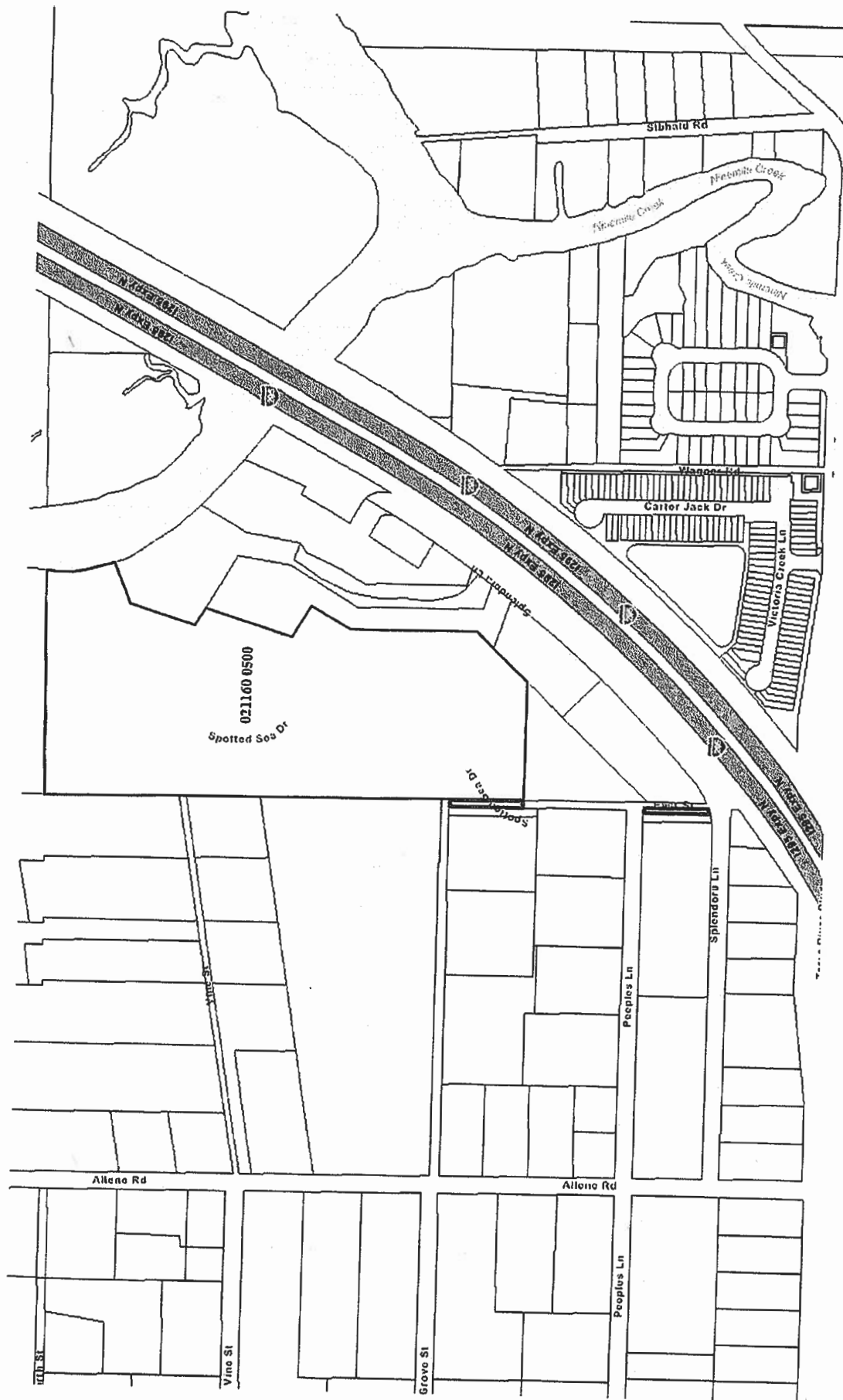


East Street Closure
RE 021160-0500
Location Map



East Street Closure
RE 021160-0500
Aerial Map



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST,
DUVAL COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 89°46'19" E	29.95'
L2	S 0°16'37" E	256.29'
L3	S 89°59'29" W	30.22'
L4	N 0°12'59" W	256.41'
L5	S 89°47'33" E	15.38'
L6	S 0°53'36" E	230.10'
L7	N 1°21'47" W	233.58'

UNPLATTED LANDS

L1
THE EASTERLY
PROJECTION OF THE
NORTH LINE OF LOT 11

CLOSURE NO. 1
30' WIDE PORTION OF EAST STREET
CONTAINS: 7,713 S.F. / 0.177 ACRES, MORE OR LESS

UNPLATTED LANDS

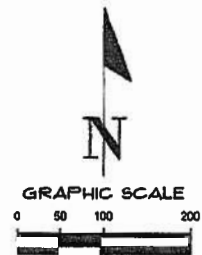
THE EAST R/W LINE
OF EAST STREET

L3

UNPLATTED LANDS

L5

CLOSURE NO. 2
PORTION OF EAST STREET
CONTAINS: 3,345 S.F. / 0.077 ACRES, MORE OR LESS



GROVE ST (30' R/W)

THE NORTH LINE OF LOT 11 & THE
SOUTH R/W LINE OF GROVE STREET

P.O.B.

CLOSURE NO. 1
THE NORTHEAST CORNER
OF LOT 11, P.B. 12, PAGE 68

LOT 11

THE EAST LINE OF LOT 11
& THE WEST R/W LINE OF
EAST STREET

TROUT RIVER GARDENS
P.B. 12, PAGE 68

LOT 12

P.O.B.
CLOSURE NO. 2
THE NORTHEAST CORNER
OF LOT 19, P.B. 12, PAGE 68

PEEPLER LN
(60' R/W)

TROUT RIVER GARDENS
P.B. 12, PAGE 68

LOT 19

THE EAST LINE OF LOT 19
& THE WEST R/W LINE OF
EAST STREET

THE SOUTHEAST CORNER
OF LOT 19, P.B. 12, PAGE 68

SPLENDORA LN
(R/W WIDTH VARIES)

THE NORTH R/W LINE OF
SPLENDORA LANE

C1

DESCRIPTION:
(SEE SHEET 2 OF 2)

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	13.84'	280.00'	2°49'52"	6.92'	13.83'	S 75°51'04" W

LEGEND:

P.B. = PLAT BOOK
S.F. = SQUARE FEET
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE
OF S 0°16'37" E FOR THE EAST R/W LINE OF EAST STREET.

CERTIFIED TO:

CW - TROUT RIVER, LLC

SHEET NO.
1 OF 2

This map prepared by

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5245

Aaron H. Hickman

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

DATE
05/01/2025
TECHNOLOGICAL
DRAWING
CHECKED BY
J.C.
PROJECT NUMBER
21-0284

1" = 200'

NIV/5

8465 Merchants Way, Ste. 102
Jacksonville, Florida 32222
(904) 619-6521
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LB-0246

DESCRIPTIONS:

CLOSURE NO. 1

A PORTION OF OF TROUT RIVER GARDENS, AS RECORDED IN PLAT BOOK 12, PAGE 68 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11 OF SAID TROUT RIVER GARDENS, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF EAST STREET, HAVING A RIGHT OF WAY WIDTH OF 30 FEET, AS SHOWN ON THE PLAT OF SAID TROUT RIVER GARDENS, THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89°46'19" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 29.95 FEET TO THE EAST RIGHT OF WAY LINE OF SAID EAST STREET; THENCE SOUTH 0°16'37" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 256.29 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°59'29" WEST, A DISTANCE OF 30.22 FEET TO THE WEST RIGHT OF WAY LINE OF SAID EAST STREET, SAID POINT ALSO LYING ON THE EAST LINE OF SAID LOT 11; THENCE NORTH 0°12'59" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 256.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 7,713 SQUARE FEET / 0.177 ACRES.

CLOSURE NO. 2

A PORTION OF OF TROUT RIVER GARDENS, AS RECORDED IN PLAT BOOK 12, PAGE 68 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19 OF SAID TROUT RIVER GARDENS, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF EAST STREET, HAVING A RIGHT OF WAY WIDTH OF 30 FEET, AS SHOWN ON THE PLAT OF SAID TROUT RIVER GARDENS, THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°47'33" EAST, ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 15.38 FEET; THENCE SOUTH 0°53'36" EAST, A DISTANCE OF 230.10 FEET TO THE NORTH RIGHT OF WAY LINE OF SPLENDORA LANE (HAVING A RIGHT OF WAY WIDTH THAT VARIES), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 280.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 75°51'04" WEST, 13.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 2°49'52", AN ARC LENGTH OF 13.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF SAID EAST STREET; THENCE NORTH 1°21'47" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 233.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 3,345 SQUARE FEET / 0.077 ACRES, MORE OR LESS.

APPROVED
DESCRIPTION AGREES
WITH MAP

CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 5/9/25

ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF

CERTIFIED TO:

CW TROUT RIVER, LLC

SHEET NO
2 OF 2

This map prepared by

AARON H. HICKMAN

DATE

05-01-2025

TECHNICIAN

NVWJ

CHECKED BY

JIC

PROJECT NUMBER

21-0284

Certificate of Authorization No. L.B. 8246

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ORIGINAL RAISED SEAL OF A FLORIDA
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SEE SHEET ONE OF TWO

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