

Revised July 19, 2019
April 30, 2019
Page 1 of 2

Work Order No. 19-078.01
File No. 125D-17.01B

Boggy Branch CDD

A portion of Sections 16 and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Section 17, thence South $88^{\circ}15'27''$ West, along the Southerly line of said Section 17, a distance of 268.53 feet; thence North $01^{\circ}44'33''$ West, departing said Southerly line, 141.57 feet; thence North $85^{\circ}41'13''$ West, 241.67 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of $06^{\circ}08'51''$, an arc length of 214.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $88^{\circ}45'39''$ West, 214.48 feet; thence Due North, 2379.25 feet; thence Due East, 900.86 feet; thence North $03^{\circ}28'08''$ East, 45.63 feet to a point on a curve concave Westerly having a radius of 1000.00 feet; thence Northerly along the arc of said curve, through a central angle of $23^{\circ}00'46''$, an arc length of 401.65 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $08^{\circ}02'15''$ West, 398.95 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 1000.00 feet, through a central angle of $47^{\circ}11'47''$, an arc length of 823.73 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}03'15''$ East, 800.64 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 500.00 feet, through a central angle of $13^{\circ}18'17''$, an arc length of 116.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $62^{\circ}15'25''$ East, 115.85 feet; thence South $68^{\circ}54'33''$ East, 32.07 feet to the point of curvature of a curve concave Northerly having a radius of 985.00 feet; thence Easterly along the arc of said curve, through a central angle of $62^{\circ}11'46''$, an arc length of 1069.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $79^{\circ}59'33''$ East, 1017.51 feet; thence North $48^{\circ}53'40''$ East, 248.66 feet to the point of curvature of a curve concave Southeasterly having a radius of 460.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $20^{\circ}12'00''$, an arc length of 162.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $58^{\circ}59'41''$ East, 161.34 feet; thence South $19^{\circ}55'14''$ East, 184.59 feet to the point of curvature of a curve concave Northeasterly having a radius of 1000.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $17^{\circ}29'38''$, an arc length of 305.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $28^{\circ}40'03''$ East, 304.14 feet; thence North $51^{\circ}02'54''$ East, 134.63 feet to the point of curvature of a curve concave Southeasterly having a radius of 1718.50 feet; thence Northeasterly along the arc of said curve,

Boggy Branch CDD (Continued)

through a central angle of $32^{\circ}04'51''$, an arc length of 962.22 feet to a point of reverse curvature, said arc being by a chord bearing and distance of North $67^{\circ}05'20''$ East, 949.70 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 731.50 feet, through a central angle of $08^{\circ}30'41''$, an arc length of 108.67 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $78^{\circ}52'25''$ East, 108.57 feet; thence South $15^{\circ}22'56''$ East, 48.50 feet to a point on a curve concave Northerly having a radius of 780.00 feet; thence Easterly along the arc of a said curve, through a central angle of $04^{\circ}26'06''$, an arc length of 60.38 feet to a point on said curve, said arc being subtended by a chord bearing a distance of North $72^{\circ}24'01''$ East, 60.36 feet; thence South $29^{\circ}44'09''$ East, 78.04 feet; thence North $56^{\circ}48'40''$ East, 205.79 feet; thence North $39^{\circ}29'40''$ East, 312.89 feet; thence North $74^{\circ}06'23''$ East, 375.50 feet; thence South $82^{\circ}31'23''$ East, 246.53 feet; thence North $89^{\circ}57'01''$ East, 339.18 feet; thence North $18^{\circ}25'21''$ West, 771.56 feet to a point lying on the Southerly limited access right of way line of J. Turner Boulevard, State Road No. 202, a variable width limited access right of way as presently established; thence Easterly, along said Southerly limited access right of way line the following 3 courses: Course 1, thence South $86^{\circ}54'32''$ East, 100.45 feet to a point on a curve concave Northerly having a radius of 4733.66 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of $04^{\circ}32'32''$, an arc length of 375.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $88^{\circ}41'55''$ East, 375.17 feet; Course 3, thence North $89^{\circ}01'49''$ East, 676.51 feet to its intersection with the Easterly line of said Section 16; thence South $00^{\circ}50'17''$ East, departing said Southerly limited access right of way line and along said Easterly line, 5223.69 feet to the Southeasterly corner thereof; thence South $89^{\circ}58'23''$ West, along the Southerly line of said Section 16, a distance of 5340.42 feet to the Point of Beginning.

Containing 556.56 acres, more or less.

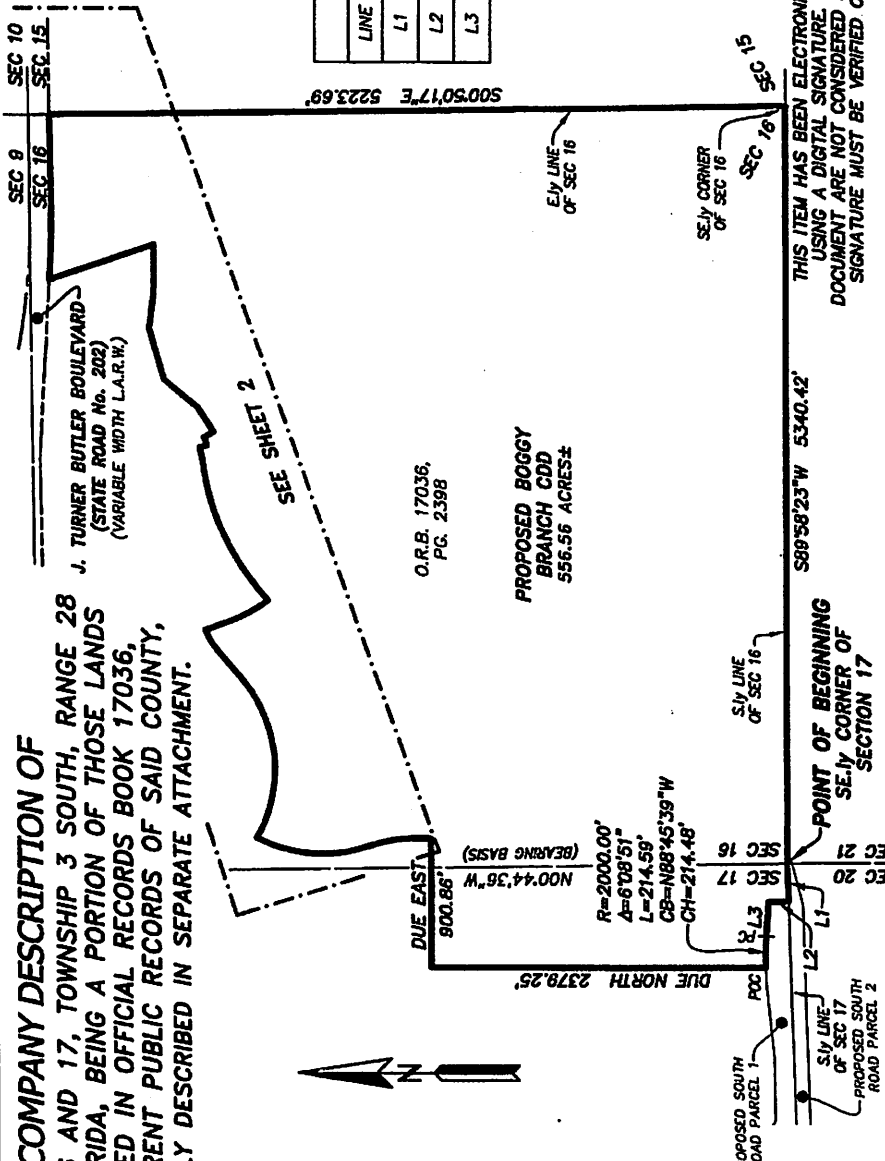
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 - SEC SECTION
 - PC POINT OF CURVATURE
 - POC POINT ON CURVE
 - R RADIUS
 - A CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°5'27"W	268.53'
L2	N01°44'33"W	141.57'
L3	N85°41'13"W	241.67'



THIS ITEM 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.



Digital Signature By:
Damon J. Kelly, PSM
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

SCALE: 1"=1000'
DATE: MAY 8, 2019

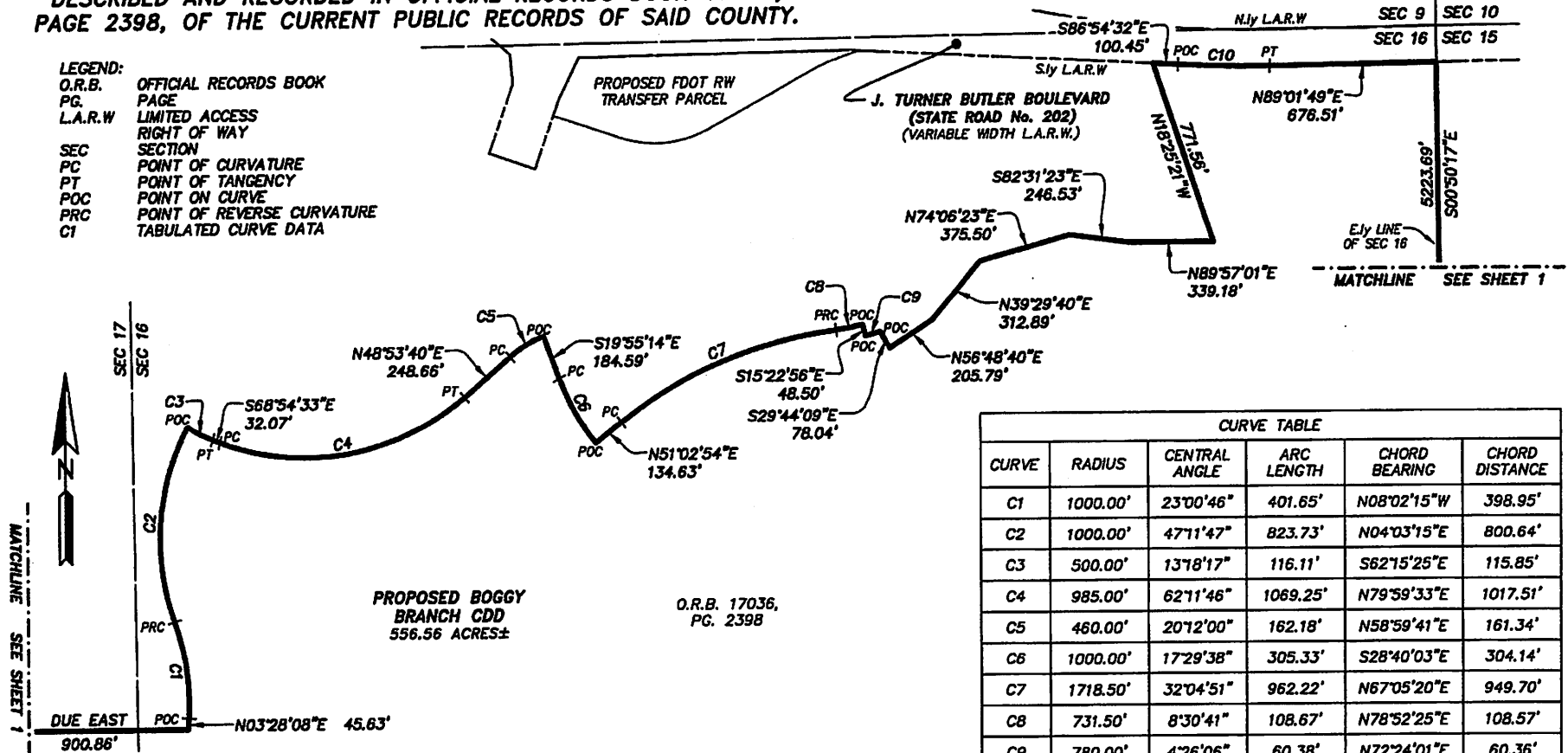
REVISED JULY 19, 2019 TO AMEND MAP AND LEGAL DESCRIPTION.
REVISED MAY 7, 2019 TO AMEND MAP AND LEGAL DESCRIPTION.

SHEET 1 OF 2

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 17 AS BEING NORTH 00°44'36" WEST.

A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

- LEGEND:**
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 SEC SECTION
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 POC POINT ON CURVE
 PRC POINT OF REVERSE CURVATURE
 C1 TABULATED CURVE DATA



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1000.00'	23°00'46"	401.65'	N08°02'15"W	398.95'
C2	1000.00'	47°11'47"	823.73'	N04°03'15"E	800.64'
C3	500.00'	13°18'17"	116.11'	S62°15'25"E	115.85'
C4	985.00'	62°11'46"	1089.25'	N79°59'33"E	1017.51'
C5	460.00'	20°12'00"	162.18'	N58°59'41"E	161.34'
C6	1000.00'	17°29'38"	305.33'	S28°40'03"E	304.14'
C7	1718.50'	32°04'51"	962.22'	N67°05'20"E	949.70'
C8	731.50'	8°30'41"	108.67'	N78°52'25"E	108.57'
C9	780.00'	4°26'06"	60.38'	N72°24'01"E	60.36'
C10	4733.66'	4°32'32"	375.27'	S88°41'55"E	375.17'

PROPOSED BOGGY BRANCH CDD
 556.56 ACRES±
 O.R.B. 17036,
 PG. 2398

ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32256 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

SHEET 2 OF 2
 SEE SHEET 1 FOR GENERAL NOTES.