

108131-0000
Sewell Rd Closure
Location Map



108131-0000

Sewell Rd Closure

Aerial Map

O.R.B. 14987
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TISON'S SUBDIVISION
(PLAT BOOK 1 PAGE 150)
LOT 9

PECAN PARK ROAD $S88^{\circ}31'19''E$
(60' PUBLIC RIGHT-OF-WAY) $50.00'$

POINT OF BEGINNING

Intersection of the Southerly right-of-way line of PECAN PARK ROAD and the Westerly right-of-way line of SEWELL ROAD

O.R.B. 18632
PAGE 1878

O.R.B. 3384
PAGE 847

(BASIS OF BEARING)
 $N01^{\circ}28'41''E$ 1575.75'
 $S01^{\circ}28'41''W$ 1575.75'

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SEWELL ROAD PARCEL
(50' PUBLIC RIGHT-OF-WAY)
3.527± ACRES

CSX TRANSPORTATION, INC.
(100' RIGHT-OF-WAY)

MAIN STREET NORTH
U.S. 17 (STATE ROAD 5)
(100' PUBLIC RIGHT-OF-WAY)

$N01^{\circ}30'05''E$ 1496.56'
 $S01^{\circ}30'05''W$ 1496.58'

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 11/17/22

TISON'S SUBDIVISION
(PLAT BOOK 1 PAGE 150)
LOT 9

$N88^{\circ}29'55''W$
 $50.00'$

O.R.B. 20065
PAGE 566

**MAP SHOWING SKETCH
& DESCRIPTION OF**

All of SEWELL ROAD, a 50 foot right-of-way, as now established, lying Southerly of PECAN PARK ROAD, an 60 foot right-of-way, as now established, lying in Section 40, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as:

BEGIN at the intersection of the Southerly right-of-way line of PECAN PARK ROAD, an 60 foot right-of-way, as now established, with the westerly right-of-way line of SEWELL ROAD, a 50 foot right-of-way, as now established, thence South $88^{\circ}31'19''$ East, along the Northerly terminus of said SEWELL ROAD, 50.00 feet, to a point on the Easterly right-of-way of said SEWELL ROAD; thence along said Easterly right-of-way the following two (2) courses: 1) South $01^{\circ}28'41''$ West 1575.75 feet; 2) South $01^{\circ}30'05''$ West, 1496.58 feet to the Southerly terminus of said right-of-way; thence North $88^{\circ}29'55''$ West, along said Southerly terminus, 50.00 feet to Southeast corner of lands described in Official Records Book 7408, Page 74, of the Current Public Records of Duval County, and Westerly right-of-way line of said SEWELL ROAD; thence North $01^{\circ}30'05''$ East, along Easterly boundary thereof, and the said Westerly right-of-way line, 1496.56 feet, to the Southeast corner of lands described in Official Records Book 3384, Page 847, of said Public Records; thence North $01^{\circ}28'41''$ East, along the Easterly boundary thereof, and continuing along said Westerly right-of-way line, 1575.75 feet; to the **POINT OF BEGINNING**.

Containing 3.527 acres, more or less.



SURVEYORS NOTES

1. This is not a boundary survey
2. All dimensions, unless otherwise noted, are US survey feet.
3. Bearings are based of the Westerly right-of-way of SEWELL ROAD, a 50' right-of-way, having a bearing of North $01^{\circ}28'41''$ East.
4. Horizontal datum is reference to Florida State Plane Coordinate System, East, Zone, North American Datum of 1983 (NAD83).

PREPARED FOR: SEEFRIED INDUSTRIAL PROPERTIES

JOB#: 21-268

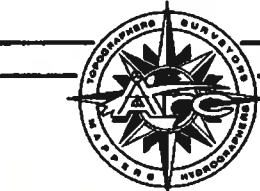
DRAWN: MAS DATE: 11/17/22 CHECKED BY: JKM

PROJECT
PECAN PARK - SEWELL RD
LOCATED IN:
DUVAL COUNTY, FLORIDA

REVISIONS

DATE	DESCRIPTION	DRAWN BY
11-18-22	ADDED ORB 3384 TO DESCRIPTION	MAS

John K. Maffett
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6951**



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