

MAP SHOWING

PROPOSED 30 FOOT INGRESS & EGRESS EASEMENT

A PORTION OF LOT 4, AS SHOWN ON MAP OF SYLVAN BLUFF, AS RECORDED IN PLAT BOOK 16, PAGE 39 AND 39A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY OF SCOTT MILL ROAD (A 80 FOOT RIGHT-OF-WAY); THENCE NORTH 46°24'58" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 4, 762.39 FEET; THENCE NORTH 45°00'01" EAST, A DISTANCE OF 3.86 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 42.14 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°41'27" WEST, A DISTANCE OF 40.90 FEET; THENCE DEPARTING SAID CURVE ON A BEARING OF SOUTH 48°24'58" EAST, A DISTANCE OF 792.56 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SCOTT MILL ROAD; THENCE SOUTH 41°52'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SCOTT MILL ROAD, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING.

ST JOHNS RIVER

N45°00'01"E
3.86'

N06°41'27"W
40.90'
L=42.14' R=50.00'

30 FOOT INGRESS & EGRESS EASEMENT

POINT OF BEGINNING
30 FOOT INGRESS & EGRESS ESM'T

SCOTT MILL ROAD
(80 FOOT R/W)

LOT 3

LOT 5

LOT 4



CERTIFIED FOR: ANTOINE KASSIS.

TRI-STATE LAND SURVEYORS, INC.
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

- LEGEND
- CM CONC. MON
- IP IRON PIPE
- RB REBAR
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- D/W DRIVEWAY
- COV. COVERED AREA
- E CENTERLINE
- A/C AIR CONDITIONING PAD
- (R) RADIAL DISTANCE
- CONC. CONCRETE
- ESM'T EASEMENT
- B.R.L. BUILDING RESTRICTION LINE
- PC POINT OF CURVE
- PT POINT OF TANGENCY

BEARINGS BASED ON R/W LINE AS SHOWN.
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1"=100'

GLENN M. BROADSTREET, P.S.M. NO. 5814

FIELD WORK DATE: _____

SIGNATURE DATE: 12-09-2021

Glenn M. Broadstreet
REGISTERED SURVEYOR AND MAPPER,
STATE OF FLORIDA (LB #4921)



F.B. * F.G. *

CDP 2021-04

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