

MAP SHOWING A SKETCH AND DESCRIPTION OF:

PARCEL A

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°15'09" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE SOUTH 00°01'52" EAST, 425 FEET MORE OR LESS, TO THE MEAN HIGH WATERLINE, BEING THE WATERS EDGE OF MILL COVE; THENCE SOUTHWESTERLY, MEANDERING ALONG SAID WATERS EDGE 2,325 FEET MORE OR LESS TO AN INTERSECTION WITH THE WESTERLY LINE OF A 300' JEA EASEMENT; THENCE NORTH 15°15'34" WEST, ALONG SAID WESTERLY LINE 2,655 FEET MORE OR LESS TO THE MEAN HIGH WATERLINE, BEING THE WATERS EDGE OF THE ST JOHNS RIVER; THENCE NORTHEASTERLY ALONG SAID WATERS EDGE 1,290 FEET MORE OR LESS; THENCE SOUTH 00°01'51" EAST, DEPARTING SAID WATERS EDGE, 198 FEET MORE OR LESS TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 212.06 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°01'51" EAST, 190.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°58'09" EAST, 360.00 FEET; THENCE SOUTH 00°01'52" EAST, 1,547.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.07 ACRES (3,444,429 SQUARE FEET), MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL B

A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN ISLAND LYING SOUTHERLY OF PARCEL A DESCRIBED HERE ON, LYING IN MILL COVE AND RUNNING ALONG THE MEAN HIGH WATER LINE, BEING THE WATERS EDGE FOR A TOTAL PERIMETER DISTANCE OF 2,288 FEET MORE OR LESS.

CONTAINING 3.14 ACRES (136,610 SQUARE FEET), MORE OR LESS.

ALL ABOVE CONTAINING 82.21 ACRES (3,581,039 SQUARE FEET), MORE OR LESS.

SURVEY NOTES

NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SECTION 30 AS BEING N 89°15'09" W (PER PLAT).
2. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT
3. A TITLE COMMITMENT HAS NOT BEEN PROVIDED.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEE SHEET 2 FOR SKETCH
SHEET 1 OF 2

JOHN K. MAFFETT
Florida Registration Certificate No. 6951
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

ARC SURVEYING & MAPPING, INC.



5202 SAN JUAN AVENUE,
JACKSONVILLE, FLORIDA 32210
PHONE: 904/384-8377
LICENSED BUSINESS NO. 6487

DRAWN BY:	DATE:	FIELD BOOK & PAGE	JOB NO.
JKM	10-11-22	--	22-223

ST. JOHNS RIVER

WATERS EDGE
APPROXIMATE
MHWL - 1,290'±

S00°01'51"E
198'±

S45°01'51"E,
CH=190.92'
L=212.06'
R=135.00'
Δ=90°00'00"

PROPOSED 50' ROADWAY

PROPOSED CANAL

ST. JOHNS LANDING
ESTATES UNIT FOUR
PLAT BOOK 58, PAGE 189

EXISTING CANAL

REED ISLAND PARK

PARCEL A
79.07± ACRES

CITY OF JACKSONVILLE
RE# 160258 0004

SECTION 30
TOWNSHIP 1 SOUTH
RANGE 28 EAST

CITY OF JACKSONVILLE
RE# 160238 0010

ST. JOHNS LANDING
ESTATES UNIT THREE
PLAT BOOK 57, PAGE 80

HARBOUR WATERWAY
SPECIAL DISTRICT
RE# 160258 0002

300' JEA EASEMENT

N15°15'34"W

2,655'±

POINT OF
BEGINNING

SOUTH LINE OF SECTION 30
NORTH LINE OF SECTION 31

POINT OF
REFERENCE

SE CORNER SECTION 30
TOWNSHIP 1 SOUTH
RANGE 28 EAST

HARBOUR WATERWAY
SPECIAL DISTRICT
RE# 160259 0000

SECTION 31
TOWNSHIP 1 SOUTH
RANGE 28 EAST

WATERS EDGE

APPROXIMATE
MHWL - 2,325'±

APPROXIMATE
MHWL - 2,288'±

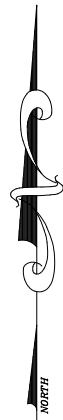
REED ISLAND PARK
PARCEL B
3.14± ACRES

WATERS EDGE

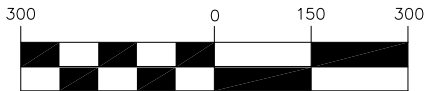
MILL COVE

LEGEND

- MHWL MEAN HIGH WATER LINE
- RE# REAL ESTATE NUMBER
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- CH CHORD DISTANCE
- L ARC LENGTH
- R RADIUS
- Δ DELTA ANGLE



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

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SEE SHEET 2 FOR DESCRIPTION
SHEET 2 OF 2