

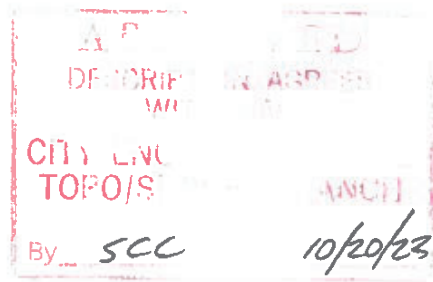


## MAP SHOWING A SKETCH & DESCRIPTION OF

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF BELFORT ROAD (A 66.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF GATE PARKWAY WEST (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 66°32'29" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF GATE PARKWAY WEST, A DISTANCE OF 70.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 39°50'18" WEST, 324.11 FEET; THENCE NORTH 50°09'42" WEST, 33.46 FEET; THENCE NORTH 39°50'18" EAST, 248.16 FEET; THENCE NORTH 63°36'52" EAST, 82.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9,574 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.



DS TEMPORARY CONSTRUCTION EASEMENT NO 1

THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**SMITH SURVEYING GROUP**

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 8368  
 9770 BAYMEADOWS ROAD, SUITE 121  
 JACKSONVILLE, FLORIDA 32256

TJS@smithsurvey.net PH# (904)260-6300  
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DocuSigned by:

*Tom Smith*

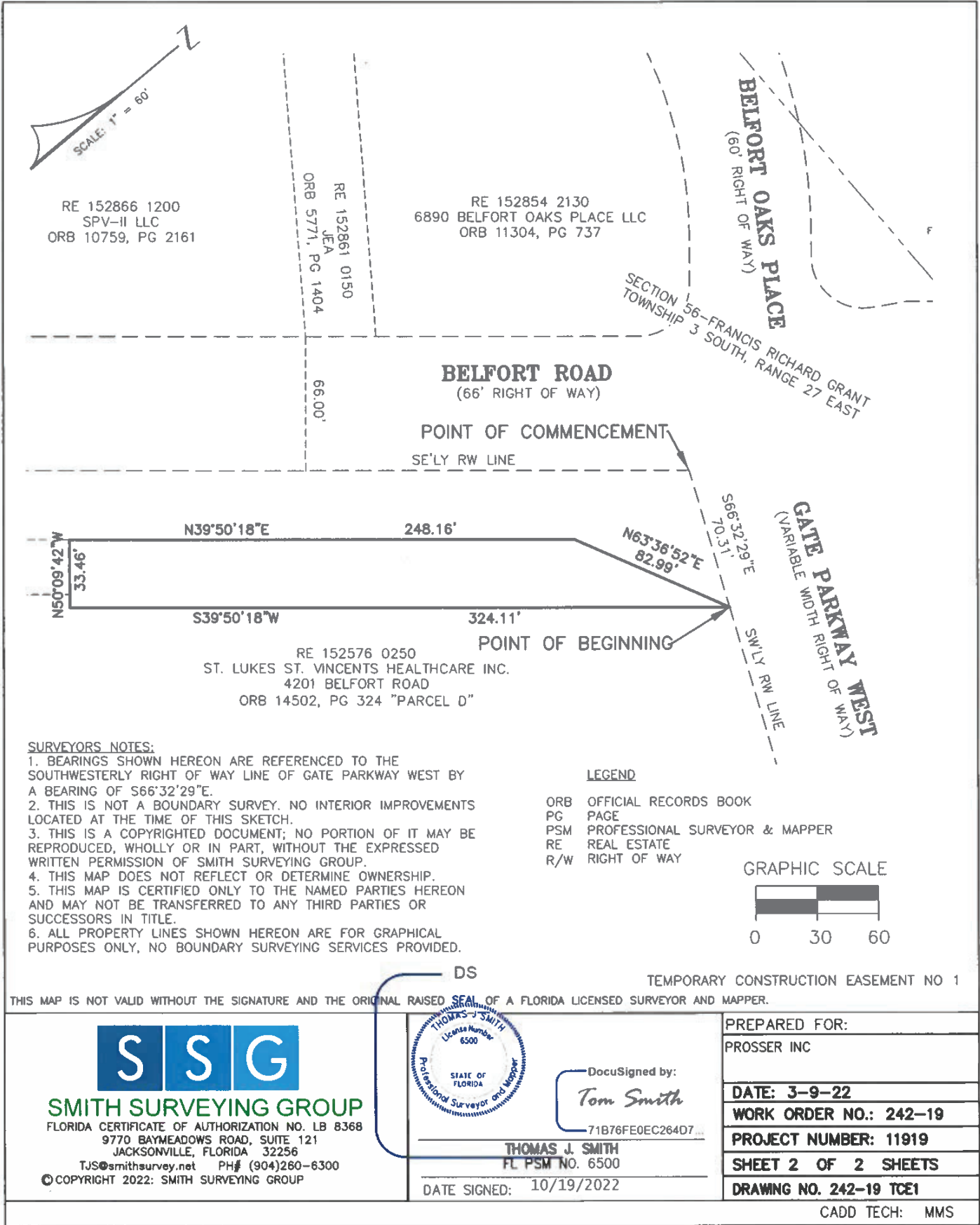
71B76FE0EC264D7...

**THOMAS J. SMITH**  
 FL PSM NO. 6500

DATE SIGNED: 10/19/2022

PREPARED FOR:	PROSSER INC
DATE: 3-9-22	
WORK ORDER NO.:	242-19
PROJECT NUMBER:	11919
SHEET 1 OF 2 SHEETS	
DRAWING NO.	242-19 TCE1

CADD TECH: MMS



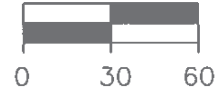
**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GATE PARKWAY WEST BY A BEARING OF S66°32'29"E.
2. THIS IS NOT A BOUNDARY SURVEY. NO INTERIOR IMPROVEMENTS LOCATED AT THE TIME OF THIS SKETCH.
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4. THIS MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
5. THIS MAP IS CERTIFIED ONLY TO THE NAMED PARTIES HEREON AND MAY NOT BE TRANSFERRED TO ANY THIRD PARTIES OR SUCCESSORS IN TITLE.
6. ALL PROPERTY LINES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY, NO BOUNDARY SURVEYING SERVICES PROVIDED.

**LEGEND**

- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- PSM PROFESSIONAL SURVEYOR & MAPPER
- RE REAL ESTATE
- R/W RIGHT OF WAY

**GRAPHIC SCALE**



DS

TEMPORARY CONSTRUCTION EASEMENT NO 1

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JACKSONVILLE, FLORIDA 32256

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DocuSigned by:

*Tom Smith*

71B76FE0EC26407...

**THOMAS J. SMITH**  
FL PSM NO. 6500

DATE SIGNED: 10/19/2022

PREPARED FOR:

PROSSER INC

DATE: 3-9-22

WORK ORDER NO.: 242-19

PROJECT NUMBER: 11919

SHEET 2 OF 2 SHEETS

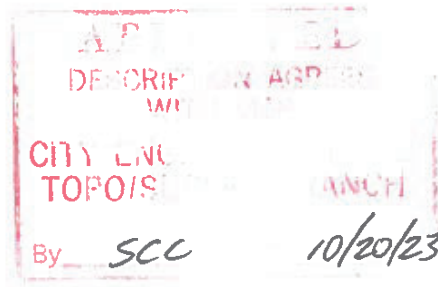
DRAWING NO. 242-19 TCE1

CADD TECH: MMS

## MAP SHOWING A SKETCH & DESCRIPTION OF

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF BELFORT ROAD (A 66.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF GATE PARKWAY WEST (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 66°32'29" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF GATE PARKWAY WEST, A DISTANCE OF 70.31 FEET; THENCE SOUTH 63°36'52" WEST, 82.99 FEET; THENCE SOUTH 39°50'18" WEST, 248.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 39°50'18" WEST, 34.80 FEET; THENCE SOUTH 50°09'42" EAST, 27.03 FEET; THENCE NORTH 39°50'18" EAST, 34.49 FEET; THENCE NORTH 50°09'42" WEST, 27.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 941 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.



DS

TEMPORARY CONSTRUCTION EASEMENT NO 2

THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR AND MAPPER.



**SMITH SURVEYING GROUP**

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 JACKSONVILLE, FLORIDA 32256

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DocuSigned by:

*Tom Smith*

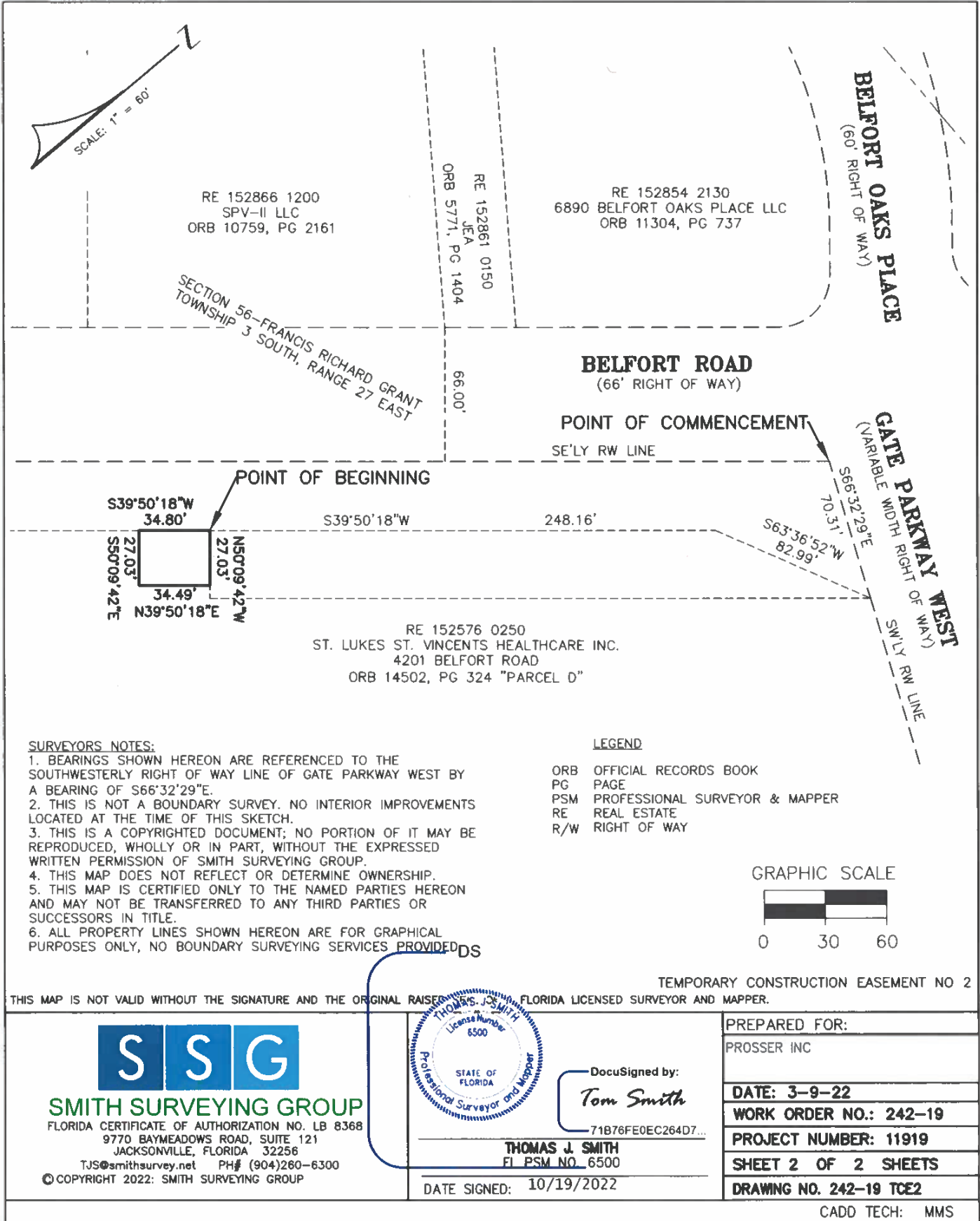
71B76FE0EC264D7

**THOMAS J. SMITH**  
 FL PSM NO. 6500

DATE SIGNED: 10/19/2022

PREPARED FOR:	PROSSER INC
DATE:	3-9-22
WORK ORDER NO.:	242-19
PROJECT NUMBER:	11919
SHEET	1 OF 2 SHEETS
DRAWING NO.	242-19 TCE2

CADD TECH: MMS



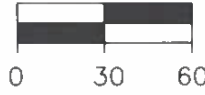
**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GATE PARKWAY WEST BY A BEARING OF S66°32'29"E.
2. THIS IS NOT A BOUNDARY SURVEY. NO INTERIOR IMPROVEMENTS LOCATED AT THE TIME OF THIS SKETCH.
3. THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED, WHOLLY OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF SMITH SURVEYING GROUP.
4. THIS MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
5. THIS MAP IS CERTIFIED ONLY TO THE NAMED PARTIES HEREON AND MAY NOT BE TRANSFERRED TO ANY THIRD PARTIES OR SUCCESSORS IN TITLE.
6. ALL PROPERTY LINES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY, NO BOUNDARY SURVEYING SERVICES PROVIDED.

**LEGEND**

- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- PSM PROFESSIONAL SURVEYOR & MAPPER
- RE REAL ESTATE
- R/W RIGHT OF WAY

**GRAPHIC SCALE**



THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR, THOMAS J. SMITH, FLORIDA LICENSED SURVEYOR AND MAPPER. TEMPORARY CONSTRUCTION EASEMENT NO 2



**SMITH SURVEYING GROUP**  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 8368  
 9770 BAYMEADOWS ROAD, SUITE 121  
 JACKSONVILLE, FLORIDA 32256  
 TJS@smithsurvey.net PH# (904)280-6300  
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DocuSigned by:  
*Tom Smith*

**THOMAS J. SMITH**  
 FI PSM NO. 6500

DATE SIGNED: 10/19/2022

PREPARED FOR:	PROSSER INC
DATE:	3-9-22
WORK ORDER NO.:	242-19
PROJECT NUMBER:	11919
SHEET	2 OF 2 SHEETS
DRAWING NO.	242-19 TCE2

CADD TECH: MMS

### MAP SHOWING A SKETCH & DESCRIPTION OF

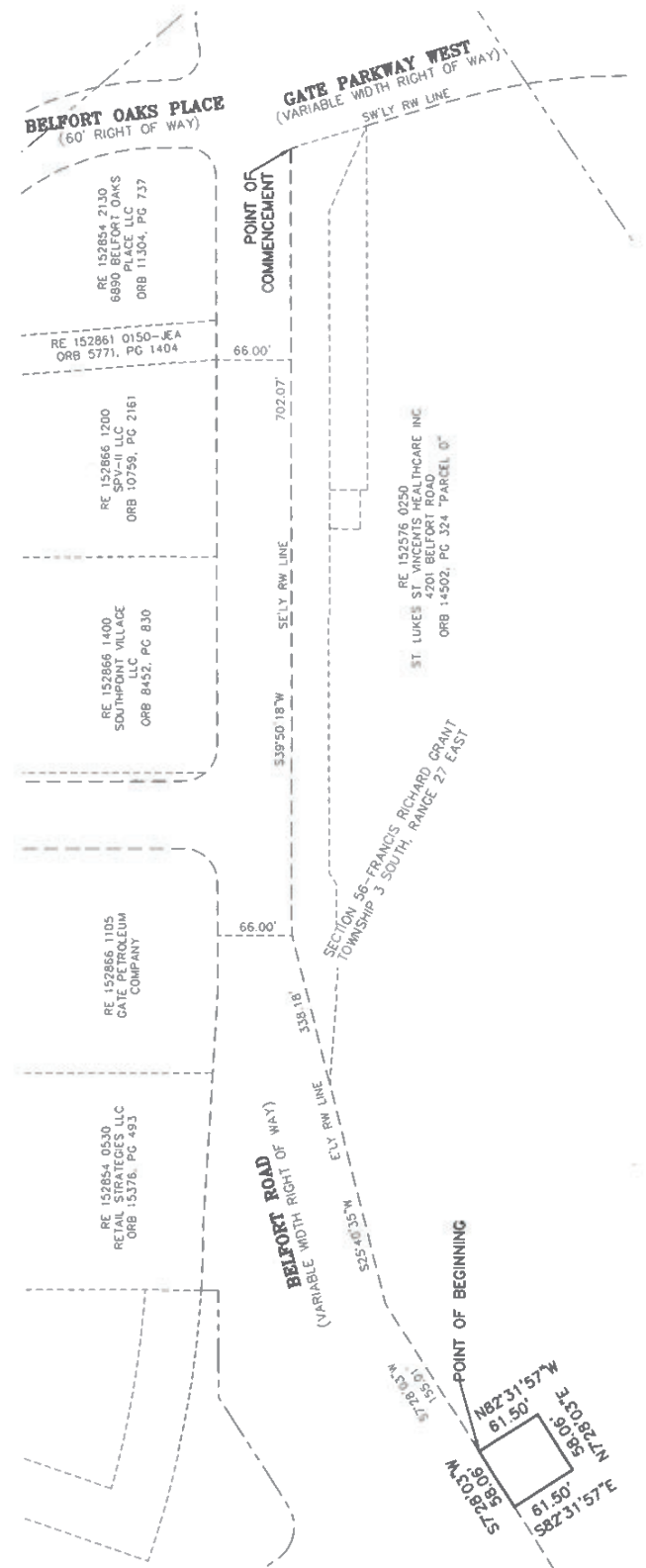
A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF BELFORT ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW SHOWN ON THE CITY TOPOGRAPHIC MAPS) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF GATE PARKWAY WEST (A VARIABLE WIDTH RIGHT OF WAY AS NOW SHOWN ON THE CITY TOPOGRAPHIC MAPS);

THENCE SOUTHWESTERLY, ALONG SAID SOUTHWESTERLY AND THE EASTERLY RIGHT OF WAY OF SAID BELFORT ROAD, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES, COURSE NO. 1, SOUTH 85°40'35" WEST, 702.07 FEET; COURSE NO. 2, SOUTH 25°40'35" WEST, 338.18 FEET; COURSE NO. 3, SOUTH 07°20'03" WEST, 155.01 FEET TO THE POINT OF BEGINNING; COURSE NO. 4, SOUTH 07°20'03" WEST, 58.06 FEET THENCE SOUTH 85°31'57" EAST, 61.50 FEET THENCE NORTH 07°28'53" EAST, 58.06 FEET; THENCE NORTH 02°31'57" WEST, 61.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.571 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

CITY LAW TOPOIS: 11/17/14  
By SCC 10/20/23

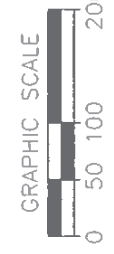


**SURVEYORS' NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF BELFORT ROAD BY A BEARING OF S39°50'18\"W.
2. THIS IS NOT A BOUNDARY SURVEY, NO INTERIOR IMPROVEMENTS LOCATED AT THE TIME OF THIS SKETCH.
3. THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED, WHOLLY OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF SMITH SURVEYING GROUP.
4. THIS MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
5. THIS MAP IS BEING FILED ONLY TO THE NAMED PARTIES HERON AND THIS MAP WILL NOT BE TRANSFERRED TO ANY THIRD PARTIES OR SUCCESSORS, IN TITLE.
6. ALL PROPERTY LINES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY. NO BOUNDARY SURVEYING SERVICES PROVIDED.

**LEGEND**

ORB OFFICIAL RECORDS BOOK  
PG PAGE  
PSM PROFESSIONAL SURVEYOR & MAPPER  
RE REAL ESTATE  
R/W RIGHT OF WAY



THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DS TEMPORARY CONSTRUCTION EASEMENT NO. 3

DocuSigned by  
Tom Smith  
71878F8E23807  
THOMAS J. SMITH  
FL PSM NO. 6500

**SMITH SURVEYING GROUP**  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LR 8366  
9770 BAYMEADOWS ROAD, SUITE 121  
JACKSONVILLE, FLORIDA 32256  
135@smithsurveying.net Prof: (904)260-6300  
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DATE: 3-9-22  
WORK ORDER NO.: 242-19  
PROJECT NUMBER: 11919  
SHEET 1 OF 1 SHEETS  
DRAWING NO. 242-19 TCE3

CERTIFY TO:  
PROSSER INC

JOHN L. MARSH  
FL PSM NO. 6542  
DATE SIGNED: 10/19/2022

CADD TECH: MMS

## MAP SHOWING A SKETCH & DESCRIPTION OF

A PORTION OF TRACT 5, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH RANGE 27 EAST, SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY CORNER OF TRACT A, AS SHOWN ON THE PLAT OF SOUTHPOINT CENTER, AS RECORDED IN PLAT BOOK 49, PAGES 86 AND 86A INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF SOUTHPOINT PARKWAY SOUTH (A 70.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 71°50'00" WEST, 70.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTHPOINT PARKWAY SOUTH; THENCE NORTH 18°10'00" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 233.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18°10'00" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 16.61 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY, SAID CURVE BEING THE TRANSITION LINE BETWEEN SAID WESTERLY RIGHT OF WAY LINE OF SOUTHPOINT PARKWAY SOUTH AND THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHPOINT PARKWAY NORTH (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG SAID TRANSITION LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 53.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°05'39" WEST, 48.56 FEET TO A POINT ON SAID CURVE, AND SAID SOUTHERLY RIGHT OF WAY LINE OF SOUTHPOINT PARKWAY NORTH; THENCE SOUTH 51°18'54" EAST, 61.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 607 SQUARE FEET.

APPROVED  
 DESCRIPTION AGREES  
 WITH MAP  
 CITY ENG  
 TOPO/SURV  
 ANCH  
 By SCC 10/20/23

DS

PROPOSED RIGHT OF WAY 4

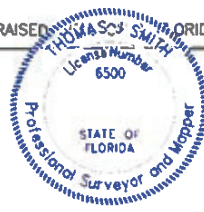
THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED IMPRINT OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.



**SMITH SURVEYING GROUP**

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 8368  
 9770 BAYMEADOWS ROAD, SUITE 121  
 JACKSONVILLE, FLORIDA 32256

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DocuSigned by:

*Tom Smith*

71B76FE0EC264D7

**THOMAS J. SMITH**  
 FL PSM NO. 6500

DATE SIGNED: 10/19/2022

PREPARED FOR:

PROSSER INC

DATE: 3-21-22

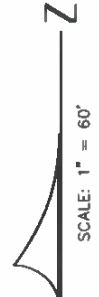
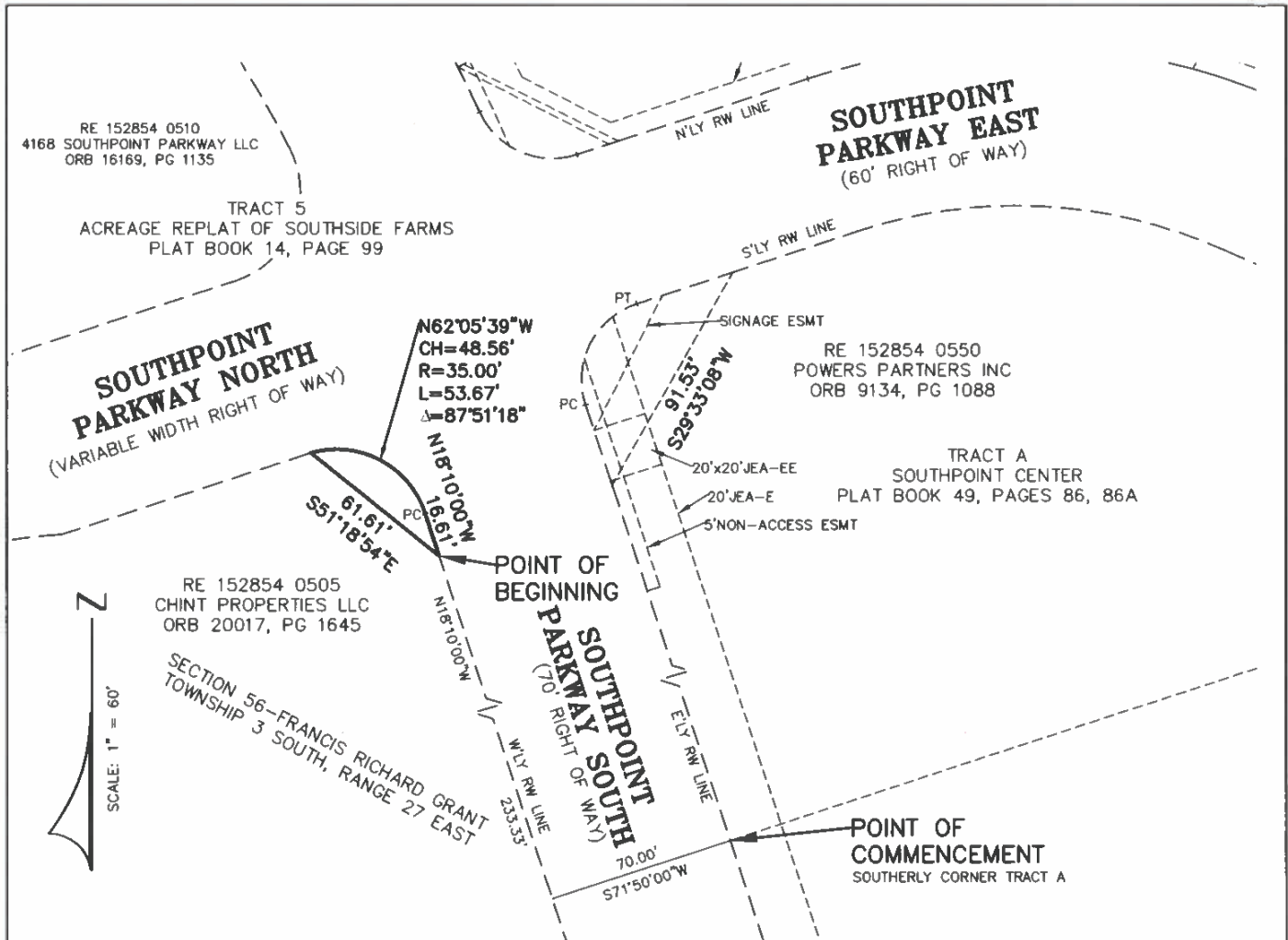
WORK ORDER NO.: 242-19

PROJECT NUMBER: 11919

SHEET 1 OF 2 SHEETS

DRAWING NO. 242-19 RW4

CADD TECH: MMS



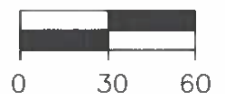
**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF SOUTHPOINT PARKWAY SOUTH BY A BEARING OF N18°10'00"W.
2. THIS IS NOT A BOUNDARY SURVEY. NO INTERIOR IMPROVEMENTS LOCATED AT THE TIME OF THIS SKETCH.
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5. THIS MAP IS CERTIFIED ONLY TO THE NAMED PARTIES HEREON AND MAY NOT BE TRANSFERRED TO ANY THIRD PARTIES OR SUCCESSORS IN TITLE.
6. ALL PROPERTY LINES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY, NO BOUNDARY SURVEYING SERVICES PROVIDED.
7. ALL EASEMENTS SHOWN HEREON ARE PER PLAT BOOK 49, PAGES 86 AND 86A.

**LEGEND**

- CH CHORD
- Δ DELTA
- ESMT EASEMENT
- L LENGTH
- ORB OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- PG PAGE
- PSM PROFESSIONAL SURVEYOR & MAPPER
- PT POINT OF TANGENCY
- R RADIUS
- RE REAL ESTATE
- RW RIGHT OF WAY

**GRAPHIC SCALE**



THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR AND MAPPER.



**SMITH SURVEYING GROUP**

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JACKSONVILLE, FLORIDA 32256

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DocuSigned by:

*Tom Smith*

71B76FE0EC264D7...

**THOMAS J. SMITH**  
FL PSM NO. 6500

DATE SIGNED: 10/19/2022

PROPOSED RIGHT OF WAY 4

PREPARED FOR:

PROSSER INC

DATE: 3-21-22

WORK ORDER NO.: 242-19

PROJECT NUMBER: 11919

SHEET 2 OF 2 SHEETS

DRAWING NO. 242-19 RW4

CADD TECH: MMS



## MAP SHOWING A SKETCH & DESCRIPTION OF

A PORTION OF TRACT B, SOUTHPPOINT CENTER, AS RECORDED IN PLAT BOOK 49, PAGES 86 AND 86A INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID TRACT B, SAID POINT LYING ON THE ARC OF A CURVE LEADING WESTERLY, AND BEING THE NORTHERLY RIGHT OF WAY LINE OF SOUTHPPOINT PARKWAY EAST (A 60.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE WESTERLY AND SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 249.47 FEET, AN ARC DISTANCE OF 145.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°33'25" WEST, 143.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 71°50'00" WEST, 74.48 FEET TO THE POINT OF BEGINNING; COURSE NO. 3: CONTINUE SOUTH 71°50'00" WEST, 16.31 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY, SAID CURVE BEING THE TRANSITION LINE BETWEEN SAID NORTHERLY RIGHT OF WAY LINE OF SOUTHPPOINT PARKWAY EAST AND THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHPPOINT PARKWAY SOUTH (A 70.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG SAID TRANSITION LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 43.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°31'20" WEST, 39.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY, AND SAID NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHPPOINT PARKWAY SOUTH; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 525.76 FEET, AN ARC DISTANCE OF 21.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°03'44" WEST, 21.74 FEET; THENCE SOUTH 63°47'33" EAST, 68.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 878 SQUARE FEET.

**APPROVED**  
 DESCRIPTION AGREES  
 WITH MAP  
 CITY ENGINEER OF THE  
 TOPO/SURVEYING BRANCH  
 By SCC 10/20/23

DS

PROPOSED RIGHT OF WAY 2

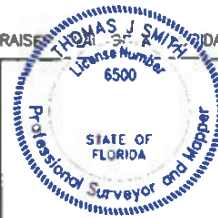
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**SMITH SURVEYING GROUP**

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 8368  
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 JACKSONVILLE, FLORIDA 32256

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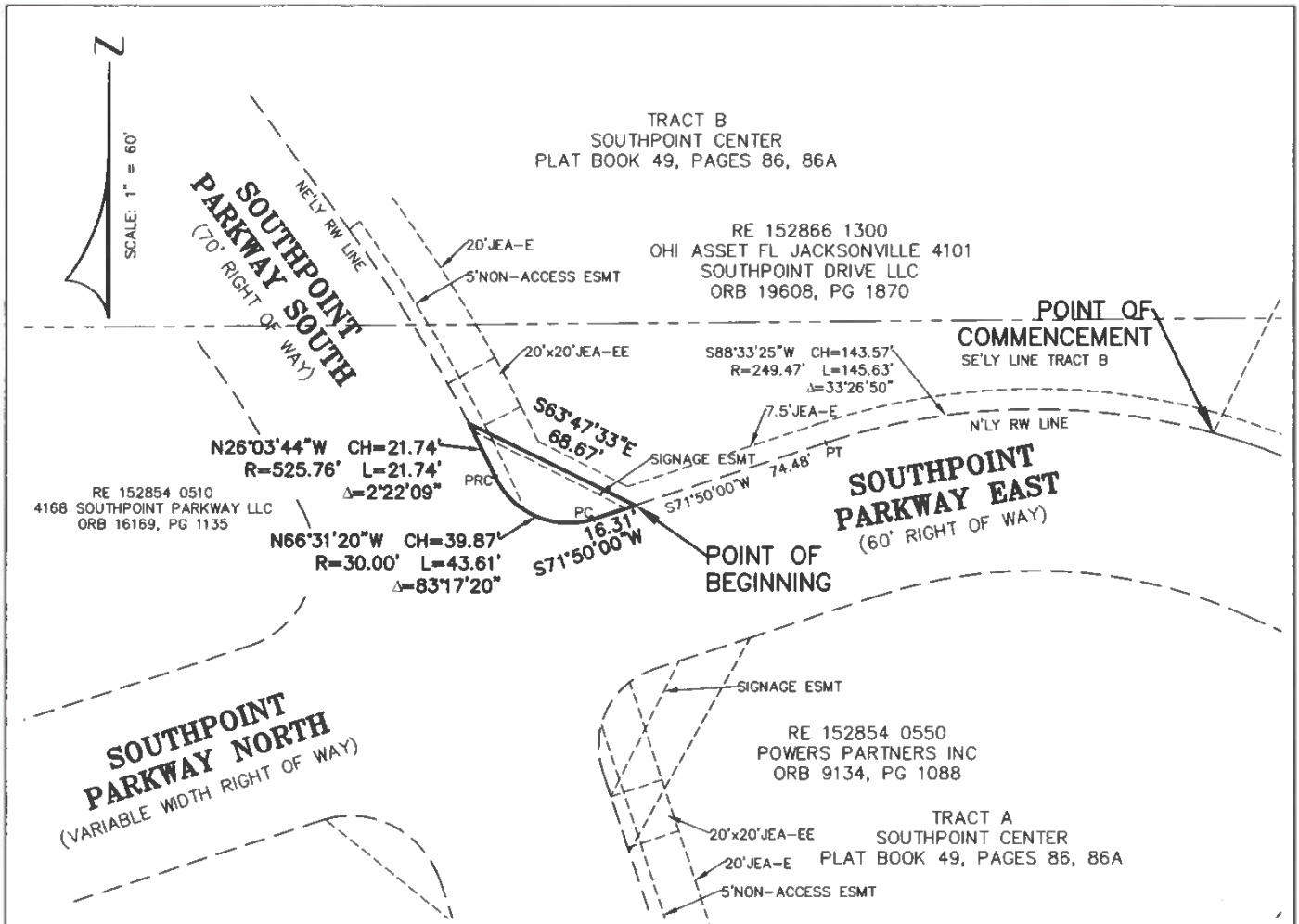
*Tom Smith*

71B76FE0EC264D7

**THOMAS J. SMITH**  
 FL PSM NO. 6500

DATE SIGNED: 10/19/2022

PREPARED FOR:	PROSSER INC
DATE: 3-21-22	WORK ORDER NO.: 242-19
PROJECT NUMBER: 11919	SHEET 1 OF 2 SHEETS
DRAWING NO. 242-19 RW2	CADD TECH: MMS



**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTHPOINT PARKWAY EAST BY A BEARING OF S71°50'00"W.
2. THIS IS NOT A BOUNDARY SURVEY. NO INTERIOR IMPROVEMENTS LOCATED AT THE TIME OF THIS SKETCH.
3. THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED, WHOLLY OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF SMITH SURVEYING GROUP.
4. THIS MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
5. THIS MAP IS CERTIFIED ONLY TO THE NAMED PARTIES HEREON AND MAY NOT BE TRANSFERRED TO ANY THIRD PARTIES OR SUCCESSORS IN TITLE.
6. ALL PROPERTY LINES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY, NO BOUNDARY SURVEYING SERVICES PROVIDED.
7. ALL EASEMENTS SHOWN HEREON ARE PER PLAT BOOK 49, PAGES 86 AND 86A.

**LEGEND**

CH	CHORD
Δ	DELTA
ESMT	EASEMENT
L	LENGTH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PG	PAGE
PRC	POINT OF REVERSE CURVATURE
PSM	PROFESSIONAL SURVEYOR & MAPPER
PT	POINT OF TANGENCY
R	RADIUS
RE	REAL ESTATE
RW	RIGHT OF WAY

**GRAPHIC SCALE**



THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.



**SMITH SURVEYING GROUP**  
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DocuSigned by:  
*Tom Smith*

**THOMAS J. SMITH**  
FL PSM NO. 6500

DATE SIGNED: 10/19/2022

PREPARED FOR: PROSSER INC
DATE: 3-21-22
WORK ORDER NO.: 242-19
PROJECT NUMBER: 11919
SHEET 2 OF 2 SHEETS
DRAWING NO. 242-19 RW2

CADD TECH: MMS

## MAP SHOWING A SKETCH & DESCRIPTION OF

A PORTION OF TRACT A, SOUTHPPOINT CENTER, AS RECORDED IN PLAT BOOK 49, PAGES 86 AND 86A INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY CORNER OF SAID TRACT A, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF SOUTHPPOINT PARKWAY SOUTH (A 70.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 18°10'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 238.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18°10'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY, SAID CURVE BEING THE TRANSITION LINE BETWEEN SAID EASTERLY RIGHT OF WAY LINE OF SOUTHPPOINT PARKWAY SOUTH AND THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHPPOINT PARKWAY EAST (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTHEASTERLY, ALONG SAID TRANSITION LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°49'47" EAST, 42.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE, AND SAID SOUTHERLY RIGHT OF WAY LINE OF SOUTHPPOINT PARKWAY EAST; THENCE NORTH 71°50'00" EAST, ALONG LAST SAID LINE, 37.72 FEET; THENCE SOUTH 29°33'08" WEST, 91.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,892 SQUARE FEET.

**APPROVED**  
 DESCRIPTION AGREES  
 WITH MAP  
 CITY ENCL. TOPO/SURV. PLANNING DEPT.  
 By SCC 10/20/23

DS

PROPOSED RIGHT OF WAY 3

THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.



**SMITH SURVEYING GROUP**

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 8368  
 9770 BAYMEADOWS ROAD, SUITE 121  
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DocuSigned by:

*Tom Smith*

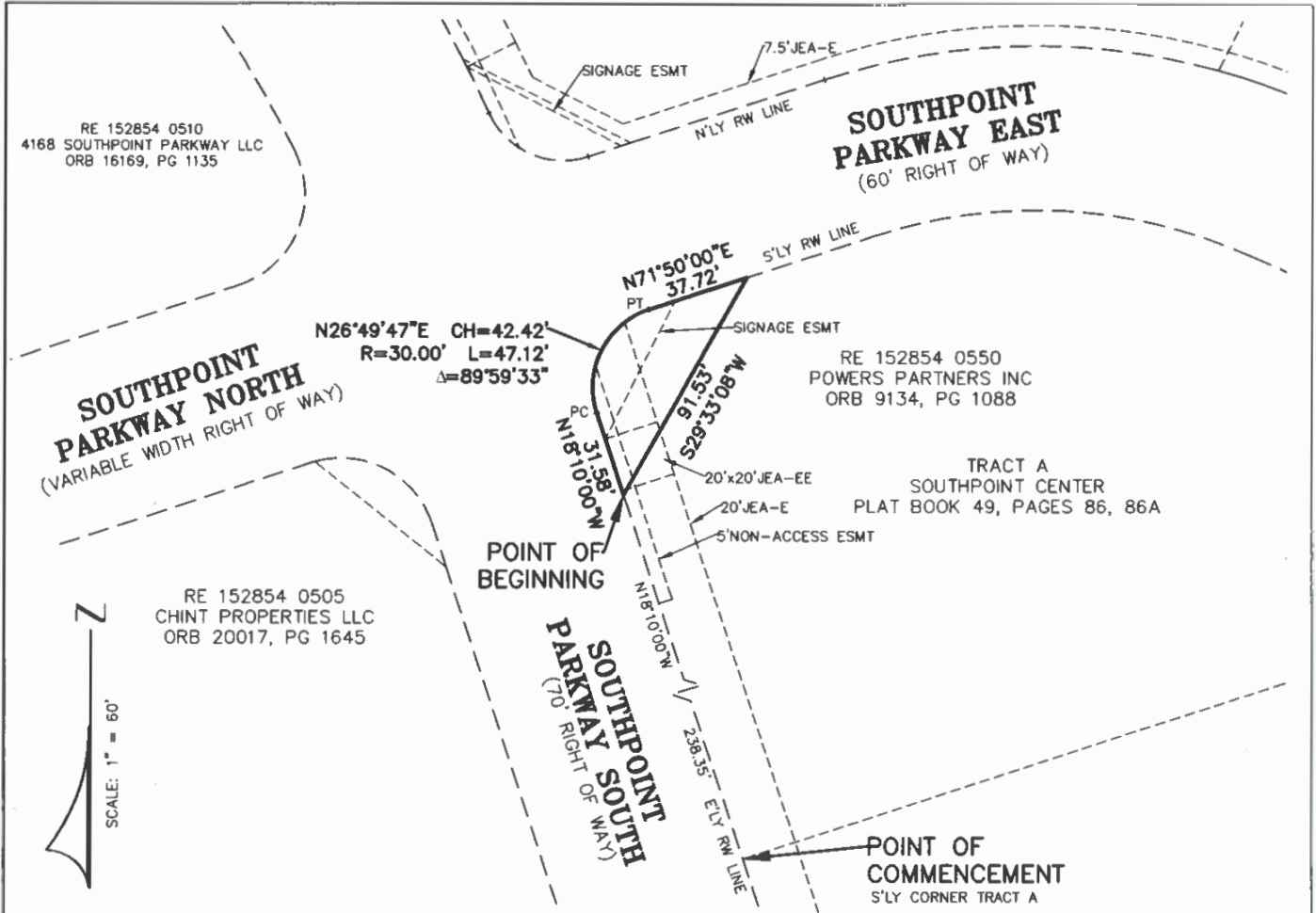
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**THOMAS J. SMITH**  
 FL PSM NO. 6500

DATE SIGNED: 10/19/2022

PREPARED FOR:	PROSSER INC
DATE: 3-21-22	
WORK ORDER NO.:	242-19
PROJECT NUMBER:	11919
SHEET 1 OF 2 SHEETS	
DRAWING NO. 242-19 RW3	

CADD TECH: MMS



**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EASTERLY RIGHT OF WAY LINE OF SOUTHPOINT PARKWAY SOUTH BY A BEARING OF N18°10'00"W.
2. THIS IS NOT A BOUNDARY SURVEY. NO INTERIOR IMPROVEMENTS LOCATED AT THE TIME OF THIS SKETCH.
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6. ALL PROPERTY LINES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY, NO BOUNDARY SURVEYING SERVICES PROVIDED.
7. ALL EASEMENTS SHOWN HEREON ARE PER PLAT BOOK 49, PAGES 86 AND 86A.

**LEGEND**

- CH CHORD
- Δ DELTA
- ESMT EASEMENT
- L LENGTH
- ORB OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- PG PAGE
- PSM PROFESSIONAL SURVEYOR & MAPPER
- PT POINT OF TANGENCY
- R RADIUS
- RE REAL ESTATE
- RW RIGHT OF WAY

**GRAPHIC SCALE**



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**SSG**  
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