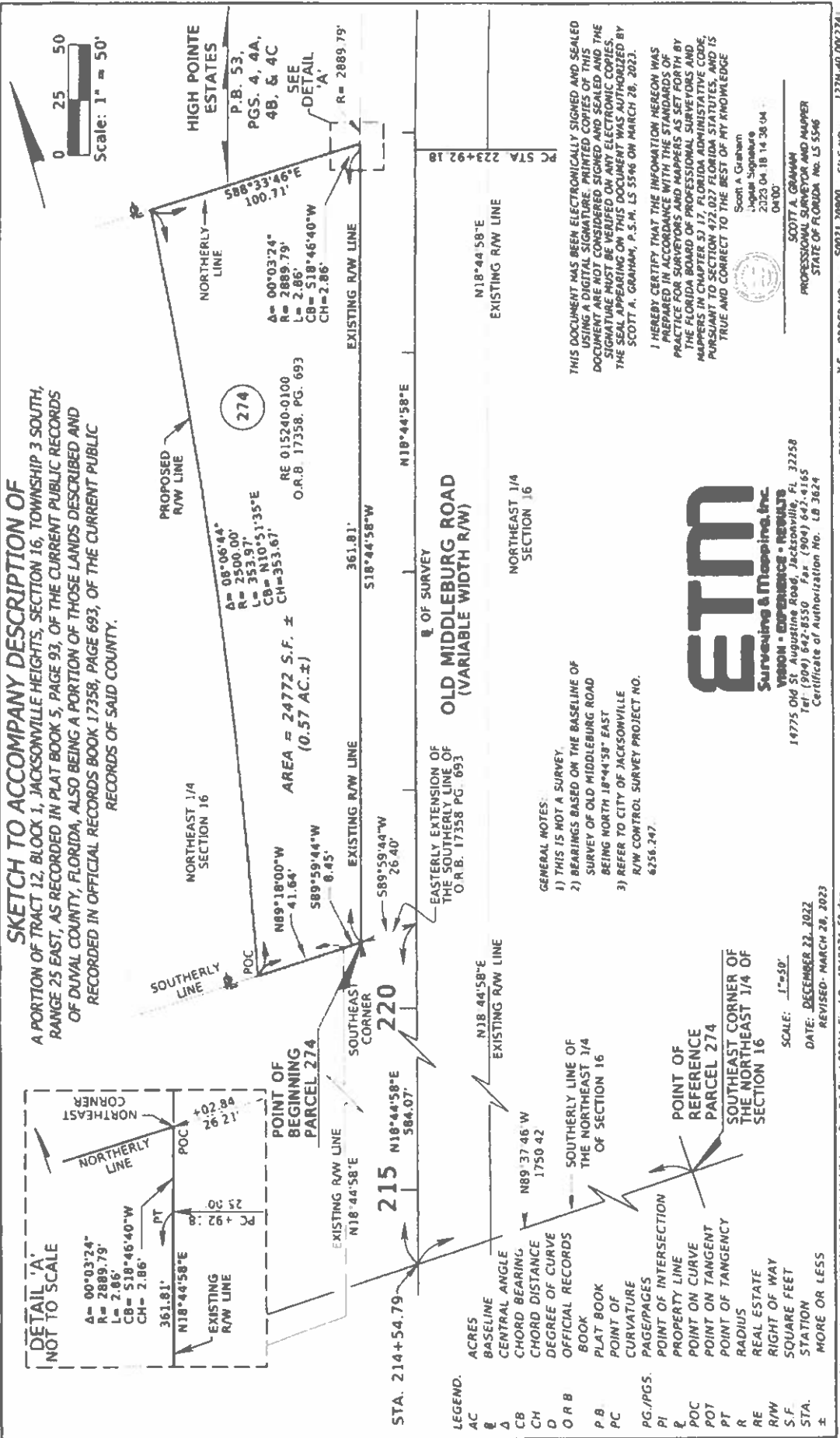
A Portion Of Tract 12, Block 1, Jacksonville Heights, Section 16, Township 3 South, Range 25 East, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 17358, Page 693, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Said Section 16, Township 3 South, Range 25 East, Said Duval County, Florida; Thence North $89^{\circ}37'46''$ West, Along The Southerly Line Of Said Northeast 1/4, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North $18^{\circ}44'58''$ East, Along Said Baseline Of Survey, A Distance Of 584.07 Feet To The Easterly Extension Of The Southerly Line Of Those Lands Described And Recorded In Official Records Book 17358, Page 693, Of The Current Public Records Of Said County; Thence South $89^{\circ}59'44''$ West, Along Said Easterly Extension, A Distance Of 26.40 Feet To A Jog In Said Northwesterly Existing Right Of Way Line Of Said Old Middleburg Road, Also Being The Southeast Corner Of Said Official Records Book 17358, Page 693, And The **Point Of Beginning**.

From Said **Point Of Beginning**, Thence Continue South $89^{\circ}59'44''$ West, Along Said Jog In The Northwesterly Existing Right Of Way Line Of Old Middleburg Road, Also Being The Southerly Line Of Official Records Book 17358, Page 693, A Distance Of 8.45 Feet; Thence North $89^{\circ}18'00''$ West, Continuing Along Said Southerly Line, A Distance Of 41.64 Feet To A Curve, Concave Westerly, Having A Radius Of 2500.00 Feet; Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of $08^{\circ}06'44''$, An Arc Length Of 353.97 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North $10^{\circ}51'35''$ East, 353.67 Feet To The Northerly Line Of Said Official Records Book 17358, Page 693; Thence South $88^{\circ}33'46''$ East, Along Said Northerly Line, A Distance Of 100.71 Feet To Said Northwesterly Existing Right Of Way Line Of Old Middleburg Road, And A Point On A Curve, Concave Easterly, Having A Radius Of 2889.79 Feet; Thence Southerly, Along Said Northwesterly Existing Right Of Way Line, And The Arc Of Said Curve, Through A Central Angle Of $00^{\circ}03'24''$, An Arc Length Of 2.86 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South $18^{\circ}46'40''$ West, 2.86 Feet To The Point Of Tangency Of Said Curve; Thence South $18^{\circ}44'58''$ West, Along Said Northwesterly Existing Right Of Way Line, A Distance Of 361.81 Feet To The **Point Of Beginning**.

Containing 24772 Square Feet (0.57 Acres), More Or Less.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 6/23/23



SKETCH TO ACCOMPANY DESCRIPTION OF
 A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH,
 RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS
 OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND
 RECORDED IN OFFICIAL RECORDS BOOK 17358, PAGE 693, OF THE CURRENT PUBLIC
 RECORDS OF SAID COUNTY.

DETAIL 'A'
 NOT TO SCALE

$\Delta = 00^{\circ}03'24''$
 $R = 2889.79'$
 $L = 2.86'$
 $CB = S18^{\circ}46'40''W$
 $CH = 2.86'$

$\Delta = 00^{\circ}03'24''$
 $R = 2889.79'$
 $L = 2.86'$
 $CB = S18^{\circ}46'40''W$
 $CH = 2.86'$

$\Delta = 08^{\circ}06'44''$
 $R = 2500.00'$
 $L = 353.97'$
 $CB = N10^{\circ}51'35''E$
 $CH = 353.67'$

$\Delta = 00^{\circ}03'24''$
 $R = 2889.79'$
 $L = 2.86'$
 $CB = S18^{\circ}46'40''W$
 $CH = 2.86'$

$\Delta = 08^{\circ}06'44''$
 $R = 2500.00'$
 $L = 353.97'$
 $CB = N10^{\circ}51'35''E$
 $CH = 353.67'$

$\Delta = 00^{\circ}03'24''$
 $R = 2889.79'$
 $L = 2.86'$
 $CB = S18^{\circ}46'40''W$
 $CH = 2.86'$

$\Delta = 08^{\circ}06'44''$
 $R = 2500.00'$
 $L = 353.97'$
 $CB = N10^{\circ}51'35''E$
 $CH = 353.67'$

$\Delta = 00^{\circ}03'24''$
 $R = 2889.79'$
 $L = 2.86'$
 $CB = S18^{\circ}46'40''W$
 $CH = 2.86'$

$\Delta = 08^{\circ}06'44''$
 $R = 2500.00'$
 $L = 353.97'$
 $CB = N10^{\circ}51'35''E$
 $CH = 353.67'$

LEGEND.

- AC ACRES
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD DISTANCE
- D DEGREE OF CURVE
- O R B OFFICIAL RECORDS BOOK
- P B PLAT BOOK
- PC POINT OF CURVATURE
- PG./PGS. PAGE/PAGES
- PI POINT OF INTERSECTION
- ℙ PROPERTY LINE
- POC POINT ON CURVE
- POT POINT ON TANGENT
- PT POINT OF TANGENCY
- R RADIUS
- RE REAL ESTATE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- STA. STATION
- ± MORE OR LESS

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD BEING NORTH $18^{\circ}44'58''$ EAST REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6258.247.

ETM
 Surveying & Mapping, Inc.
 Vision - Experience - Results
 14775 Old St Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-8165
 Certificate of Authorization No. LB 3624

Scott A. Graham
 Legal Signature
 2023 04 18 14:36:04
 04100

SCOTT A. GRAHAM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA No. LS 5546

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 37.17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JUNE 26, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015240-0100

TEMPORARY CONSTRUCTION EASEMENT 1774

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17358, PAGE 693, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 89°37'46" WEST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1750.42 FEET TO THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. THENCE NORTH 18°44'58" EAST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 584.07 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17358, PAGE 693, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°59'44" WEST, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 26.40 FEET TO A JOG IN SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD, ALSO BEING THE SOUTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 17358, PAGE 693; THENCE CONTINUE SOUTH 89°59'44" WEST, ALONG SAID JOG IN THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD, ALSO BEING THE SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 17358, PAGE 693, A DISTANCE OF 8.45 FEET; THENCE NORTH 89°18'00" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 41.64 FEET AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 89°18'00" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 5.16 FEET TO A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2495.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°07'50", AN ARC LENGTH OF 354.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°52'46" EAST, 353.78 FEET TO THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 17358, PAGE 693; THENCE SOUTH 88°33'46" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.02 FEET TO A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°06'44", AN ARC LENGTH OF 353.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°51'35" WEST, 353.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,770 SQUARE FEET, OR 0.04 ACRES, MORE OR LESS.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 12, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17358, PAGE 693, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

HIGH POINT ESTATES
P.B. 53, PGS. 4, 4A, & 4B

DATED: 06/26/2023

SCALE: 1" = 50'

NORTHEAST 1/4
SECTION 16

RE 015240-0100
O.R.B. 17358, PG. 693

CB=N10°52'46"E
CD=353.76'
R=2495.00'
A=354.05'
Δ=8°07'50"

CB=S10°51'35"W
CD=353.67'
R=2500.00'
A=353.97'
Δ=8°06'44"

1,770 S.F. OR
0.04 ACRES±

N89°18'00"W
5.16'

S89°59'44"W
8.45'

S89°59'44"W
26.40'

EASTERLY EXTENSION OF
THE SOUTHERLY LINE OF
O.R.B. 17358 PG 693

EASTERLY EXISTING R/W LINE

WESTERLY EXISTING R/W LINE

OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)

WESTERLY EXISTING R/W LINE

BASELINE OF SURVEY

NORTHEAST 1/4
SECTION 16

POINT OF
REFERENCE
TCE 1774
SOUTHEAST CORNER
OF THE NORTHEAST
1/4 OF SECTION 16

N89°37'46"W
1750.42'

OR THE SOUTHERLY LINE
OF THE ASSESSOR'S MAP
SECTION 16



- LEGEND:
- P.B. = PLAT BOOK
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - Δ = CENTRAL ANGLE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - P.I. = POINT OF INTERSECTION
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - STA. = STATION

CERTIFICATION
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY: CHAPTER NO. 54-17 (2020-2022) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler
DATE: 6-26-23

DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 6902

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

- GENERAL NOTES:
1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 18°44'58" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-6756

DRAWN BY: SCC

SHEET 1 OF 2 SHEETS

December 22, 2022
Old Middleburg Road
R.E. No: 015225-0000

Work Order No. 21-20900
File No. 127H-40.00 (285)

Parcel 285

A Portion Of Tract 4, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Lying In Section 16, Township 3 South, Range 25 East, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 5109, Page 173, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Said Section 16, Township 3 South, Range 25 East, Duval County, Florida; Thence North 89°37'46" West, Along The Southerly Line Of Said Northeast 1/4, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North 18°44'58" East, Along Said Baseline Of Survey, A Distance Of 937.39 Feet, To A Point Of Curvature Of A Curve Concave Easterly Having A Radius Of 2864.79 Feet; Thence Northeasterly Along Said Baseline Of Survey, And Along The Arc Of Said Curve, Through A Central Angle Of 08°32'21", An Arc Length Of 426.96 Feet, To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of North 23°01'09" East, 426.56 Feet; Thence North 27°17'19" East, Along Said Baseline Of Survey, A Distance Of 67.45 Feet, To The Easterly Extension Of The Northerly Line Of High Pointe Estates, As Recorded In Plat Book 53, Pages 4, 4A, 4B, And 4C, Of The Current Public Records Of Said County, Also Being An Easterly Extension Of A Jog In The Westerly Existing Right Of Way Line Of Said Old Middleburg Road; Thence North 89°24'09" West, Along Said Easterly Extension, And Along Said Westerly Existing Right Of Way Line, A Distance Of 36.94 Feet To Said Westerly Existing Right Of Way Line Of Old Middleburg Road, Also Being The Southeast Corner Of Said Official Records Book 5109, Page 173, And To The **Point Of Beginning.**

From Said **Point Of Beginning;** Thence North 89°24'09" West, A Distance Of 65.51 Feet; Thence North 00°06'43" East, A Distance Of 334.08 Feet; Thence South 88°30'00" East, A Distance Of 234.59 Feet, To A Point On A Curve Concave Easterly Having A Radius Of 1942.86 Feet, Also Being Said Westerly Existing Right Of Way Line Of Old Middleburg Road; Thence Southwesterly, Along Said Westerly Existing Right Of Way Line, And Along The Arc Of Said Curve, Through A Central Angle Of 00°36'29", An Arc Length Of 20.62 Feet To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of South 27°35'34" West, 20.62 Feet; Thence South 27°17'19" West, Along Said Westerly Existing Right Of Way Line, A Distance Of 349.22 Feet To The **Point Of Beginning.**

Containing 1.15 Acres, More Or Less.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 6/23/23

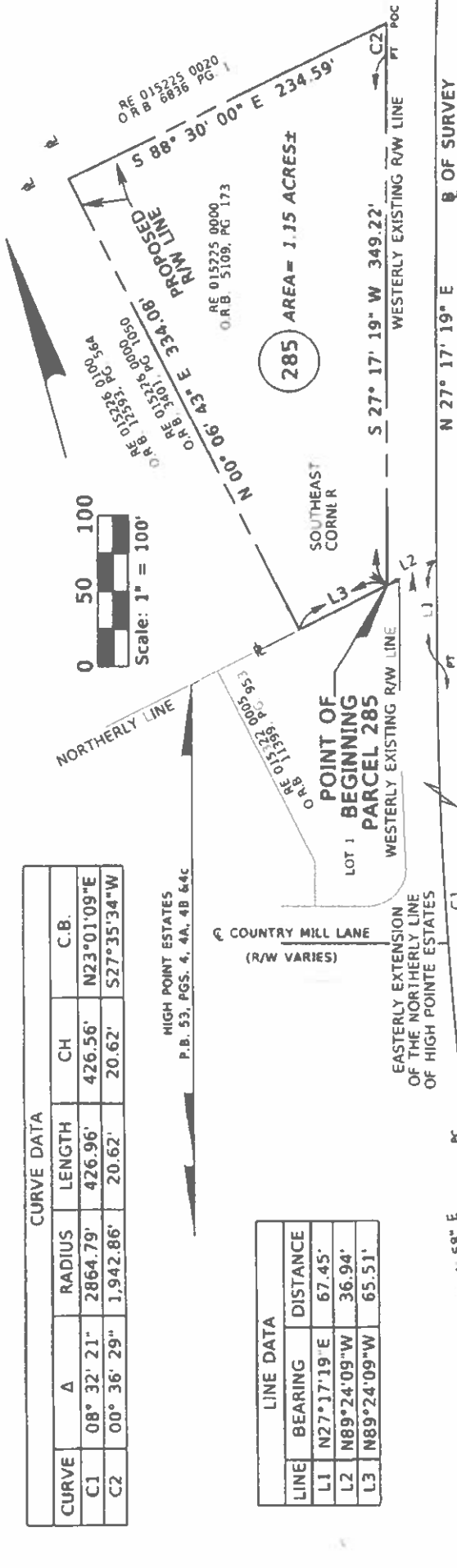
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 4, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5109, PAGE 173, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

CURVE DATA					
CURVE	Δ	RADIUS	LENGTH	CH	C.B.
C1	08° 32' 21"	2864.79'	426.96'	426.56'	N23°01'09"E
C2	00° 36' 29"	1,942.86'	20.62'	20.62'	S27°35'34"W

HIGH POINT ESTATES
P.B. 53, PGS. 4, 4A, 4B & 4C

LINE DATA		
LINE	BEARING	DISTANCE
L1	N27°17'19"E	67.45'
L2	N89°24'09"W	36.94'
L3	N89°24'09"W	65.51'



- LEGEND:
- Δ DELTA
 - C.B. CHORD BEARING
 - CH CHORD DISTANCE
 - L LENGTH
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PC POINT OF CURVATURE
 - PG. PAGE
 - POC POINT ON CURVE
 - POT POINT ON TANGENT
 - PT POINT OF TANGENCY
 - PI POINT OF INTERSECTION
 - R RADIUS
 - RE REAL ESTATE I.D. NO.
 - R/W RIGHT OF WAY
 - RD. ROAD
 - STA STATION
 - ± PROPERTY LINE
 - ⊥ BASELINE
 - ⊂ CENTERLINE

GENERAL NOTES:
 1) THIS IS NOT A SURVEY
 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 18°44'58" EAST.
 3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256,247.

OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON DECEMBER 22, 2022

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53 F17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE



14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-1165
 Certificate of Authorization No. LB 3624

Scott A. Graham
 Digital Signature
 2022.12.22 14:46:40

SCOTT A. GRAHAM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA No. LS 5546

December 22, 2022
Old Middleburg Road
R.E. No: 015225-0010

Work Order No. 21-20900
File No. 127H-40.00 (290)

Parcel 290

A Portion Of Tracts 3 And 4, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Lying In Section 16, Township 3 South, Range 25 East, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 8328, Page 277, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At Intersection Of The North Line Of Said Section 16, Township 3 South, Range 25 East, Said North Line Also Being The Baseline Of Survey Of State Road Number 134, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247, Having A Variable Width Right Of Way), With The Baseline Of Survey Of Old Middleburg Road (As Per Said City Of Jacksonville Right Of Way Control Survey, Having A Variable Width Right Of Way); Thence Along Said Baseline Of Survey Of Old Middleburg Road, The Following 3 Courses: Course 1) Thence South $43^{\circ}18'09''$ West, 394.15 Feet To A Point Of Curvature Of A Curve Concave Southeasterly, Having A Radius Of 818.51 Feet; Course 2) Thence Along The Arc Of Said Curve, Through A Central Angle Of $06^{\circ}19'32''$, An Arc Length Of 90.36 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South $40^{\circ}08'23''$ West, 90.32 Feet To A Point Of Tangency; Course 3) Thence South $36^{\circ}58'37''$ West, 186.20 Feet To The Easterly Extension Of The Northerly Line Of Those Lands Described And Recorded In Official Records Book 8328, Page 277 Of The Current Public Records Of Said County; Thence North $86^{\circ}12'37''$ West, Along Said Easterly Extension, A Distance Of 39.43 Feet To The Westerly Existing Right Of Way Line Of Said Old Middleburg Road, Also Being The Northeasterly Corner Of Said Official Records Book 8328, Page 277, And To The **Point Of Beginning**.

From Said **Point Of Beginning**, Thence South $36^{\circ}58'37''$ West, Along Said Westerly Existing Right Of Way Line Of Old Middleburg Road, A Distance Of 288.96 Feet To The Point Of Curvature Of A Curve Concave Southeasterly, Having A Radius Of 1942.86 Feet; Thence Continue Southwesterly, Along Said Westerly Existing Right Of Way Line, And Along The Arc Of Said Curve, Through A Central Angle Of $02^{\circ}33'46''$, An Arc Length Of 86.90 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South $35^{\circ}40'58''$ West, 86.90 Feet To A Curve Concave Southeasterly, Having A Radius Of 2433.50 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through A Central Angle Of $01^{\circ}05'54''$, An Arc Length Of 46.65 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North $34^{\circ}40'45''$ East, 46.65 Feet To A Point Of Curvature Of A Curve Concave Northwesterly, Having A Radius Of 9987.50 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through A Central Angle Of $01^{\circ}13'21''$, An Arc Length Of 213.09 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North $34^{\circ}37'02''$ East, 213.09 Feet To A Point Of Curvature Of A Curve Concave Southeasterly, Having A Radius Of 2467.33 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through A Central Angle Of $02^{\circ}31'17''$, An Arc Length Of 108.58 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North $35^{\circ}16'37''$ East, 108.58 Feet To Said Northerly Line Of Official Records Book 8328, Page 277; Thence South $86^{\circ}12'37''$ East, Along Said Northerly Line, A Distance Of 14.22 Feet To The **Point Of Beginning**;

Containing 2053 Square Feet, More Or Less.

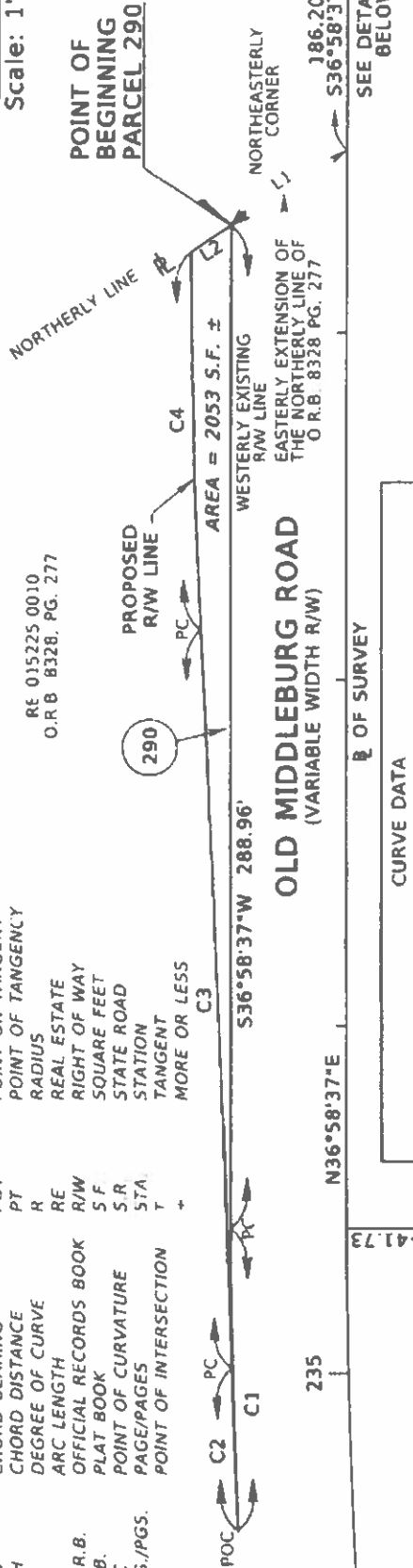
APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC at 6/23/23

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACTS 3, AND 4, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8328, PAGE 277, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

LEGEND:

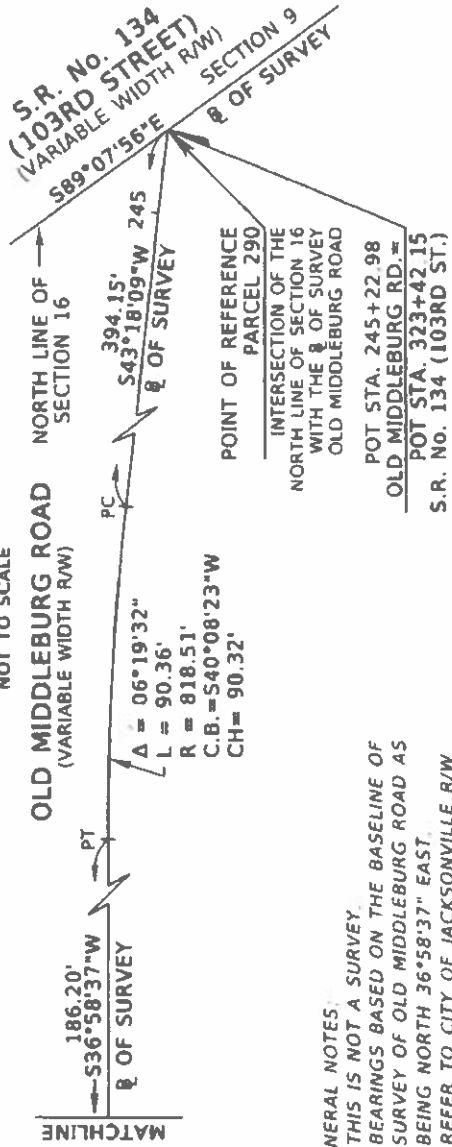
- ℓ BASELINE
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD DISTANCE
- D DEGREE OF CURVE
- L ARC LENGTH
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PC POINT OF CURVATURE
- PG./PGS. PAGE/PAGES
- PI POINT OF INTERSECTION
- R PROPERTY LINE
- POC POINT ON CURVE
- POT POINT ON TANGENT
- PT POINT OF TANGENCY
- R RADIUS
- RE REAL ESTATE
- R/W RIGHT OF WAY
- S F SQUARE FEET
- S R STATE ROAD
- STA. STATION
- T TANGENT
- + MORE OR LESS



CURVE	Δ	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	02°33'46"	1942.86	86.90	S35°40'58"W	86.90'
C2	01°05'54"	2433.50	46.65	N34°40'45"E	46.65'
C3	01°13'21"	9987.50	213.09	N34°37'02"E	213.09'
C4	02°31'17"	2467.33	108.58	N35°16'37"E	108.58'

LINE	BEARING	DISTANCE
L1	N86°12'37"W	39.43'
L2	S86°12'37"E	14.22'

DETAIL 'A'
NOT TO SCALE



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 36°58'37" EAST.
- 3) CONTROL TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6756 247



ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

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I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE



Scott A. Graham
Digital Signature
2022.12.22 14:47:04 -05'00'

SCOTT A. GRAHAM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 5546

SCALE: 1" = 50'

DATE: DECEMBER 22, 2022

CAD FILE: I:\Survey\RMApproj\COJ\19076-Old Middleburg Road\4-Final S&D\1-Final Dgn\IPAR290_50.dgn

DRAWN BY: JLS ORDER NO.: 50021-20900

FILE NO.: 127H-40.00A(290)

JUNE 26, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015225-0010

TEMPORARY CONSTRUCTION EASEMENT 1790

A PORTION OF TRACTS 3 AND 4, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8328, PAGE 277, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT INTERSECTION OF THE NORTH LINE OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID NORTH LINE ALSO BEING THE BASELINE OF SURVEY OF STATE ROAD NUMBER 134, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247, HAVING A VARIABLE WIDTH RIGHT OF WAY), WITH THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD (AS PER SAID CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY, HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, THE FOLLOWING 3 COURSES: COURSE 1) SOUTH 43°18'09" WEST, 394.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 818.51 FEET; COURSE 2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'32", AN ARC LENGTH OF 90.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°08'23" WEST, 90.32 FEET TO A POINT OF TANGENCY; COURSE 3) SOUTH 36°58'37" WEST, 207.78 FEET; THENCE NORTH 53°01'23" WEST, A DISTANCE OF 33.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD, ALSO BEING THE NORTHEASTERLY CORNER OF SAID OFFICIAL RECORDS BOOK 8328, PAGE 277; THENCE NORTH 86°12'37" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 8328, PAGE 277, A DISTANCE OF 14.22 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2467.33 FEET;

FROM SAID POINT OF BEGINNING, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°31'17", AN ARC DISTANCE OF 108.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°16'37" WEST, 108.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 9987.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°13'21", AN ARC DISTANCE OF 213.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°37'02" WEST, 213.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2433.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°05'54", AN ARC DISTANCE OF 46.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°40'45" WEST, 46.85 FEET TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD AND A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1942.86 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°16'30", AN ARC DISTANCE OF 77.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°15'50" WEST, 77.14 FEET TO THE SOUTHEASTERLY CORNER OF SAID OFFICIAL RECORDS BOOK 8328, PAGE 277; THENCE NORTH 57°10'21" WEST, ALONG THE SOUTHERLY LINE OF SAID OFFICAL RECORDS BOOK 8328, PAGE 277, A DISTANCE OF 5.00 FEET TO A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1947.86 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°16'30", AN ARC DISTANCE OF 77.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°15'54" EAST, 77.28 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2438.50 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°05'54", AN ARC DISTANCE OF 46.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°40'46" EAST, 46.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 9982.50 FEET;

(CONTINUED ON SHEET 3 OF 3 SHEETS)

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

JUNE 26, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015225-0010

TEMPORARY CONSTRUCTION EASEMENT 1790

(CONTINUED FROM SHEET 2 OF 3 SHEETS)

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°13'21", AN ARC DISTANCE OF 212.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°37'02" EAST, 212.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2472.33 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°31'17", AN ARC DISTANCE OF 105.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35°14'23" EAST, 105.58 FEET TO A POINT IN THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 8328, PAGE 277; THENCE SOUTH 86°12'37" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,221 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

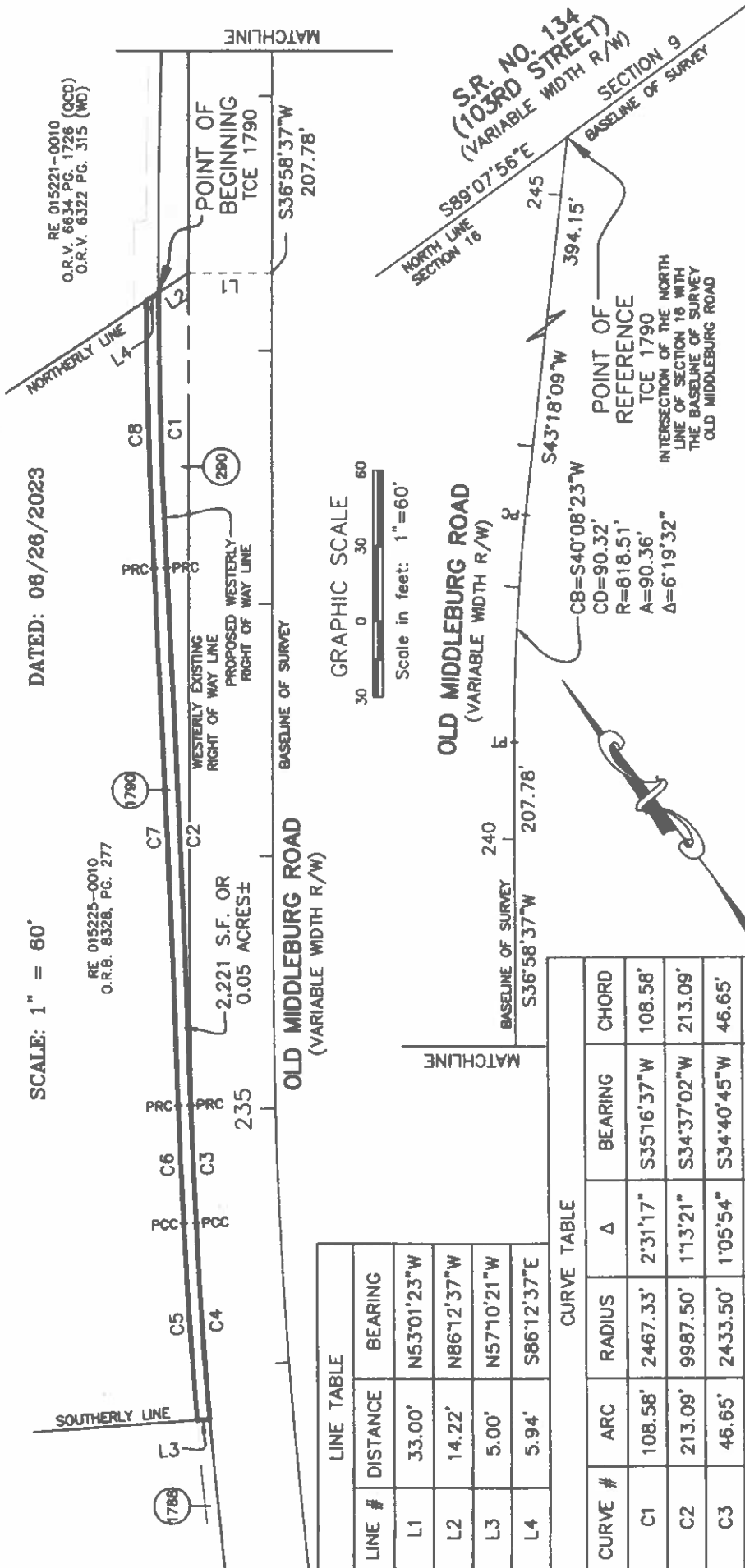
A PORTION OF TRACTS 3 AND 4, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8328, PAGE 277, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 60'

DATED: 06/26/2023

RE 015221-0010
O.R.V. 6634 PG. 1726 (OCO)
O.R.V. 6322 PG. 315 (MO)

RE 015225-0010
O.R.B. 8328, PG. 277



LINE TABLE	
LINE #	BEARING
L1	N53°01'23"W
L2	N86°12'37"W
L3	N57°10'21"W
L4	S86°12'37"E

CURVE TABLE				
CURVE #	ARC	RADIUS	Δ	BEARING
C1	108.58'	2467.33'	2°31'17"	S35°16'37"W
C2	213.09'	9987.50'	1°13'21"	S34°37'02"W
C3	46.65'	2433.50'	1°05'54"	S34°40'45"W
C4	77.14'	1942.86'	2°16'30"	S33°15'50"W
C5	77.28'	1947.86'	2°16'30"	N33°15'54"E
C6	46.73'	2438.50'	1°05'54"	N34°40'46"E
C7	212.98'	9982.50'	1°13'21"	N34°37'02"E
C8	105.59'	2472.33'	2°31'17"	N35°14'23"E

LEGEND:
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 Δ = CENTRAL ANGLE OR DELTA
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 PCC = POINT OF CURVATURE
 PRC = POINT OF COMPOUND CURVATURE
 PT = POINT OF TANGENCY
 R/W = RIGHT-OF-WAY
 S.F. = SQUARE FEET
 STA. = STATION

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA SET FORTH BY CHAPTER NO. 54-17 (050-083) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 6902

DATE
 6-30-23

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

GENERAL NOTES:
 1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS NORTH 27°17'19" EAST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 8258.247
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.
 5. X:\EN\CAD\PROJECTS\71\71_Sum\OMR Phase 1 TOCS

December 22, 2022
Old Middleburg Road
R.E. No: 015221-0010

Work Order No. 21-20900
File No. 127H-40.00 (292)

Parcel 292

A Portion Of Tract 3, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Lying In Section 16, Township 3 South, Range 25 East, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 6322, Page 315, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At Intersection Of The North Line Of Said Section 16, Township 3 South, Range 25 East, Said North Line Also Being The Baseline Of Survey Of State Road Number 134, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247, Having A Variable Width Right Of Way), With The Baseline Of Survey Of Old Middleburg Road (As Per Said City Of Jacksonville Right Of Way Control Survey, Having A Variable Width Right Of Way); Thence Along Said Baseline Of Survey Of Old Middleburg Road, The Following 3 Courses: Course 1) Thence South $43^{\circ}18'09''$ West, 394.15 Feet To A Point Of Curvature Of A Curve Concave Southeasterly, Having A Radius Of 818.51 Feet; Course 2) Thence Along The Arc Of Said Curve, Through A Central Angle Of $06^{\circ}19'32''$, An Arc Length Of 90.36 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South $40^{\circ}08'23''$ West, 90.32 Feet To A Point Of Tangency; Course 3) Thence South $36^{\circ}58'37''$ West, 186.20 Feet To The Easterly Extension Of The Southerly Line Of Those Lands Described And Recorded In Official Records Book 6322, Page 315 Of The Current Public Records Of Said County; Thence North $86^{\circ}12'37''$ West, Along Said Easterly Extension, A Distance Of 39.43 Feet To The Westerly Existing Right Of Way Line Of Said Old Middleburg Road, Also Being The Southeasterly Corner Of Said Official Records Book 6322, Page 315, And To The **Point Of Beginning**.

From Said **Point Of Beginning**, Thence Continue North $86^{\circ}12'37''$ West, Along Said Southerly Line Of Official Records Book 6322, Page 315, A Distance Of 14.22 Feet To A Curve Concave Southeasterly, Having A Radius Of 2467.33 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through A Central Angle Of $04^{\circ}50'05''$, An Arc Length Of 208.19 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North $38^{\circ}57'18''$ East, 208.13 Feet To The Easterly Line Of Said Lands Described And Recorded In Official Records Book 6322, Page 315; Thence South $00^{\circ}21'48''$ West, Along Said Easterly Line, A Distance Of 7.91 Feet To Said Westerly Existing Right Of Way Line Of Old Middleburg Road; Thence South $36^{\circ}58'37''$ West, Along Said Westerly Existing Right Of Way Line, A Distance Of 193.87 Feet To The **Point Of Beginning**.

Containing 1972 Square Feet, More Or Less.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC ate 6/23/23

SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF TRACT 3, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 315, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

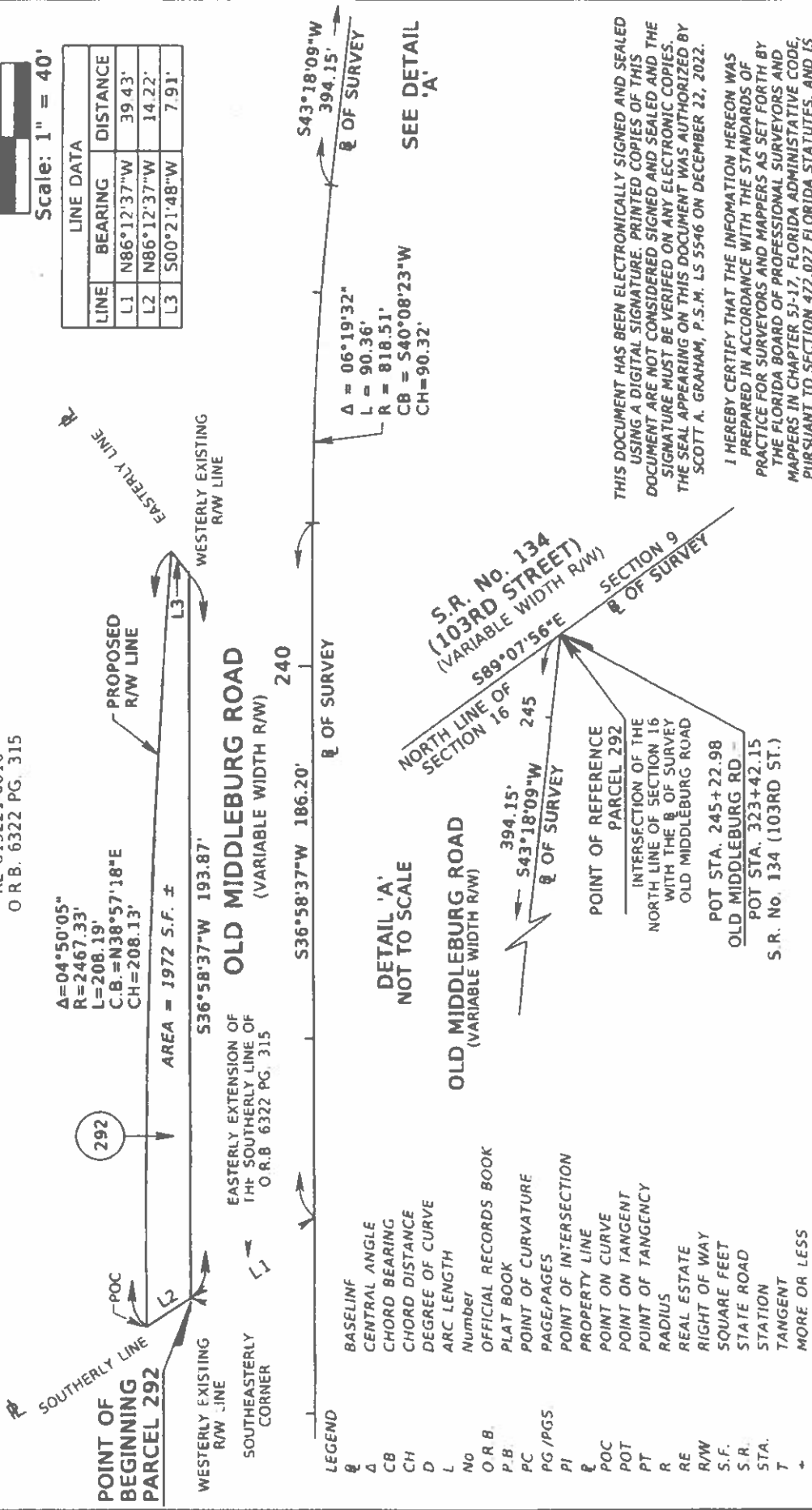
RE 015221-0010
O.R.B. 6322 PG. 315

$A=04^{\circ}50'05''$
 $R=2467.33'$
 $L=208.19'$
 $C.B.=N38^{\circ}57'18''E$
 $CH=208.13'$

 $AREA = 1972 \text{ S.F. } \pm$
 $536^{\circ}58'37''W \text{ } 193.87'$



LINE DATA	
LINE	DISTANCE
L1	N86°12'37"W 39.43'
L2	N86°12'37"W 14.22'
L3	S00°21'48"W 7.91'



- LEGEND**
- Q OF SURVEY
 - Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - D DEGREE OF CURVE
 - L ARC LENGTH
 - No Number
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - P.G./P.G.S. PAGE/PAGES
 - P.I. POINT OF INTERSECTION
 - Q PROPERTY LINE
 - POC POINT ON CURVE
 - POT POINT ON TANGENT
 - PT POINT OF TANGENCY
 - R RADIUS
 - RE REAL ESTATE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - S.R. STATE ROAD
 - STA. STATION
 - T TANGENT
 - ← MORE OR LESS

DETAIL 'A'
NOT TO SCALE

$\Delta = 06^{\circ}19'32''$
 $L = 90.36'$
 $R = 818.51'$
 $CB = S40^{\circ}08'23''W$
 $CH = 90.32'$

S.R. No. 134
(103RD STREET)
(VARIABLE WIDTH R/W)

POINT OF REFERENCE
PARCEL 292
INTERSECTION OF THE
NORTH LINE OF SECTION 16
WITH THE Q OF SURVEY
OLD MIDDLEBURG ROAD

POT STA. 245+22.98
OLD MIDDLEBURG RD -
POT STA. 323+42.15
S.R. No. 134 (103RD ST.)

ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1" = 40'
DATE: DECEMBER 22, 2022

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH $36^{\circ}58'37''$ EAST.
3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON DECEMBER 22, 2022.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Scott A. Graham
Digital Signature
2022.12.22
14:47:30 -05'00'



SCOTT A. GRAHAM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 5546

JUNE 30, 2023
OLD MIDDLEBURG ROAD
R.E. NO: 015221-0010

TEMPORARY CONSTRUCTION EASEMENT 1792

A PORTION OF TRACT 3, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 315, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT INTERSECTION OF THE NORTH LINE OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID NORTH LINE ALSO BEING THE BASELINE OF SURVEY OF STATE ROAD NUMBER 134, (AS PER CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY PROJECT NO. 6256.247, HAVING A VARIABLE WIDTH RIGHT OF WAY), WITH THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD (AS PER SAID CITY OF JACKSONVILLE RIGHT OF WAY CONTROL SURVEY, HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD, THE FOLLOWING 3 COURSES: COURSE 1) SOUTH 43°18'09" WEST, 394.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 818.51 FEET; COURSE 2) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'32", AN ARC LENGTH OF 90.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°08'23" WEST, 90.32 FEET TO A POINT OF TANGENCY; COURSE 3) SOUTH 36°58'37" WEST, 13.91 FEET; THENCE NORTH 53°01'23" WEST, A DISTANCE OF 33.00 FEET TO ITS INTERSECTION WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MIDDLEBURG ROAD AND THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 6322, PAGE 315; THENCE NORTH 00°21'48" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 7.91 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2467.33 FEET;

FROM SAID POINT OF BEGINNING, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°50'05", AN ARC DISTANCE OF 208.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°57'18" WEST, 208.13 FEET TO THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 6322, PAGE 315; THENCE NORTH 86°12'37" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 11.88 FEET; THENCE NORTH 36°47'36" EAST, A DISTANCE OF 34.76 FEET; THENCE SOUTH 52°48'25" EAST, A DISTANCE OF 5.00 FEET TO A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2472.33 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'25", AN ARC DISTANCE OF 60.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°53'48" EAST, 60.71 FEET; THENCE NORTH 51°24'00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 38°55'06" EAST, A DISTANCE OF 27.59 FEET; THENCE SOUTH 50°45'48" EAST, A DISTANCE OF 10.00 FEET TO A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2472.33 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°16'07", AN ARC DISTANCE OF 97.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°22'16" EAST, 97.89 FEET TO SAID EASTERLY LINE OF OFFICIAL RECORDS BOOK 6322, PAGE 315; THENCE SOUTH 00°21'48" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 7.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,503 SQUARE FEET, OR 0.03 ACRES, MORE OR LESS.

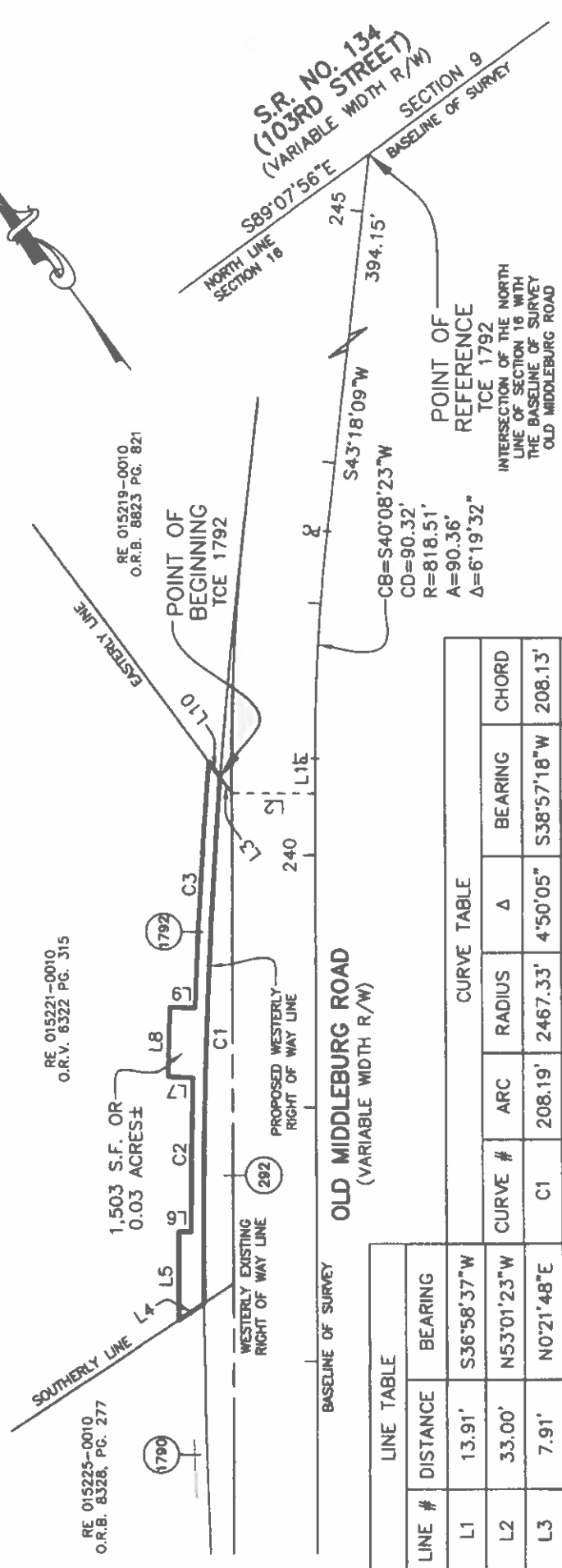
CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 3, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 315, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SCALE: 1" = 60'

DATED: 06/30/2023



S.R. NO. 134
(103RD STREET)
(VARIABLE WIDTH R/W)

OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)

LINE #	DISTANCE	BEARING
L1	13.91'	S36°58'37"W
L2	33.00'	N53°01'23"W
L3	7.91'	N0°21'48"E
L4	11.88'	N86°12'37"W
L5	34.76'	N36°47'36"E
L6	5.00'	S52°48'25"E
L7	10.00'	N51°24'00"W
L8	27.59'	N38°55'06"E
L9	10.00'	S50°45'48"E
L10	7.61'	S0°21'48"W

CURVE #	ARC	RADIUS	Δ	BEARING	CHORD
C1	208.19'	2467.33'	4°50'05"	S38°57'18"W	208.13'
C2	60.71'	2472.33'	1°24'25"	N37°53'48"E	60.71'
C3	97.89'	2472.33'	2°16'07"	N40°22'16"E	97.89'

LEGEND:
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 Δ = CENTRAL ANGLE OR DELTA
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 PC = POINT OF CURVATURE
 PCC = POINT OF COMPOUND CURVATURE
 PRC = POINT OF REVERSE CURVATURE
 PT = POINT OF TANGENCY
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION

GRAPHIC SCALE
 30 0 30 60
 Scale in feet: 1" = 60'

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA MEETS OR EXCEEDS STANDARDS OF PRACTICE FOR SURVEYING, IN THE STATE OF FLORIDA SET FORTH BY: CHAPTER NO. 41-17 (050-052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

Danny S. Wheeler
 DANNY S. WHEELER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 8902
 DATE 6-30-23

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor, JACKSONVILLE, FL 32202 (904)255-8756

GENERAL NOTES:
 1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND NO FIELD WORK WAS PERFORMED.
 2. BEARINGS ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS SOUTH 45°16'08" WEST.
 3. REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.
 4. SEE SHEET 2 OF 2 SHEETS FOR LEGAL DESCRIPTION.

December 22, 2022
Old Middleburg Road
R.E. No: 015219-0010

Work Order No. 21-20900
File No. 127H-40.00 (293)

Parcel 293

A Portion Of Tract 1, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Lying In Section 16, Township 3 South, Range 25 East, Also Being Those Lands Described And Recorded In Official Records Book 8823, Page 821, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At Intersection Of The North Line Of Said Section 16, Township 3 South, Range 25 East, Duval County, Florida, Said North Line Also Being The Baseline Of Survey Of State Road Number 134, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247, Having A Variable Width Right Of Way), With The Baseline Of Survey Of Old Middleburg Road (As Per Said City Of Jacksonville Right Of Way Control Survey, Having A Variable Width Right Of Way); Thence South $43^{\circ}18'09''$ West, Along Said Baseline Of Survey Of Old Middleburg Road, A Distance Of 193.81 Feet, To Its Intersection With The Easterly Extension Of The Northerly Line Of Those Lands Described And Recorded In Official Records Book 8823, Page 821, Of The Current Public Records Of Duval County, Florida; Thence North $88^{\circ}22'12''$ West, Along Said Easterly Extension, A Distance Of 44.18 Feet To The Westerly Existing Right Of Way Line Of Said Old Middleburg Road, Also Being The Northeasterly Corner Of Said Official Records Book 8823, Page 821, And To The **Point Of Beginning.**

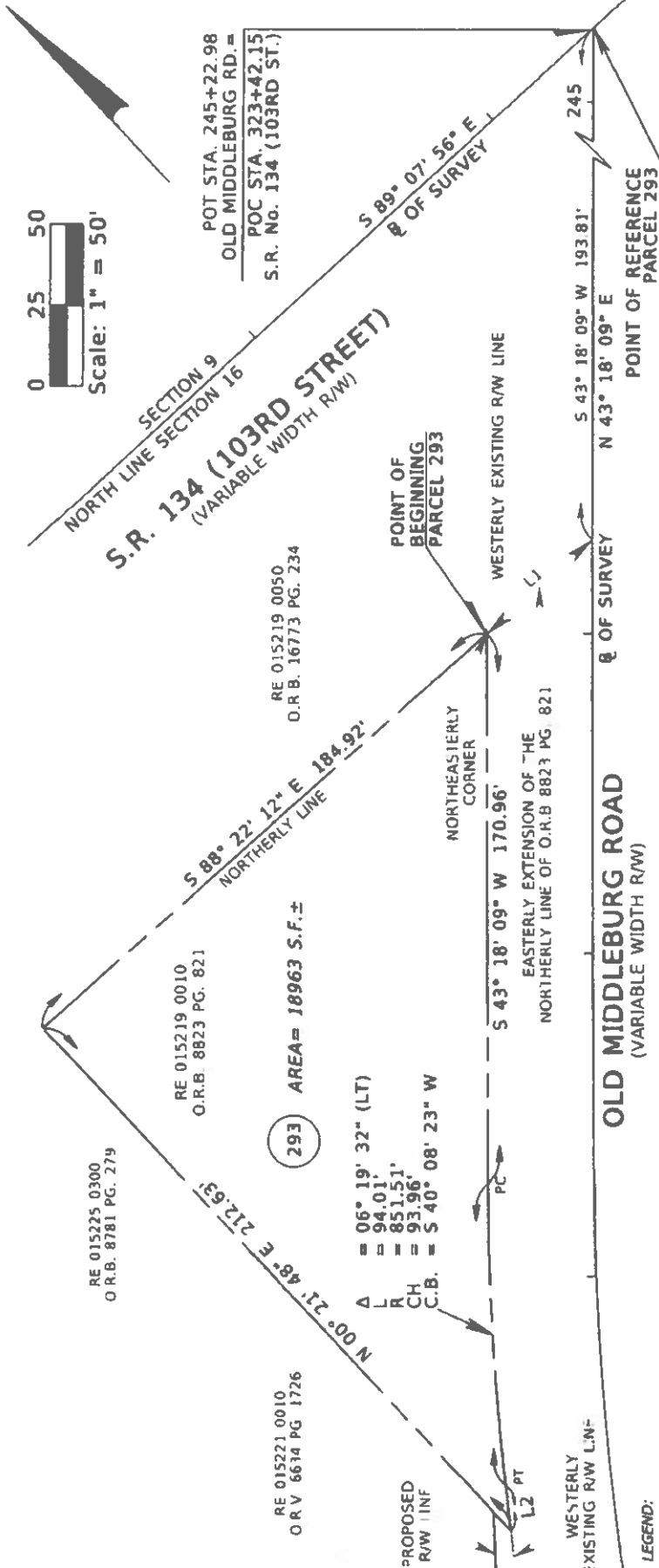
From Said **Point Of Beginning;** Thence South $43^{\circ}18'09''$ West, Along Said Westerly Existing Right Of Way Line Of Old Middleburg Road, A Distance Of 170.96 Feet, To The Point Of Curvature Of A Curve Concave Southeasterly, Having A Radius Of 851.51 Feet; Thence Southwesterly, Along Said Westerly Existing Right Of Way Line And Along The Arc Of Said Curve, Through A Central Angle Of $06^{\circ}19'32''$, An Arc Length Of 94.01 Feet, To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of South $40^{\circ}08'23''$ West, 93.96 Feet; Thence South $36^{\circ}58'37''$ West, Along Said Westerly Existing Right Of Way Line, A Distance Of 13.91 Feet; Thence North $00^{\circ}21'48''$ East, A Distance Of 212.63 Feet; Thence South $88^{\circ}22'12''$ East, A Distance Of 184.92 Feet To The **Point Of Beginning.**

Containing 18963 Square Feet, More Or Less.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 6/23/23

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8823, PAGE 821, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



THIS DOCUMENT 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 BY THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON DECEMBER 22, 2022.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Scott A. Graham
Digital Signature
2022 12 22 14 53 04 -0500



SCOTT A. GRAHAM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 5546

LINE	BEARING	DISTANCE
L1	N88°22'12"W	44.18'
L2	S36°58'37"W	13.91'

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 43°18'09" EAST.
 3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.

SCALE: 1"=50'
 DATE: DECEMBER 22, 2022



14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4145
 Certificate of Authorization No. LB 3624

- LEGEND:
- Δ DELTA
 - C.B. CHORD BEARING
 - CH CHORD DISTANCE
 - L LENGTH
 - O.A.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PT POINT OF TANGENCY
 - PG. PAGE
 - POC POINT ON CURVE
 - POT POINT ON TANGENT
 - PI POINT OF INTERSECTION
 - R RADIUS
 - RE REAL ESTATE I.D. NO.
 - R/W RIGHT OF WAY
 - RD. ROAD
 - STA STATION
 - ± PROPERTY LINE
 - ▬ BASELINE
 - ▬ CENTERLINE

December 22, 2022
Old Middleburg Road
R.E. No: 015226-0100
Revised – April 18,2023

Work Order No. 21-20900
File No. 127H-40.00 (297)

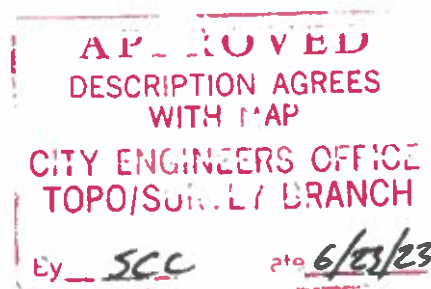
Parcel 297

A Portion Of Tract 5, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Lying In Section 16, Township 3 South, Range 25 East, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 6554, Page 1721, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Said Section 16, Township 3 South, Range 25 East, Duval County, Florida; Thence North 89°37'46" West, Along The Southerly Line Of Said Northeast 1/4, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North 18°44'58" East, Along Said Baseline Of Survey, A Distance Of 937.39 Feet, To A Point Of Curvature Of A Curve Concave Easterly Having A Radius Of 2864.79 Feet; Thence Northeasterly Along Said Baseline Of Survey, And Along The Arc Of Said Curve, Through A Central Angle Of 08°32'21", An Arc Length Of 426.96 Feet, To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of North 23°01'09" East, A Distance Of 426.56 Feet; Thence North 27°17'19" East, Along Said Baseline Of Survey, A Distance Of 67.45 Feet, To The Easterly Extension Of The Northerly Line Of High Pointe Estates, As Recorded In Plat Book 53, Pages 4, 4A, 4B, And 4C, Of The Current Public Records Of Said County, Also Being An Easterly Extension Of A Jog In The Westerly Existing Right Of Way Line Of Said Old Middleburg Road; Thence North 89°24'09" West, Along Said Easterly Extension, And Along Said Westerly Existing Right Of Way Line, And Along Said Northerly Line, A Distance Of 102.45 Feet, To The Southeast Corner Of Tract 5, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, And To The **Point Of Beginning**.

From Said **Point Of Beginning**; Thence North 89°24'09" West, A Distance Of 171.03 Feet; Thence North 00°02'58" East, A Distance Of 522.03 Feet; Thence South 08°12'43" East, A Distance Of 192.98 Feet; Thence North 89°29'35" East, A Distance Of 117.24 Feet; Thence South 00°03'41" West, A Distance Of 318.02 Feet; Thence North 89°30'09" East, A Distance Of 26.14 Feet; Thence South 00°06'43" West, A Distance Of 16.06 Feet To The **Point Of Beginning**.

Containing 1.18 Acres, More Or Less.



SKETCH TO ACCOMPANY DESCRIPTION OF

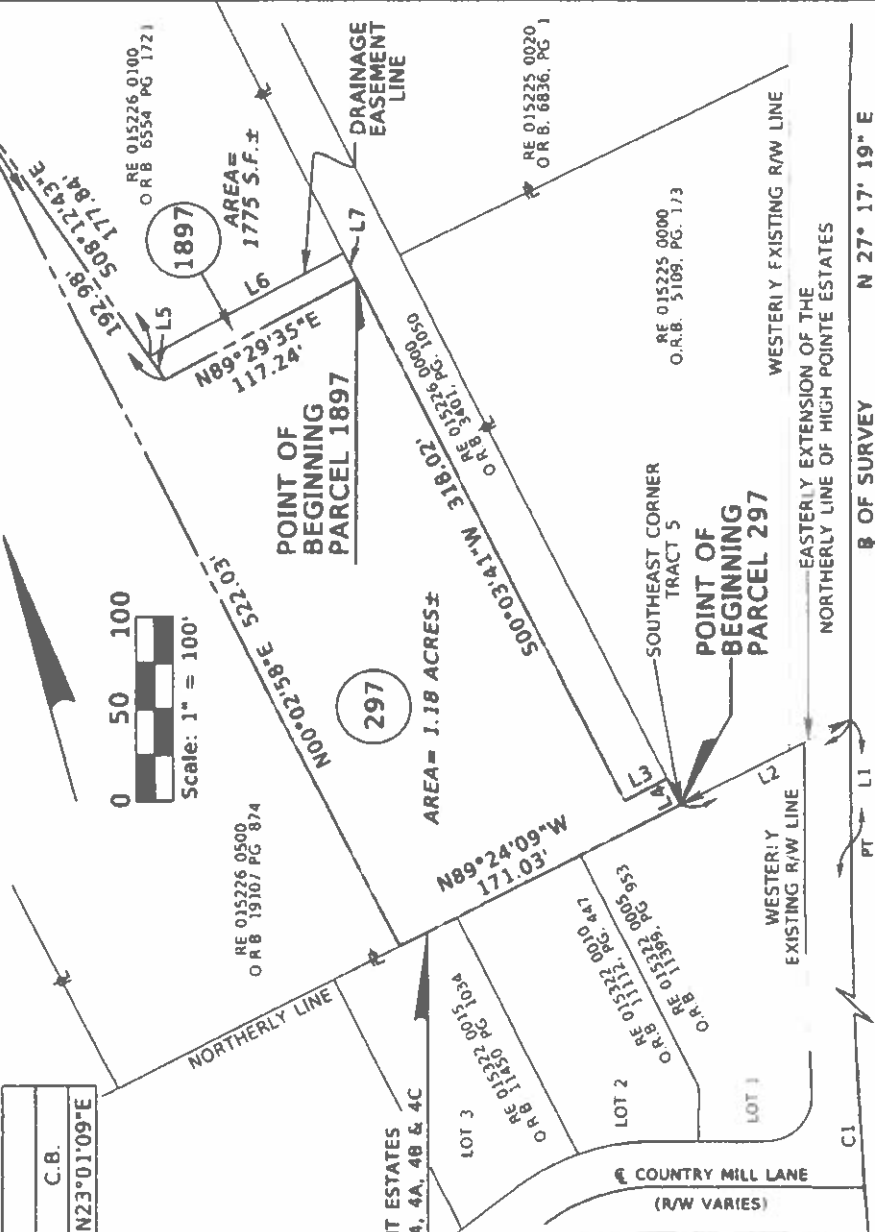
A PORTION OF TRACT 5, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6554, PAGE 1721, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	C.B.
C1	08° 32' 21"	2864.79'	426.96'	N23° 01' 09"E

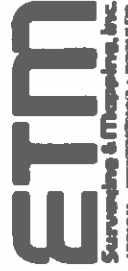
- LEGEND:**
- Δ DELTA
 - C.B. CHORD BEARING
 - CH CHORD DISTANCE
 - L LENGTH
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PC POINT OF CURVATURE
 - PG. PAGE
 - POC POINT ON CURVE
 - POT POINT ON TANGENT
 - PI POINT OF INTERSECTION
 - PT POINT OF TANGENCY
 - R RADIUS
 - RE REAL ESTATE I.D. NO.
 - R/W RIGHT OF WAY
 - RD. ROAD
 - STA STATION
 - ± PROPERTY LINE
 - ℓ BASELINE
 - ⊥ CENTERLINE

HIGH POINT ESTATES
P.B. 53, PGS. 4, 4A, 4B & 4C

LINE DATA		
LINE	BEARING	DISTANCE
L1	N27° 17' 19"E	67.45'
L2	N89° 24' 09"W	102.45'
L3	N89° 30' 09"E	26.14'
L4	S00° 06' 43"W	16.06'
L5	N08° 12' 43"W	15.14'
L6	N89° 29' 35"E	119.42'
L7	S00° 03' 41"W	15.00'



OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)



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

REVISED - APRIL 18, 2023

SCALE: 1" = 100'

DATE: DECEMBER 22, 2022

DRAWN BY: RAC/LS

ORDER NO. 50821.20900

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 5546

FILE NO. 127H-40-004297/1897

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON APRIL 18, 2023.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE



Scott A. Graham
Digital Signature
2023 04 18
16:51:28 -04:00

POINT OF REFERENCE
PARCEL 297/1897
SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY
- 2) BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 18° 44' 58" EAST.
- 3) REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247

December 22, 2022
Old Middleburg Road
R.E. No: 015226-0100
Revised – April 18, 2023

Work Order No. 21-20900
File No. 127H-40.00 (1897)

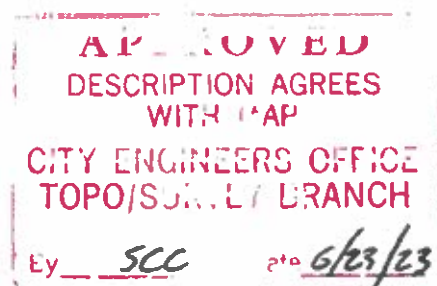
**Parcel 1897
(Drainage Easement)**

A Portion Of Tract 5, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Lying In Section 16, Township 3 South, Range 25 East, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 6554, Page 1721, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Said Section 16, Township 3 South, Range 25 East, Duval County, Florida; Thence North 89°37'46" West, Along The Southerly Line Of Said Northeast 1/4, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North 18°44'58" East, Along Said Baseline Of Survey, A Distance Of 937.39 Feet, To A Point Of Curvature Of A Curve Concave Easterly Having A Radius Of 2864.79 Feet; Thence Northeasterly Along Said Baseline Of Survey, And Along The Arc Of Said Curve, Through A Central Angle Of 08°32'21", An Arc Length Of 426.96 Feet, To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of North 23°01'09" East, A Distance Of 426.56 Feet; Thence North 27°17'19" East, Along Said Baseline Of Survey, A Distance Of 67.45 Feet, To The Easterly Extension Of The Northerly Line Of High Pointe Estates, As Recorded In Plat Book 53, Pages 4, 4A, 4B, And 4C, Of The Current Public Records Of Said County, Also Being An Easterly Extension Of A Jog In The Westerly Existing Right Of Way Line Of Said Old Middleburg Road; Thence North 89°24'09" West, Along Said Easterly Extension, And Along Said Westerly Existing Right Of Way Line, And Along Said Northerly Line, A Distance Of 102.45 Feet To The Southeast Corner Of Tract 5, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Also Being The Southeast Corner Of Official Records Book 6554, Page 1721, Of The Current Public Records Of Said County; Thence Along The Easterly Line Of Said Lands, The Following 3 Courses: 1) Thence North 00°06'43" East, 16.06 Feet; 2) Thence South 89°30'09" West, 26.14 Feet; 3) Thence North 00°03'41" East, 318.02 Feet To The **Point Of Beginning.**

From Said **Point Of Beginning;** Thence South 89°29'35" West, A Distance Of 117.24 Feet; Thence North 08°12'43" West, A Distance Of 15.14 Feet; Thence North 89°29'35" East, A Distance Of 119.42 Feet To Said East Line Of Official Records Book 6554, Page 1721; Thence South 00°03'41" West, Along Said East Line, A Distance Of 15.00 Feet To The **Point Of Beginning.**

Containing 1775 Square Feet, More Or Less.



December 22, 2022
Old Middleburg Road
R.E. No: 015226 0000

Work Order No. 21-20900
File No. 127H-40.00 (298)

Parcel 298

A Portion Of Tract 5, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida. Lying In Section 16, Township 3 South, Range 25 East, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 3401, Page 1050, Of The Current Public Records Of Said County. Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Said Section 16, Township 3 South, Range 25 East, Duval County, Florida; Thence North 89°37'46" West, Along The Southerly Line Of Said Northeast 1/4, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North 18°44'58" East, Along Said Baseline Of Survey, A Distance Of 937.39 Feet, To A Point Of Curvature Of A Curve Concave Easterly Having A Radius Of 2864.79 Feet; Thence Northeasterly Along Said Baseline Of Survey, And Along The Arc Of Said Curve, Through A Central Angle Of 08°32'21", An Arc Length Of 426.96 Feet, To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of North 23°01'09" East, A Distance Of 426.56 Feet; Thence North 27°17'19" East, Along Said Baseline Of Survey, A Distance Of 67.45 Feet, To The Easterly Extension Of The Northerly Line Of High Pointe Estates, As Recorded In Plat Book 53, Pages 4, 4A, 4B, And 4C, Of The Current Public Records Of Said County, Also Being An Easterly Extension Of A Jog In The Westerly Existing Right Of Way Line Of Said Old Middleburg Road; Thence North 89°24'09" West, Along Said Easterly Extension, And Along Said Westerly Existing Right Of Way Line, And Along Said Northerly Line, A Distance Of 102.45 Feet, To The Southeast Corner Of Tract 5, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida; Thence North 00°06'43" East, A Distance Of 16.06 Feet, To The Southeast Corner Of Said Official Records Book 3401, Page 1050, And To The **Point Of Beginning.**

From Said **Point Of Beginning,** Thence South 89°30'09" West, A Distance Of 26.14 Feet; Thence North 00°03'41" East A Distance Of 318.02 Feet; Thence North 89°29'35" East, A Distance Of 26.43 Feet, To The East Line Of Said Tract 5, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida; Thence South 00°06'43" West, Along Said East Line, A Distance Of 318.03 Feet To The **Point Of Beginning.**

Containing 8359 Square Feet, More Or Less.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 6/23/23

December 22, 2022
Old Middleburg Road
R.E. No: 015226-0000

Work Order No. 21-20900
File No. 127H-40.00 (1898)

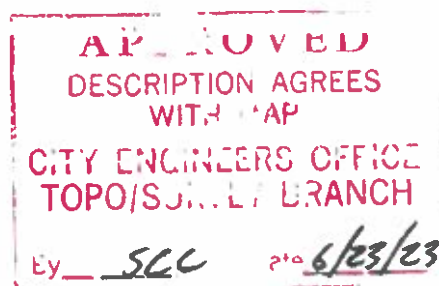
**Parcel 1898
(Drainage Easement)**

A Portion Of Tract 5, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida, Lying In Section 16, Township 3 South, Range 25 East, Also Being A Portion Of Those Lands Described And Recorded In Official Records Book 3401, Page 1050, Of The Current Public Records Of Said County, Being More Particularly Described As Follows:

For A Point Of Reference, Commence At The Southeast Corner Of The Northeast 1/4 Of Said Section 16, Township 3 South, Range 25 East, Said Duval County, Florida; Thence North 89°37'46" West, Along The Southerly Line Of Said Northeast 1/4, A Distance Of 1750.42 Feet To The Baseline Of Survey Of Old Middleburg Road, A Variable Width Right Of Way As Presently Established, (As Per City Of Jacksonville Right Of Way Control Survey Project No. 6256.247); Thence North 18°44'58" East, Along Said Baseline Of Survey, A Distance Of 937.39 Feet, To A Point Of Curvature Of A Curve Concave Easterly Having A Radius Of 2864.79 Feet; Thence Northeasterly Along Said Baseline Of Survey, And Along The Arc Of Said Curve, Through A Central Angle Of 08°32'21", An Arc Length Of 426.96 Feet, To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of North 23°01'09" East, A Distance Of 426.56 Feet; Thence North 27°17'19" East, Along Said Baseline Of Survey, A Distance Of 67.45 Feet, To The Easterly Extension Of The Northerly Line Of High Pointe Estates, As Recorded In Plat Book 53, Pages 4, 4A, 4B, And 4C, Of The Current Public Records Of Said County, Also Being An Easterly Extension Of A Jog In The Westerly Existing Right Of Way Line Of Said Old Middleburg Road; Thence North 89°24'09" West, Along Said Easterly Extension, And Along Said Westerly Existing Right Of Way Line, And Along Said Northerly Line, A Distance Of 102.45 Feet, To The Southeast Corner Of Tract 5, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida; Thence North 00°06'43" East, A Distance Of 16.06 Feet, To The Southeast Corner Of Said Official Records Book 3401, Page 1050; Thence Continue North 00°06'43" East, along the East line of Said Official Records Book 3401, Page 1050, a distance of 318.03 feet To The **Point Of Beginning.**

From Said **Point Of Beginning,** Thence South 89°29'35" West, A Distance Of 26.43 Feet; Thence North 00°03'41" East A Distance Of 15.00 Feet; Thence North 89°29'35" East, A Distance Of 26.44 Feet, To The East Line Of Said Tract 5, Block 1, Jacksonville Heights, As Recorded In Plat Book 5, Page 93, Of The Current Public Records Of Duval County, Florida; Thence South 00°06'43" West, Along Said East Line, A Distance Of 15.00 Feet To The **Point Of Beginning.**

Containing 396 Square Feet, More Or Less.



SKETCH TO ACCOMPANY DESCRIPTION OF

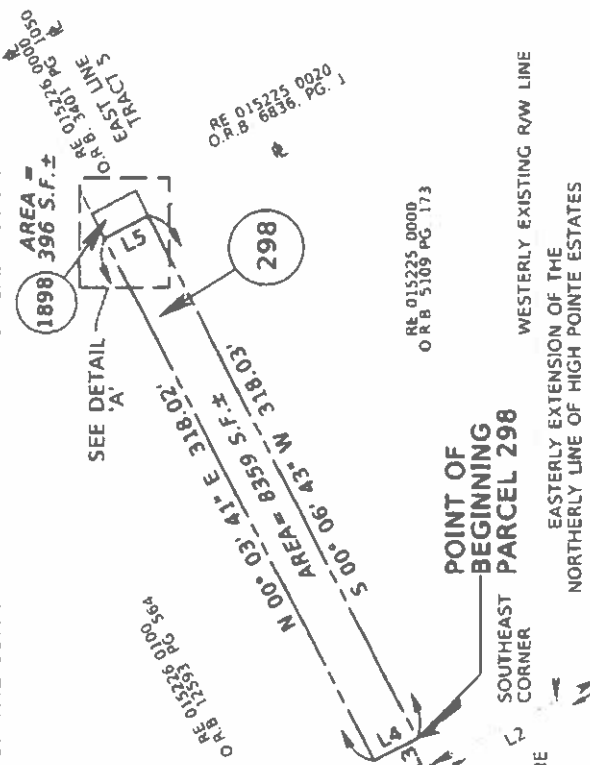
A PORTION OF TRACT 5, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3401, PAGE 1050, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

LINE	BEARING	DISTANCE
L1	N27°17'19"E	67.45
L2	N89°24'09"W	102.45'
L3	N00°06'43"E	16.06'
L4	S89°30'09"W	26.14'
L5	N89°29'35"E	26.43'



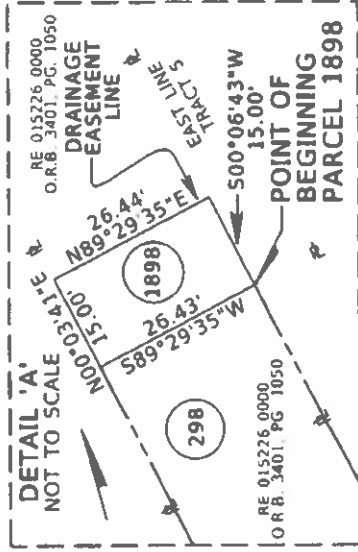
HIGH POINT ESTATES
P.B. 53, PGS. 4, 4A, 4B & 4C

- LEGEND:**
- Δ DELTA
 - PT POINT OF TANGENCY
 - C.B. CHORD BEARING
 - PI POINT OF INTERSECTION
 - CH CHORD DISTANCE
 - R RADIUS
 - L LENGTH
 - RE REAL ESTATE I.D. NO.
 - R/W RIGHT OF WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - RD ROAD
 - PB. PLAT BOOK
 - PC POINT OF CURVATURE
 - STA STATION
 - PG. PAGE
 - POC POINT ON CURVE
 - POT POINT ON TANGENT
 - ⊥ CENTERLINE



OLD MIDDLEBURG ROAD
(VARIABLE WIDTH R/W)

CURVE	Δ	RADIUS	LENGTH	CH	C.B.
C1	08° 32' 21"	2864.79'	426.96'	426.56'	N23°01'09"E



POINT OF REFERENCE
PARCEL 298/1898
SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16

- GENERAL NOTES:**
- THIS IS NOT A SURVEY
 - BEARINGS BASED ON THE BASELINE OF SURVEY OF OLD MIDDLEBURG ROAD AS BEING NORTH 18°44'58" EAST.
 - REFER TO CITY OF JACKSONVILLE R/W CONTROL SURVEY PROJECT NO. 6256.247.



14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 442-9550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON DECEMBER 22, 2022

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Scott A. Graham
Digital Signature
2022.12.22 14:54:31
05:00

SCOTT A. GRAHAM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 5546

SCALE: 1" = 100'

DATE: DECEMBER 22, 2022