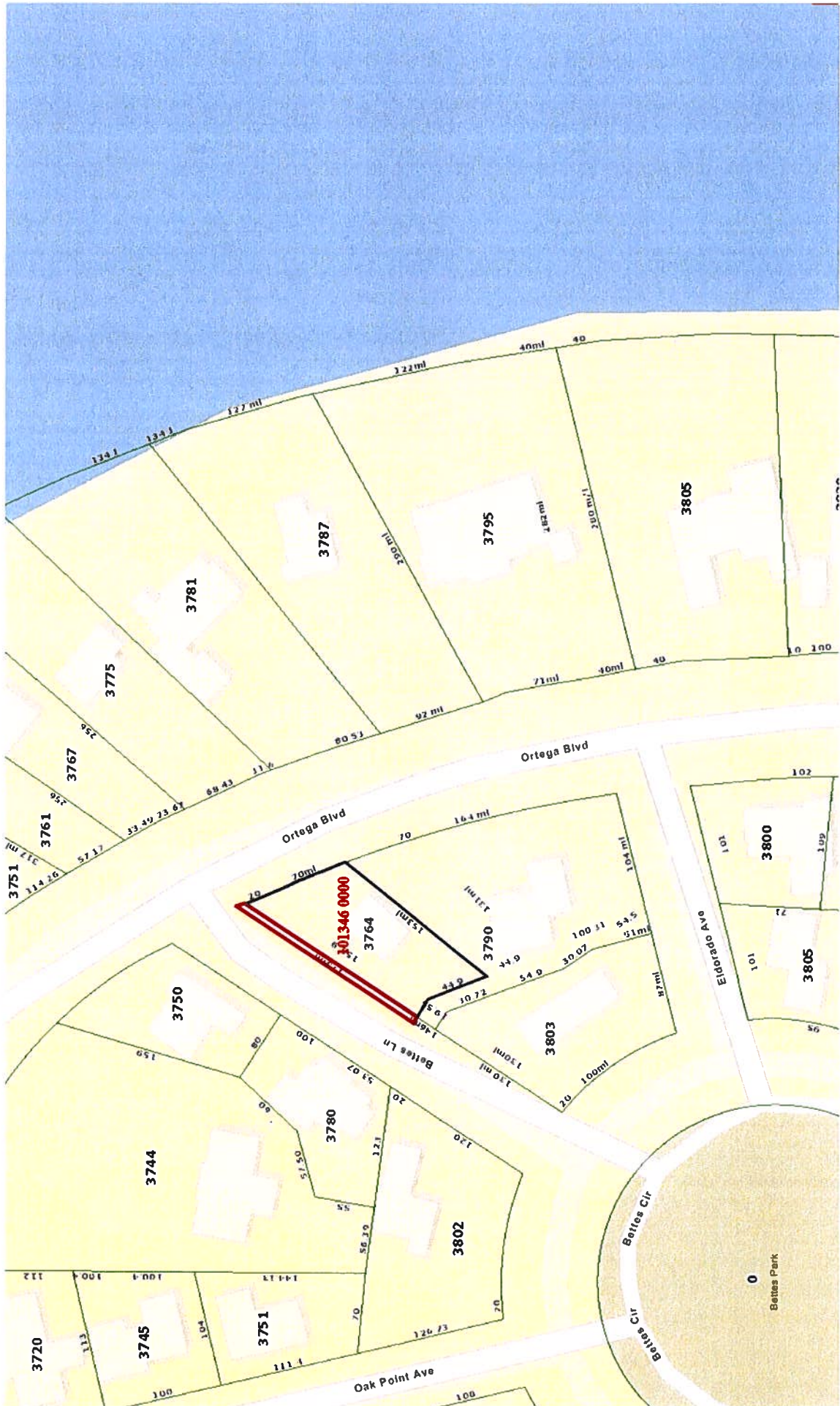


Bettes Ln  
RE 101346-0000  
Location Map





Bettes Ln  
RE 101346-0000  
Aerial Map





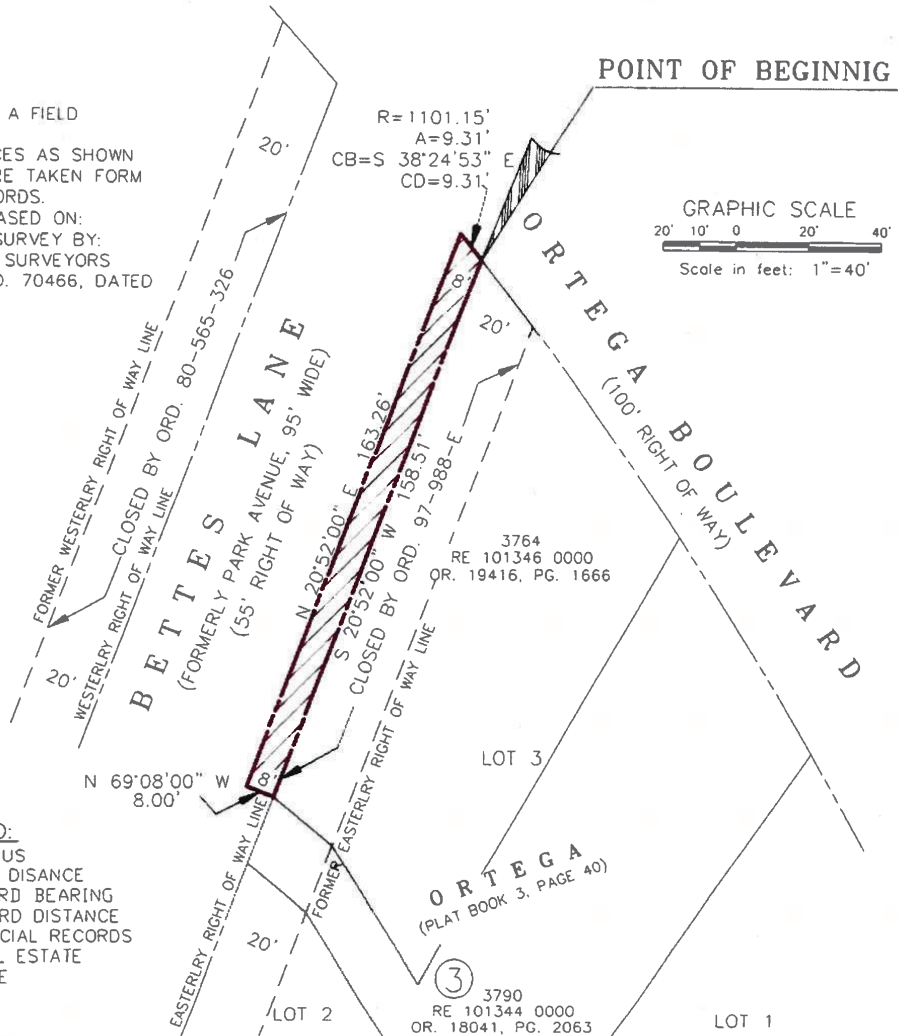
# SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF BETTES LANE, (A 55 FOOT RIGHT OF WAY); (FORMERLY PARK AVENUE, A 95 FOOT RIGHT OF WAY), AS SHOWN ON THE PLAT OF ORTEGA, AS RECORDED IN PLAT BOOK 3, PAGE 40 OF THE CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF BETTES LANE, (A 55 FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF ORTEGA BOULEVARD, (A 100 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 19416, PAGE 1666 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 20°52'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 158.51 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS. THENCE NORTH 69°08'00" WEST, 8.00 FEET TO A POINT ON A LINE, 8 FEET NORTHWESTERLY OF AND PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 20°52'00" EAST, ALONG SAID PARALLEL LINE, 163.26 FEET TO AN INTERSECTION WITH A NORTHWESTERLY PROLONGATION OF AFORESAID SOUTHERLY RIGHT OF WAY LINE OF ORTEGA BOULEVARD, SAID POINT LYING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1101.15 FEET, THENCE IN A SOUTHEASTERLY DIRECTION ALONG AND AROUND THE ARC OF SAID CURVE AND LAST SAID PROLONGATION 9.31 FEET BACK TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°24'53" EAST, 9.31 FEET. THE ABOVE DESCRIBED PARCEL CONTAINS 1287 SQUARE FEET MORE OR LESS.

### NOTES:

- THIS IS NOT A FIELD SURVEY.
- ALL DISTANCES AS SHOWN HEREON WERE TAKEN FROM PUBLIC RECORDS.
- BEARINGS BASED ON: BOUNDARY SURVEY BY: ASSOCIATED SURVEYORS INC., JOB NO. 70466, DATED 9-19-2017.



### LEGEND:

- R = RADIUS
- A = ARC DISTANCE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- OR = OFFICIAL RECORDS
- RE = REAL ESTATE
- PG = PAGE

### 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. 5J-17 (050-052) OF THE FLORIDA ADMINISTRATIVE CODE (FAC) FOR LAND SURVEYORS IN THE STATE OF FLORIDA.

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 214 N HOGAN STREET 10th FLOOR JACKSONVILLE, FLORIDA, 32202	ENGINEERING DIVISION DEPARTMENT OF PUBLIC WORKS (904)255-8760	LEGEND <input type="checkbox"/> CONCRETE MONUMENT X-X FENCE <input type="checkbox"/> NAIL <input type="checkbox"/> IRON PIPE X CROSS CUT
<i>Danny S. Wheeler</i> 2-09-23 DANNY S. WHEELER, P.L.S., FLORIDA REGISTRATION NUMBER 6902 10th FLOOR, 214 N HOGAN STREET 32202 (904) 255-8760		
DATE: 2-09-23	SCALE: 1" = 40'	SHEET NO. 1 OF 1

PROJECT PATH: E