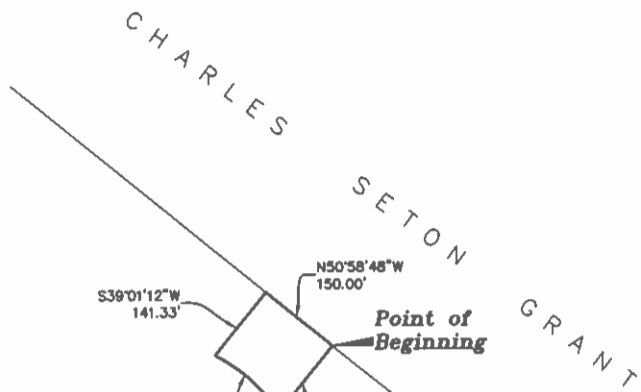


Map Showing

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST (A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE EASTERLY LINE OF SAID SECTION 42; THENCE NORTH 05°22'27" EAST, ALONG SAID EASTERLY LINE OF SECTION 42, A DISTANCE OF 503.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4534, PAGE 765, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°42'52" WEST, ALONG LAST SAID LINE, 568.32 FEET, TO THE NORTHERLY LINE OF A 66 FOOT EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4530, PAGE 591, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 66.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 581.82 FEET; THENCE NORTH 05°22'15" EAST, 359.32 FEET; THENCE NORTH 87°37'14" WEST, 231.46 FEET; THENCE NORTH 15°21'26" WEST, 543.21 FEET; THENCE NORTH 07°53'59" EAST, 319.68 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 808.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 150.00 FEET; THENCE SOUTH 39°01'12" WEST, 141.33 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 151.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°37'49" EAST, 150.26 FEET; THENCE NORTH 39°01'12" EAST, 150.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES, MORE OR LESS



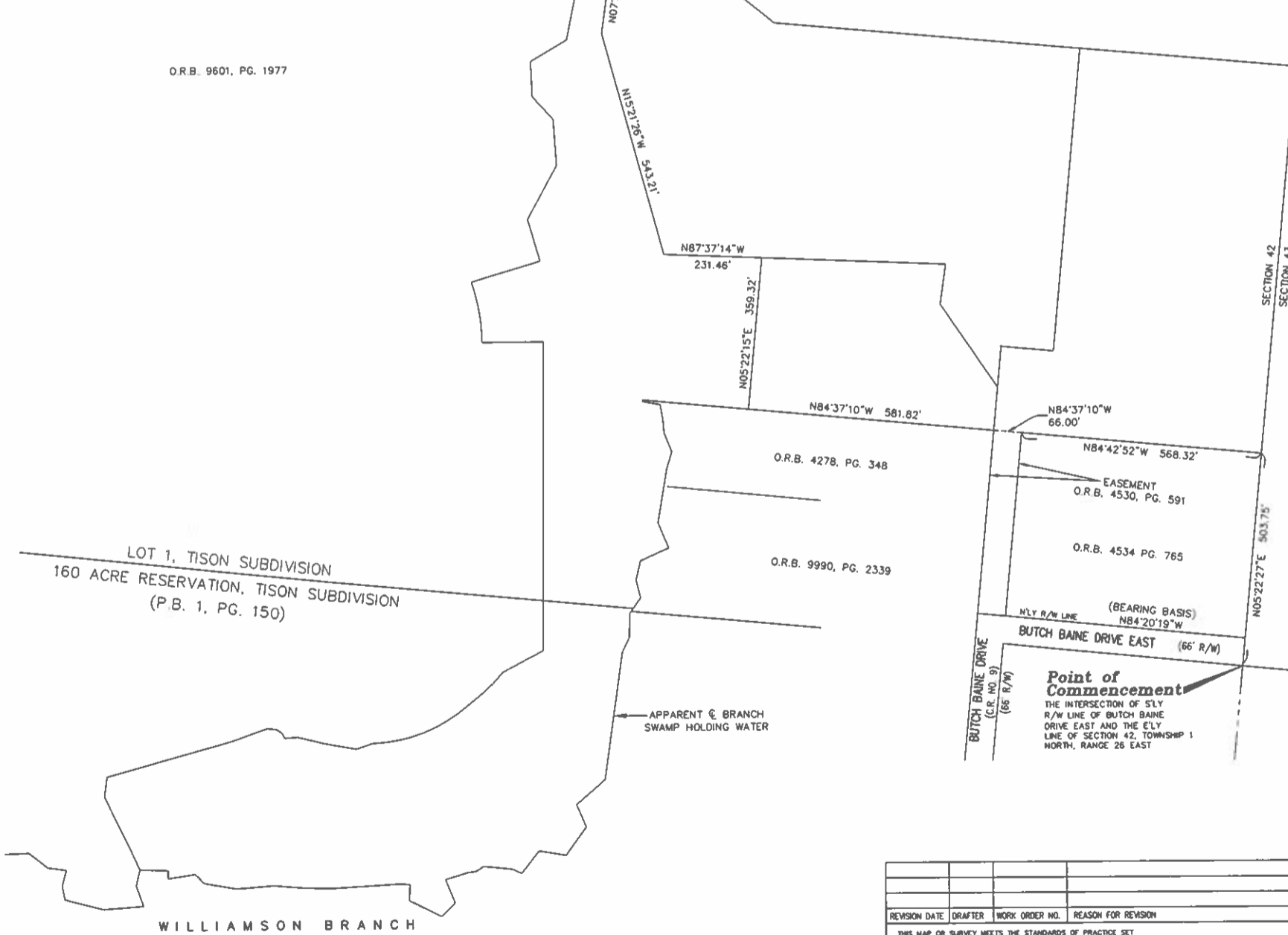
R=290.00'
L=151.99'
Δ=30°01'44"
S47°37'49"E
CH=150.26'

APPROVED
 DESCRIPTION AGREES
 WITH MAP
 CITY ENGINEERS OFFICE
 TOPG/SURVEY BRANCH
 By: *D.S.W.* Date: 5-17-22

- LEGEND**
- O.R.B. = OFFICIAL RECORDS BOOK
 - P.C. = PAGE
 - P.B. = PLAT BOOK
 - R/W = RIGHT OF WAY
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY

- GENERAL NOTES**
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST, AS N84°20'19"W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (NAD 1983 1990 NGS ADJUSTMENT).
 2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
 3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
 4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 5. CROSS REFERENCE SURVEY BY CLARY & ASSOCIATES, FILE NO. TIN-201.

O.R.B. 9601, PG. 1977



REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.007, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3721
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 0788

Map Showing

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST (A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE EASTERLY LINE OF SAID SECTION 42, THENCE NORTH 05°22'27" EAST, ALONG SAID EASTERLY LINE OF SECTION 42, A DISTANCE OF 503.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4534, PAGE 765, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°42'52" WEST, ALONG SAID LINE, 568.32 FEET, TO THE NORTHERLY LINE OF A 66 FOOT EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4530, PAGE 591, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°37'10" WEST, ALONG SAID LINE, 66.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE NORTH 84°37'10" WEST, ALONG SAID LINE, 581.57 FEET, THENCE NORTH 05°22'15" EAST, 359.32 FEET; THENCE NORTH 87°37'14" WEST, 231.46 FEET; THENCE NORTH 15°21'26" WEST, 543.21 FEET; THENCE NORTH 07°45'59" EAST, 319.68 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 50°58'48" WEST, ALONG SAID LINE, 1963.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50°58'48" WEST, ALONG SAID LINE, 280.56 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15043, PAGE 670, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 41°51'25" WEST, ALONG SAID LINE, 400.79 FEET; THENCE SOUTH 80°45'16" WEST, CONTINUING ALONG SAID LINE, 631.65 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16407, PAGE 1379, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°02'11" EAST, ALONG SAID LINE, 191.29 FEET; THENCE NORTH 76°50'31" EAST, 48.24 FEET; THENCE SOUTH 81°24'25" EAST, 65.69 FEET; THENCE NORTH 73°12'06" EAST, 67.20 FEET; THENCE EASTERLY, ALONG AND AROUND THE ARC OF A CURVE LEADING EASTERLY; HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 137.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°01'53" EAST, 137.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°28'01" EAST, 115.55 FEET; THENCE NORTH 90°00'00" EAST, 676.59 FEET; THENCE NORTH 12°28'01" WEST, 28.11 FEET; THENCE NORTH 73°41'45" EAST, 46.82 FEET; THENCE NORTH 04°29'15" WEST, 28.11 FEET; THENCE NORTH 08°08'07" WEST, 46.62 FEET; THENCE NORTH 06°58'21" WEST, 49.82 FEET; THENCE NORTH 39°55'32" EAST, 39.41 FEET; THENCE NORTH 28°43'16" WEST, ALONG SAID LINE, 1963.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.20 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N73°12'06"E	67.20'
L12	S81°24'25"E	26.97'
L13	N90°00'00"E	676.59'
L14	N12°28'01"E	115.55'
L15	N73°41'45"E	46.97'
L16	N04°29'15"W	28.11'
L17	N08°08'07"W	46.62'
L18	N06°58'21"W	49.82'
L19	N39°55'32"E	39.41'
L20	N28°43'16"E	48.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°22'15"E	359.32'
L2	N87°37'14"W	231.46'
L3	N15°21'26"W	543.21'
L4	N07°53'59"E	319.68'
L5	N50°58'48"W	280.56'
L6	S41°51'25"W	400.79'
L7	S80°45'16"W	631.65'
L8	S01°02'11"E	191.29'
L9	N76°50'31"E	48.24'
L10	N52°57'57"E	65.69'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	360.00'	137.84'	21°56'15"
			CHORD
			N79°01'53"E
			137.00'

- LEGEND**
- O.R.B. = OFFICIAL RECORDS BOOK
 - P.G. = PAGE
 - P.B. = PLAT BOOK
 - R/W = RIGHT OF WAY
 - C = CURVE
 - PT = POINT OF TANGENCY

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST, AS N84°20'19" W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (NAD 1983 1990 NGS ADJUSTMENT).
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- THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- CROSS REFERENCE SURVEY BY CLARY & ASSOCIATES, FILE NO. TIN-201.

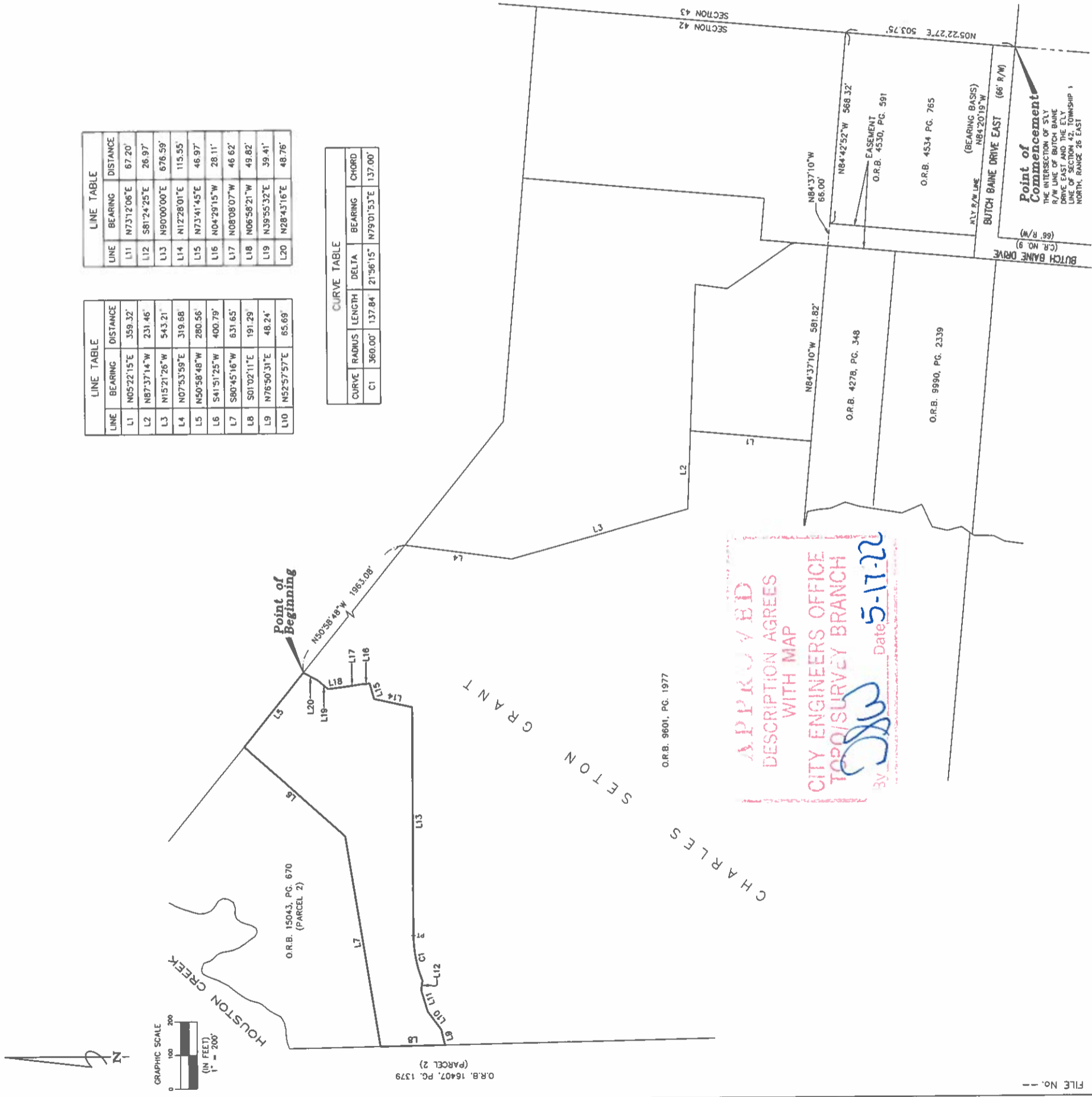
THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE, AND THE SURVEYOR HAS COMPLIED WITH THE REQUIREMENTS OF CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE, AND HAS OBTAINED THE NECESSARY CROSS REFERENCE SURVEY AND STATED RECORD.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE).

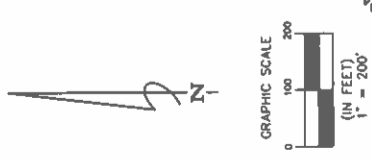


MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 8788

FILE NO. ---



APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPOISURVEY BRANCH
BY: *[Signature]* Date: 5-17-22



CAD FILE: 2022-1013A.DWG CHECKED BY: DATE: 5-16-22

JOB No. 2021-1013 DRAFTING: MJC

FILE NO. ---