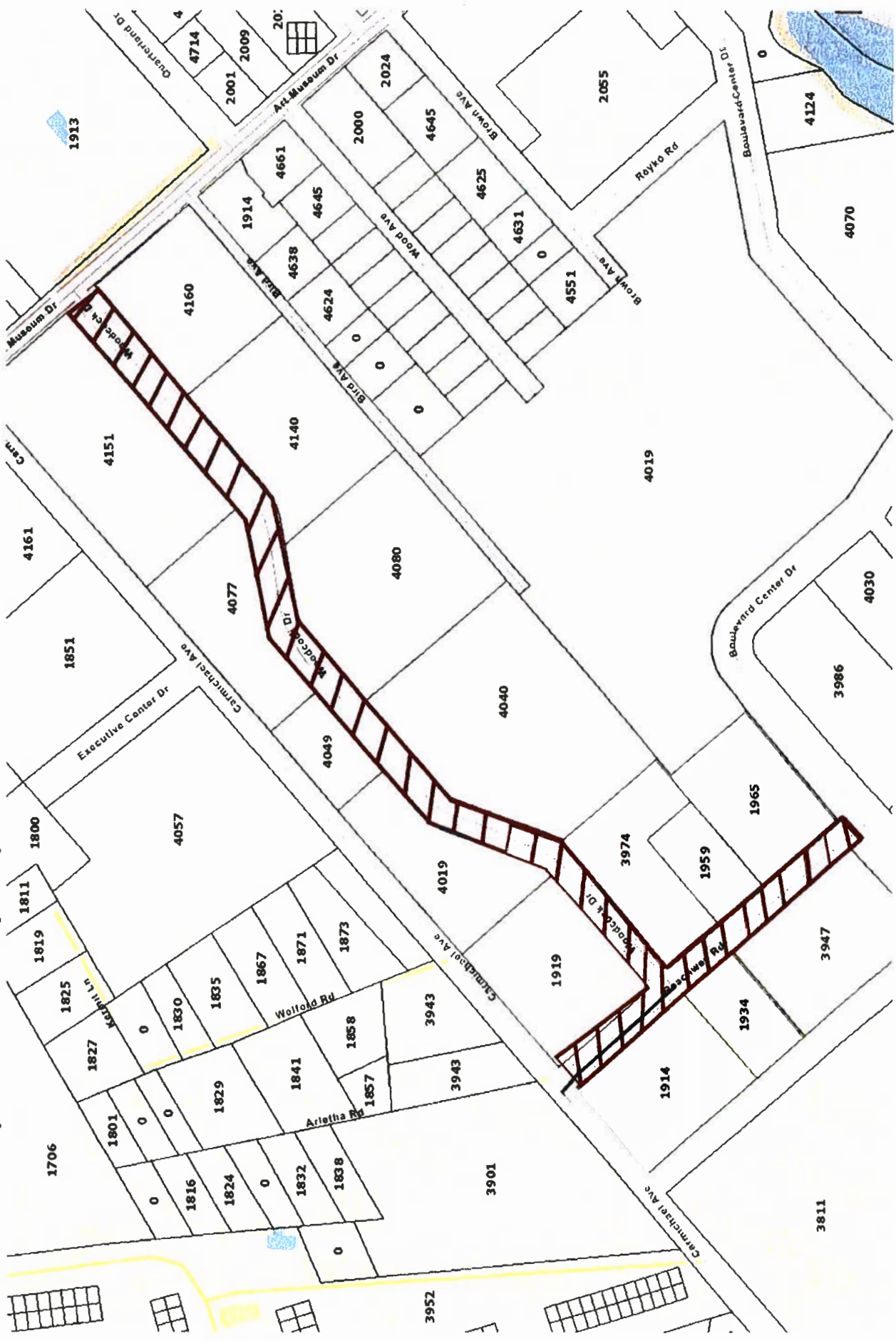
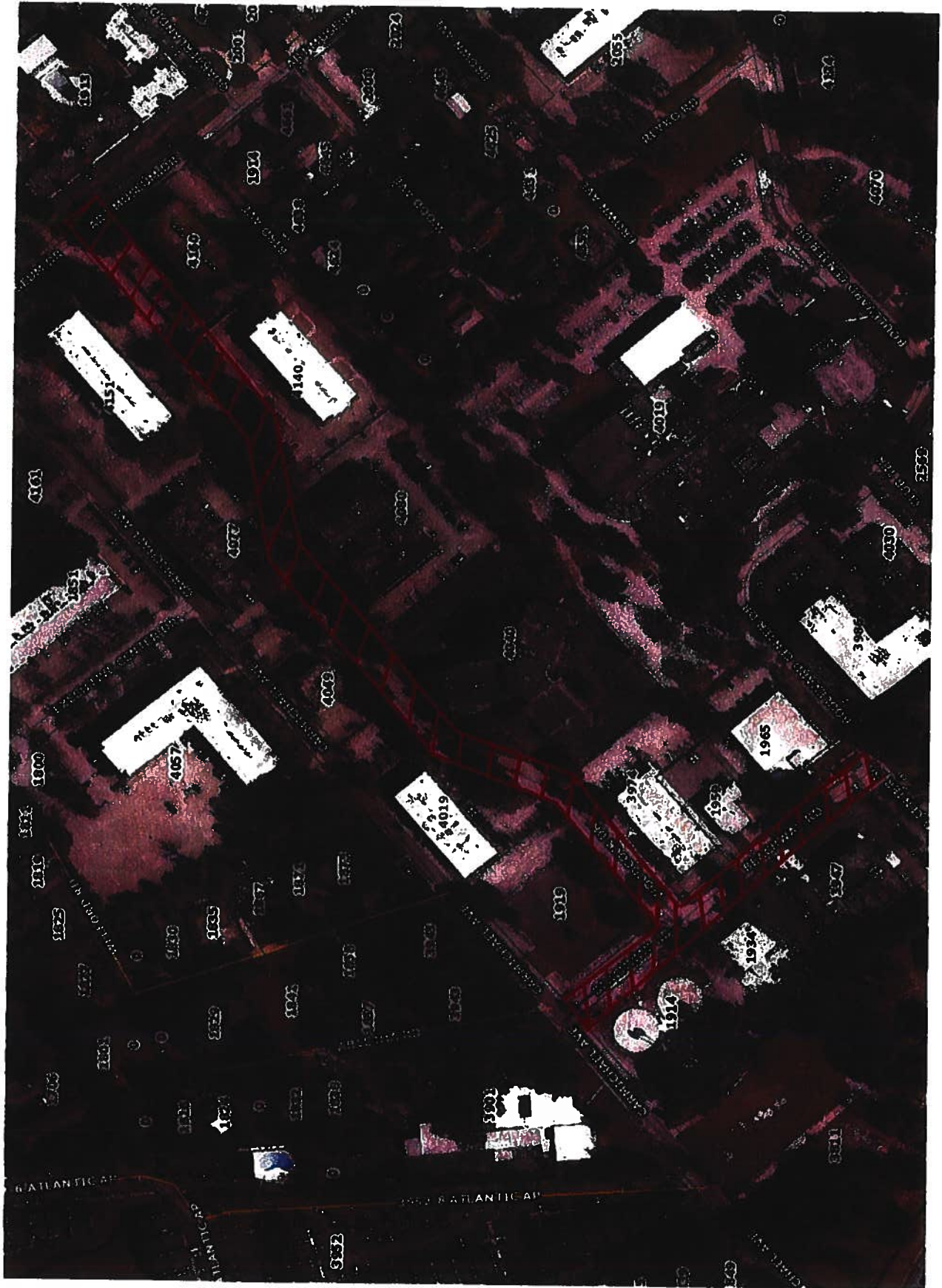


**Woodcock – Beachway Closure**

**RE 136611 0000 (For Location Purposes)**



**Woodcock – Beachway Closure RE 136611 0000 (For Location Purposes)**



# MAP SHOWING DESCRIPTION AND SKETCH OF

A PART OF THE RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ART MUSEUM DRIVE (FORMERLY HIGHLAND AVENUE, A VARIABLE WIDTH RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF WOODCOCK DRIVE (A 60 FOOT RIGHT OF WAY), SAID INTERSECTION ALSO BEING THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 15 AS RECORDED IN OFFICIAL RECORDS BOOK 20163, PAGE 1346 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WOODCOCK DRIVE THE FOLLOWING NINE (9) COURSES: COURSE ONE (1): 849°41'20"W, A DISTANCE OF 448.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE TWO (2): WESTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 884°41'20"W, 36.23 FEET TO A POINT OF TANGENCY; COURSE THREE (3): 879°41'20"W, A DISTANCE OF 166.41 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE FOUR (4): WESTERLY ALONG ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 884°41'20"W, A DISTANCE OF 67.29 FEET TO A POINT OF TANGENCY; COURSE FIVE (5): 849°41'20"W, A DISTANCE OF 358.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE SIX (6): WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 834°41'20"W, 67.29 FEET TO A POINT OF TANGENCY; COURSE SEVEN (7): 819°41'20"W, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE EIGHT (8): WESTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 834°41'20"W, 36.23 FEET TO A POINT OF TANGENCY; COURSE NINE (9): 849°41'20"W, A DISTANCE OF 268.00 FEET TO THE INTERSECTION OF LAST SAID NORTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF BEACHWAY ROAD (A 60 FOOT RIGHT OF WAY), SAID INTERSECTION ALSO BEING THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 32 AS RECORDED IN OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE 849°41'20"W, DEPARTING LAST SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 206.00 FEET ALONG LAST SAID EASTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF CARMICHAEL AVENUE (A 60 FOOT RIGHT OF WAY), SAID INTERSECTION ALSO BEING THE MOST WESTERLY CORNER OF LAST SAID LANDS; THENCE 849°41'20"W, DEPARTING LAST SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF INTERSECTION OF THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAID CARMICHAEL AVENUE WITH THE WESTERLY RIGHT OF WAY LINE OF SAID BEACHWAY ROAD, SAID INTERSECTION ALSO BEING THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 19 AS RECORDED IN OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE 840°49'00"E, DEPARTING LAST SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 627.10 FEET ALONG LAST SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF BOULEVARD CENTER DRIVE (A VARIABLE WIDTH RIGHT OF WAY) AS SHOWN ON THE PLAT OF BOULEVARD CENTER UNIT TWO, AS RECORDED IN PLAT BOOK 31, PAGES 5 AND 5A OF SAID PUBLIC RECORDS, SAID INTERSECTION ALSO BEING THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 4 AS RECORDED IN OFFICIAL RECORDS BOOK 20631, PAGE 2121 OF SAID PUBLIC RECORDS; THENCE N72°33'33"E, DEPARTING LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.38 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF BOULEVARD CENTER DRIVE WITH THE EASTERLY RIGHT OF WAY OF SAID BEACHWAY ROAD, SAID INTERSECTION ALSO BEING THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 29 AS RECORDED IN OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE N40°49'00"W, DEPARTING LAST SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 384.50 FEET ALONG LAST SAID EASTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID WOODCOCK ROAD, SAID INTERSECTION ALSO BEING THE MOST WESTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 9 AS RECORDED ON OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES: COURSE ONE (1): N48°41'20"E, A DISTANCE OF 256.47 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE TWO (2): EASTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N34°41'20"E, 67.29 FEET TO A POINT OF TANGENCY; COURSE THREE (3): N18°41'20"E, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE FOUR (4): EASTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N34°41'20"E, 36.23 FEET TO A POINT OF TANGENCY; COURSE FIVE (5): N48°41'20"E, A DISTANCE OF 358.38 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE SIX (6): EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N84°41'20"E, 36.23 FEET TO A POINT OF TANGENCY; COURSE SEVEN (7): N79°41'20"E, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE EIGHT (8): EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N64°41'20"E, 67.29 FEET TO A POINT OF TANGENCY; COURSE NINE (9): N48°41'20"E, A DISTANCE OF 449.81 FEET TO THE INTERSECTION OF LAST SAID SOUTHERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF SAID ART MUSEUM DRIVE, SAID INTERSECTION ALSO BEING THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 20 AS RECORDED IN OFFICIAL RECORDS BOOK 20078, PAGE 517 OF SAID PUBLIC RECORDS; THENCE N41°19'20"W, DEPARTING LAST SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING

CONTAINING 3.07 ACRES, MORE OR LESS.

(SEE SHEET 2 FOR SKETCH)  
(SEE SHEET 3 FOR LINE AND CURVE TABLES)

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

By SCC ate 3/29/23  
SHEET 1 OF 3

## PERRET AND ASSOCIATES, INC.

1884 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 • (904) 928-0282

**GENERAL NOTES:**

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE WLY R/W LINE OF BEACHWAY ROAD AS SHOWN ON PLAT OF BOULEVARD CENTER UNIT ONE AS RECORDED IN PLAT BOOK 31, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND AS PER HEREON CITED DEEDS.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (5) SUBJECT AREA APPEARS TO LIE WITHIN FLOOD ZONE "A" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, PANEL 12827-0282A, DATED 11-03-2016.

**LEGEND**

P/C	POINT OF CURVATURE	Δ	DELTA (CENTRAL ANGLE)
P/T	POINT OF TANGENCY	Δ L	ARC LENGTH
P/R/C	POINT OF REVERSE CURVE	CH	CHORD
P/C/C	POINT OF COMPOUND CURVE	CB	CURVE BEARING
P/R/A	PERMANENT REFERENCED MONUMENT	CR	LINE RADIAL TO CURVE
P/C/P	PERMANENT CONTROL POINT	AO	AIR CONDITIONER
S/R/L	BOUNDARY RESTRICTION LINE	CONC	CONCRETE
CL	CENTRELINE	FB	FENCE
R/W	RIGHT-OF-WAY	IP	IRON PIPE
O/R/B	OFFICIAL RECORDS BOOK	MB	MEASURED
OL	ON LINE	OB	OBSCURED
ML	MOUND LINE	OC	CALCULATED
P/F/E	FINISHED FLOOR ELEVATION	PL	PLAT
R	RADIUS	P	PERCE

SCALE 1"=200'  
03-01-2023  
DATE OF DRAWING

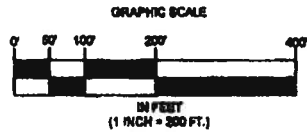
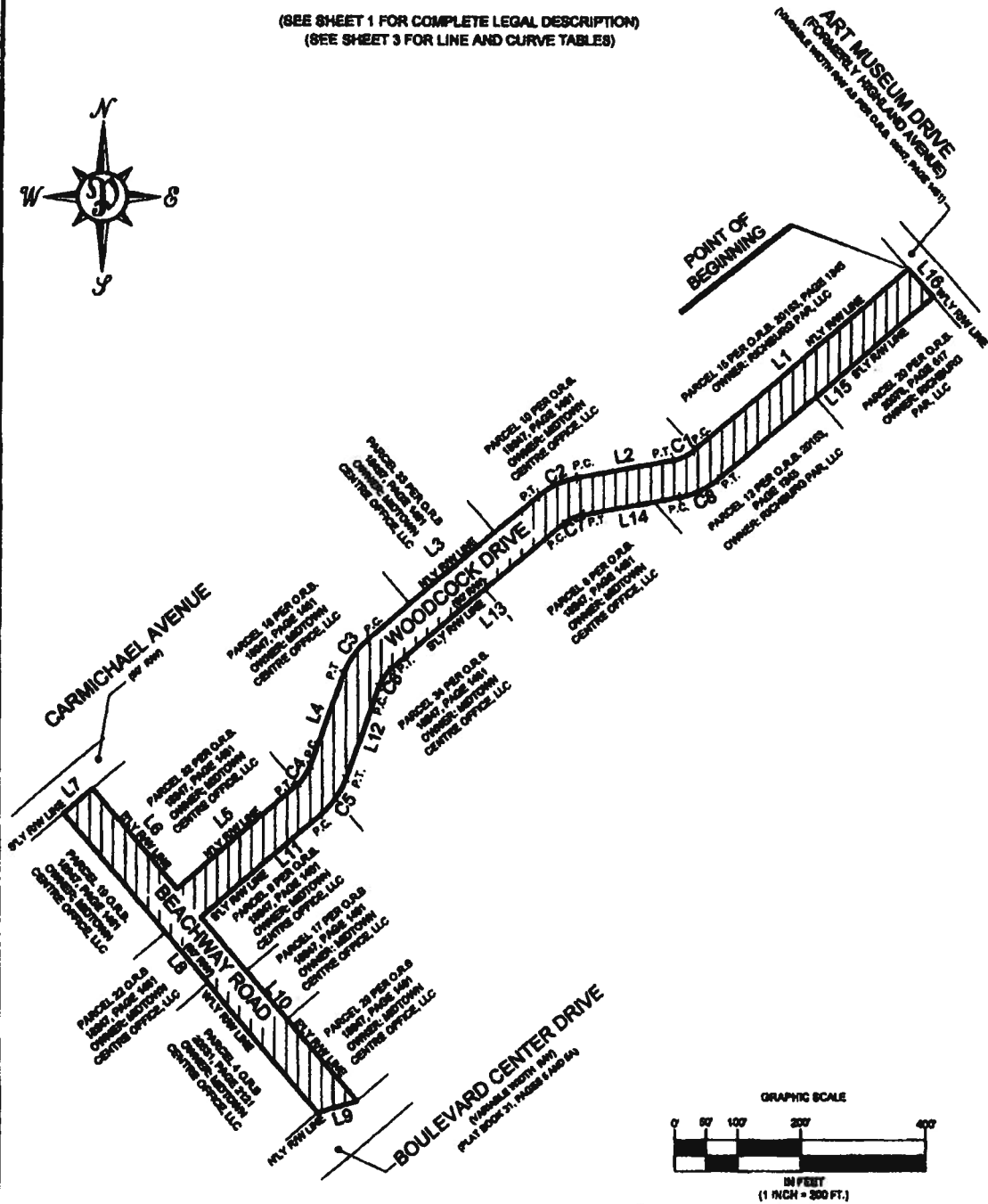
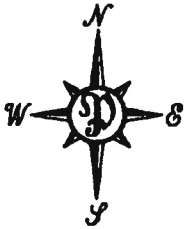
*Nathan P. Perret*  
NATHAN P. PERRET, FLA. CERT. NO. 6900



# MAP SHOWING DESCRIPTION AND SKETCH OF

A PART OF THE RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA:

(SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)  
(SEE SHEET 3 FOR LINE AND CURVE TABLES)



SHEET 2 OF 3

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 608-0030

**GENERAL NOTES:**

- (1) BOUNDARIES SHOWN HEREON ARE BASED ON THE WLY RAW LINE OF BEACHWAY ROAD AS 84°48'50" E, PER PLAT OF BEAULIARD CENTER UNIT ONE AS RECORDED IN PLAT BOOK 24, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND AS PER HEREON CITED DESIG.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (5) SHADDED AREA APPEARS TO LIE WITHIN FLOOD ZONE "X" AS BOULED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 2207-5004A, DATED 11-23-2014.

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVE
P.P.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
C.L.	CENTERLINE
R/W	RIGHT-OF-WAY
O.P.A.	OFFICIAL RECORDS BOOK
O.L.	ON LINE
S.L.	SPRINK LINE
P.F.E.	FINISHED FLOOR ELEVATION
R	RADIUS

**LEGEND**

Δ	W/O	DELTA (CENTRAL ANGLE)
A @ L	ARC LENGTH	ARC LENGTH
C @ CH	CHORD	CHORD BEARING
PE	LINE PARALLEL TO CURVE	LINE PARALLEL TO CURVE
AC	AIR CONDITIONER	AIR CONDITIONER
CONC.	CONCRETE	CONCRETE
FD	FOUND	FOUND
LP	IRON PIPE	IRON PIPE
MS	MEASURED	MEASURED
CS	CALCULATED	CALCULATED
PL	PLAT	PLAT
V	VERGE	VERGE



03-01-2023

DATE OF DRAWING

SCALE 1"=200'

LB-6715

F.B. PG.

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2023-552

# MAP SHOWING DESCRIPTION AND SKETCH OF A PART OF THE RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA:

(SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)  
(SEE SHEET 2 FOR SKETCH)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	448.75'	S49°41'20"W
L2	166.41'	S79°41'20"W
L3	358.36'	S49°41'20"W
L4	158.41'	S19°41'20"W
L5	256.00'	S49°41'20"W
L6	206.00'	N40°49'00"W
L7	60.00'	S49°41'20"W
L8	627.10'	S40°49'00"E
L9	66.38'	N72°33'33"E
L10	364.60'	N40°49'00"W
L11	255.47'	N49°41'20"E
L12	156.41'	N19°41'20"E
L13	358.36'	N49°41'20"E
L14	156.41'	N79°41'20"E
L15	449.81'	N49°41'20"E
L16	60.01'	N41°19'20"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	36.65'	70.00'	30°00'00"	S64°41'20"W	38.23'
C2	66.07'	130.00'	30°00'00"	S64°41'20"W	67.29'
C3	66.07'	130.00'	30°00'00"	S34°41'20"W	67.29'
C4	36.65'	70.00'	30°00'00"	S34°41'20"W	38.23'
C5	66.07'	130.00'	30°00'00"	N34°41'20"E	67.29'
C6	36.65'	70.00'	30°00'00"	N34°41'20"E	38.23'
C7	36.65'	70.00'	30°00'00"	N64°41'20"E	38.23'
C8	66.07'	130.00'	30°00'00"	N64°41'20"E	67.29'

SHEET 3 OF 3

## PERRET AND ASSOCIATES, INC.

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

**GENERAL NOTES:**

- (1) BOUNDARIES SHOWN HEREON ARE BASED ON THE WLY RWY LINE OF BEACHWAY ROAD AS SHOWN HEREON, PER PLAT OF BEACHWAY CENTER UNIT ONE AS RECORDED IN PLAT BOOK 21, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND AS PER HEREON CITED DEEDS.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR ENCUMBRANCES, COVENANTS, RESTRICTIONS.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (5) SUBJECT AREA APPEARS TO BE WITHIN FLOOD ZONE "X" AS DERIVED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-028A, DATED 11-03-89A.

**LEGEND**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>Δ = 0    DELTA (CENTRAL ANGLE)<br/>         A = R    ARC LENGTH<br/>         C = CH    CHORD<br/>         CB    CHORD BEARING<br/>         LR    LINE RADIAL TO CURVE<br/>         AC    AIR CONDITIONER<br/>         CONC.    CONCRETE<br/>         FO    FOUND<br/>         IRON PIPE    IRON PIPE<br/>         REBARRED    REBARRED<br/>         CEED    CALCULATED<br/>         PLAT    PLAT<br/>         PERM    PERM</p> |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <p>P.C.    POINT OF CURVATURE<br/>         P.T.    POINT OF TANGENCY<br/>         P.I.C.    POINT OF INTERSECTION<br/>         P.O.C.    POINT OF COMPOUND CURVE<br/>         P.P.S.    PERMANENT REFERENCED POINT<br/>         P.C.P.    PERMANENT CONTROL POINT<br/>         G.R.L.    BUILDING RESTRICTION LINE<br/>         CL    CENTERLINE<br/>         RW    RIGHT-OF-WAY<br/>         O.R.S.    OFFICIAL RECORDS BOOK<br/>         OL    ON LINE<br/>         BL    BREAK LINE<br/>         F.F.E.    FINISHED FLOOR ELEVATION<br/>         R    RADIUS</p> | <p>03-01-2023<br/>         DATE OF DRAWING</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|

SCALE 1"=200'

LB - 6716

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

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. ORDER NO. 2023-562