



KREDELL LEGAL:

THAT CERTAIN PIECE, PARCEL OR TRACT, SITUATE, LYING AND BEING A PART OF THE MOSES BOWDEN GRANT, SECTION 23, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF MANDARIN FOREST UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 61 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 15°25'20" EAST ALONG THE NORTHEAST LINE OF SAID MANDARIN FOREST, UNIT 1, 328.24 FEET FOR A POINT OF BEGINNING; THENCE NORTH 69°20'40" EAST, 209.50 FEET TO A POINT SITUATE IN THE NORTHEASTERLY LINE OF THE LANDS OF J.H. VEREEN; THENCE SOUTH 15°33'32" EAST ALONG SAID LAST MENTIONED LINE, 210.00 FEET; THENCE SOUTH 69°20'40" WEST, 209.99 FEET TO SAID NORTHEASTERLY LINE OF MANDARIN FOREST, UNIT 1; THENCE NORTH 15°25'20" WEST ALONG SAID LAST MENTIONED LINE, 210.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE DESCRIBED IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 3764, PAGE 446, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINS: 8.563 SQUARE FEET / 2.12 ACRES MORE OR LESS

# LEGAL DESCRIPTION AND CERTIFICATION

THAT CERTAIN PIECE, PARCEL OF TRACT OF LAND, STATUE, LYING AND BEING A PART OF THE MOSES BOWDEN GRANT, SECTION 23, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF MANDARIN FOREST, UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 61 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 15°25'20" EAST ALONG THE NORTHEAST LINE OF SAID MANDARIN FOREST, UNIT 1, 328.24 FEET FOR A POINT OF BEGINNING; THENCE NORTH 69°20'40" EAST 209.50 FEET TO A POINT SITUATE IN THE NORTHEASTERLY LINE OF THE LANDS OF J.H. VEREEN; THENCE SOUTH 15°33'32" EAST ALONG SAID LAST MENTIONED LINE 210.0 FEET; THENCE SOUTH 69°20'40" WEST 209.99 FEET TO SAID NORTHEASTERLY LINE OF MANDARIN FOREST, UNIT 1; THENCE NORTH 15°25'20" WEST ALONG SAID LAST MENTIONED LINE 210.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE DESCRIBED IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 3764, PAGE 446, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Community Number: 120077 Panel: 0541 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 7/18/2022

Certified To:

SAMUEL D. KREDELL, TRUSTEE OF SAMUEL D. KREDELL REVOCABLE LIVING TRUST; RYAN, MARKS AND STROMBERG ATTORNEYS, LLP.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Property Address:

XXX TANGELO LANE  
JACKSONVILLE, FL 32223














Survey Number: 551533

Client File Number: 22-4363

### ABBREVIATION DESCRIPTION:

|                                |                                  |                                |
|--------------------------------|----------------------------------|--------------------------------|
| A.E. ANCHOR EASEMENT           | F.F. EL. FINISH FLOOR ELEVATION  | O.R.B. OFFICIAL RECORDS BOOK   |
| A/C AIR CONDITIONER            | F.I.P. FOUND IRON PIPE           | (P) PLAT                       |
| B.M. BENCH MARK                | F.I.R. FOUND IRON ROD            | P.B. PLAT BOOK                 |
| B.R. BEARING REFERENCE         | F.P.K. FOUND PARKER-KALON NAIL   | P.C. POINT OF CURVATURE        |
| (C) CALCULATED                 | (L) LENGTH                       | P.C.C. POINT OF COMPOUND CURVE |
| Δ CENTRAL / DELTA ANGLE        | L.A.E. LIMITED ACCESS EASEMENT   | P.O.B. POINT OF BEGINNING      |
| CH CHORD                       | L.M.E. LAKE MAINTENANCE EASEMENT | P.O.C. POINT OF COMMENCEMENT   |
| (D) DEED / DESCRIPTION         | (M) MEASURED / FIELD VERIFIED    | P.R.C. POINT OF REVERSE CURVE  |
| D.E. DRAINAGE EASEMENT         | M.H. MANHOLE                     | P.T. POINT OF TANGENCY         |
| D.H. DRILL HOLE                | N&D NAIL & DISK                  | R/W RIGHT-OF-WAY               |
| D/W DRIVEWAY                   | N.R. NOT RADIAL                  | (R) RADIAL / RADIUS            |
| E.O.W. EDGE OF WATER           | N.T.S. NOT TO SCALE              | S.I.R. SET IRON ROD            |
| F.C.M. FOUND CONCRETE MONUMENT | O.H.L. OVERHEAD UTILITY LINES    | T.O.B. TOP OF BANK             |
|                                |                                  | U.E. UTILITY EASEMENT          |

### SYMBOL DESCRIPTIONS:

|   |   |
|---|---|
|  = CATCH BASIN     |  = MISC. FENCE     |
|  = CENTERLINE ROAD |  = PROPERTY CORNER |
|  = COVERED AREA    |  = UTILITY BOX     |
| + X.XX = EXISTING ELEVATION   |  = UTILITY POLE    |
|  = HYDRANT         |  = WATER METER     |
|  = MANHOLE         |  = WELL            |
|  = METAL FENCE     |  = WOOD FENCE      |

PAGE 1 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 2)

### GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



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