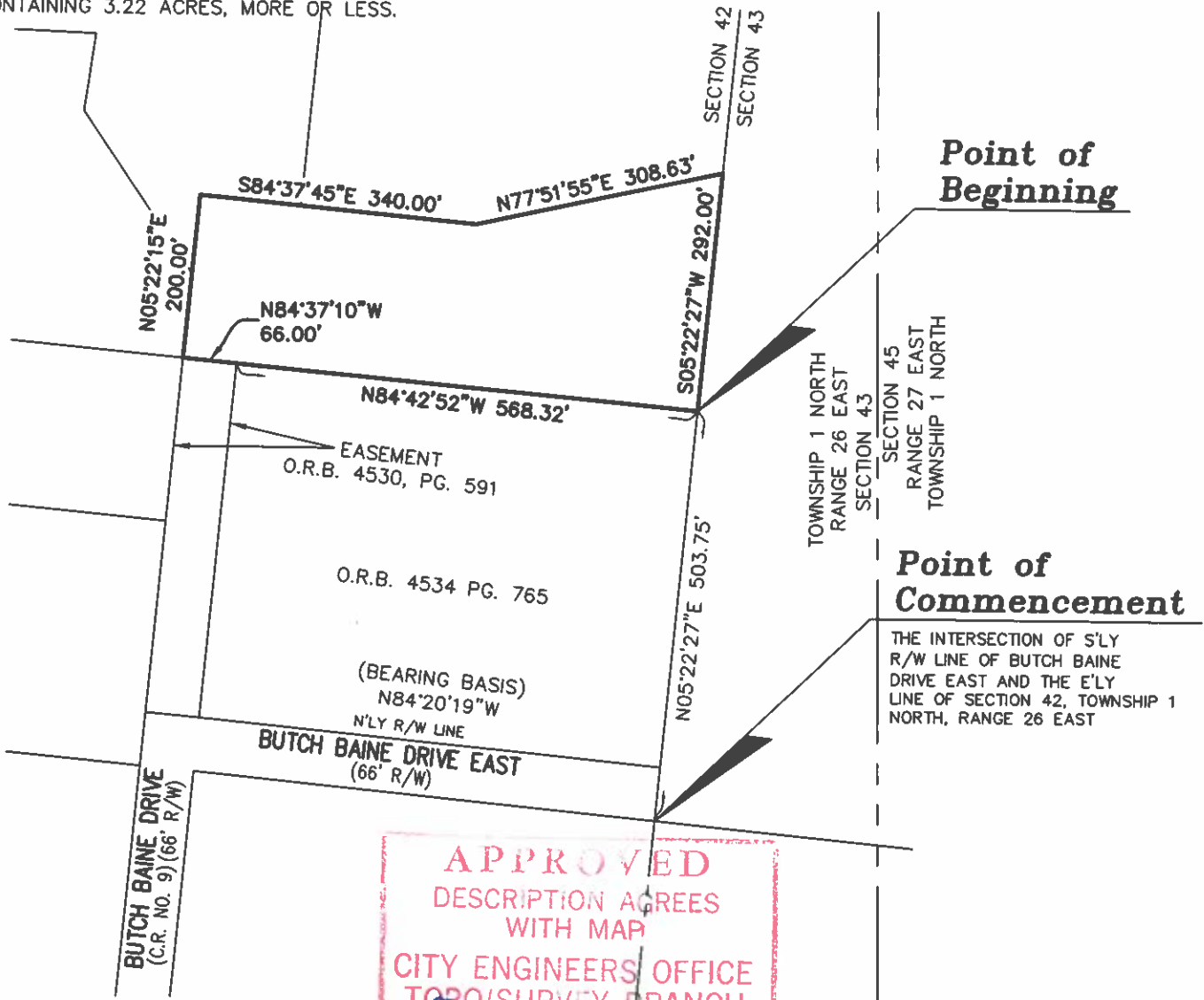


MAP SHOWING

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 AND THE POINT OF BEGINNING; 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 WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 05°22'15" EAST, ALONG LAST SAID LINE, 200.00 FEET; THENCE SOUTH 84°37'45" EAST, 340.00 FEET; THENCE NORTH 77°51'55" EAST, 308.63 FEET, TO THE EASTERLY LINE OF SAID SECTION 42; THENCE SOUTH 05°22'27" WEST, ALONG LAST SAID LINE, 292.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.22 ACRES, MORE OR LESS.



Point of Beginning

Point of Commencement

THE INTERSECTION OF S'LY R/W LINE OF BUTCH BAINE DRIVE EAST AND THE E'LY LINE OF SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST

APPROVED
 DESCRIPTION AGREES WITH MAP
 CITY ENGINEERS OFFICE
 TOPO/SURVEY BRANCH
 By *JSW* Date *5-17-22*

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY R/W 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.

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 P.B. = PLAT BOOK
 R/W = RIGHT OF WAY

JOB NO. 2022-203A
 DRAFTER EJC
 DATE 02/21/22
 SCALE 1"=200'

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 472.027, 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).



CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788