

Collins Field Way
RE# 015450-1010
Location Map



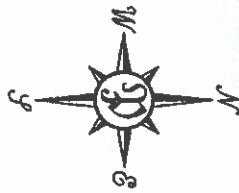
MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF COLLINS FIELD WAY (A 50-FOOT PUBLIC RIGHT-OF-WAY), SANDLER LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 75, PAGES 9-14, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

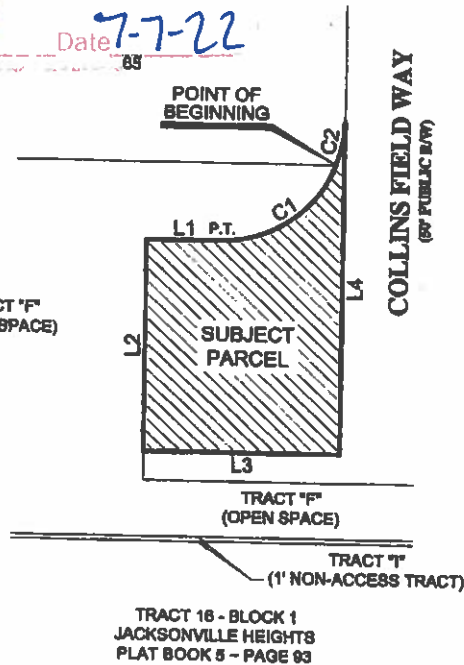
BEGIN AT THE NORTHEAST CORNER OF LOT 65 OF SAID SANDLER LAKES, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 30.14 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°01'55" EAST AND A CHORD DISTANCE OF 28.35 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°29'29" EAST, A DISTANCE OF 43.92 FEET; THENCE NORTH 01°30'43" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°29'29" WEST, 68.93 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 9.13 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°01'55" EAST AND A CHORD DISTANCE OF 9.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,891 SQUARE FEET, MORE OR LESS.
CERTIFIED TO: KB HOME JACKSONVILLE, LLC

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



By *[Signature]* Date 7-7-22



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	S01°30'31"W
L2	43.92'	S88°29'29"E
L3	40.00'	N01°30'43"E
L4	68.93'	N88°29'29"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	30.14'	25.00'	89°04'52"	S33°01'55"E	28.35'
C2	9.13'	25.00'	20°55'08"	S78°01'55"E	9.08'

PERRET AND ASSOCIATES, INC.

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

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF COLLINS FIELD WAY AS 88°29'29"E, PER PLAT.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.L.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.O.A. POINT OF ADVERSE CURVE
P.C.C. POINT OF COMPOUND CURVES
P.R.L. PERMANENT REFERENCE MARKERS
P.C.P. PERMANENT CONTROL POINT
B.R.L. BUILDING RESTRICTION LINE
C.L.P. CHAIN LINK FENCE
R.O.W. RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
O.L. ON LINE
F.F.E. FINISHED FLOOR ELEVATION

LEGEND

RADIUS
DELTA (CENTRAL ANGLE)
ARC LENGTH
ARC BEARING
CHORD
LINE FROM TO CURVE
AIR CONDITIONER
CONCRETE
FOUND
IRON PIPE
MEASURED
PLAT
CALCULATED
EVIDENCE

SCALE 1"=30'

DATE OF SKETCH 01-11-2022

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



LB - 6715

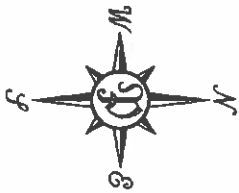
MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

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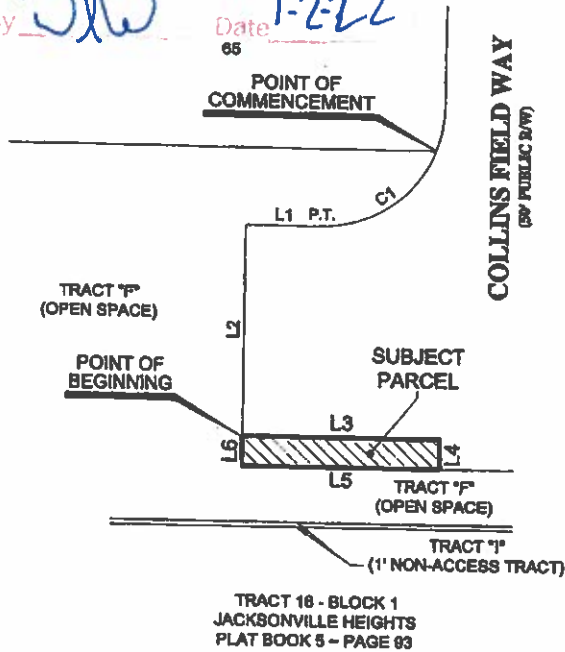
COMMENCE AT THE NORTHEAST CORNER OF LOT 65 OF SAID SANDLER LAKES, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 30.14 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°01'55" EAST AND A CHORD DISTANCE OF 28.35 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°29'29" EAST, A DISTANCE OF 43.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°30'43" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°29'29" EAST, A DISTANCE OF 6.07 FEET; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°29'29" WEST, A DISTANCE OF 6.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 243 SQUARE FEET, MORE OR LESS.
CERTIFIED TO: KB HOME JACKSONVILLE, LLC

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By Dlw Date 7-2-22
65



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	S01°30'31"W
L2	43.92'	S88°29'29"E
L3	40.00'	N01°30'43"E
L4	6.07'	S88°29'29"E
L5	40.00'	S01°30'31"W
L6	6.08'	N88°29'29"W



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	30.14'	25.00'	69°04'52"	S33°01'55"E	28.35'

PERRET AND ASSOCIATES, INC.

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

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF COLLINS FIELD WAY AS 686°29'29"E, PER PLAT.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.L.R.L.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND	
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
C.L.F.	CHAIN LINK FENCE
R.W.	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
O.L.	ON LINE
B.L.	BREAK LINE
F.F.E.	FINISHED FLOOR ELEVATION

SCALE 1"=30'

DATE OF SKETCH
01-11-2022

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

R	RADIUS
Δ	DELTA (CENTRAL ANGLE)
A	ARC LENGTH
C	CHORD
Cb	CHORD BEARING
Cs	CHORD BEARING LINE RADIAL TO CURVE
AC	AIR CONDITIONER
CONC.	CONCRETE
FOUN.	FOUND
IP	IRON PIPE
M	MEASURED
PL	PLAT
CL	CALCULATED
F	FENCE



LB - 6715

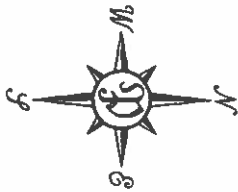
MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

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BEGIN AT THE MOST SOUTHEASTERLY CORNER OF LOT 66 OF SAID SANDLER LAKES, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 16.07 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°55'18" EAST AND A CHORD DISTANCE OF 15.79 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 01°30'31" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°29'29" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°29'29" WEST, A DISTANCE OF 75.00 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 23.20 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 64°55'18" EAST AND A CHORD DISTANCE OF 22.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2,134 SQUARE FEET, MORE OR LESS.

CERTIFIED TO: KB HOME JACKSONVILLE, LLC

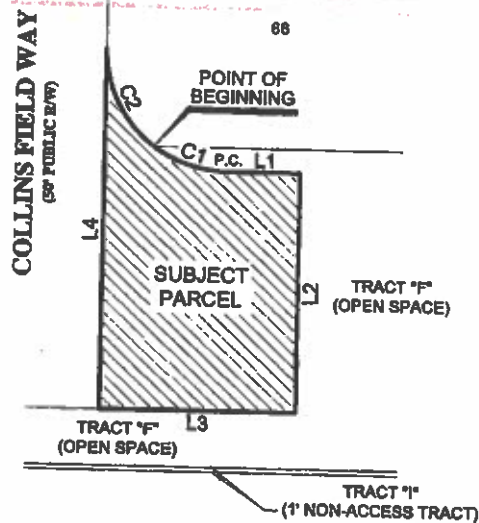


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.00'	N01°30'31"E
L2	60.00'	S88°29'29"E
L3	40.00'	S01°30'31"W
L4	75.00'	N88°29'29"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	16.07'	25.00'	38°49'34"	N19°55'18"E	15.79'
C2	23.20'	25.00'	63°10'28"	N64°55'18"E	22.38'

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

By *[Signature]* Date 7-7-22



PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 806-0030

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF COLLINS FIELD WAY AS S88°29'29"E, PER PLAT.
 - THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
 - THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
 - IT IS THE LEGEND'S RESPONSIBILITY TO DETERMINE FEMA F.L.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND:

- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- P.O.C. POINT OF COMPOUND CURVE
- P.R.L. PERMANENT REFERENCE LINEAMENT
- P.C.P. PERMANENT CONTROL POINT
- B.L.L. BUILDING RESTRICTION LINE
- C.L.F. CHAIN LINK FENCE
- R.W. RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- O.L. ON LINE
- B.L. BREAK LINE
- P.F.E. FINISHED FLOOR ELEVATION
- RADIUS DELTA (CENTRAL ANGLE) AND LENGTH
- CHORD BEARING
- LINE RADIAL TO CURVE
- A.C. AIR CONDITIONER
- C.C. CONCRETE
- F.D. FOUND
- I.P. IRON PIPE
- M. MEASURED
- P. PLAT
- C. CALCULATED
- V. VENCE

SCALE 1"=30'
DATE OF SKETCH 01-11-2022
NATHAN P. PERRET, FLA. CERT. NO. 8900

