

# MAP SHOWING SKETCH & DESCRIPTION OF PROPOSED JEA EASEMENTS

POINT OF BEGINNING NORTH  
 (SEE SHEET 2 FOR DESCRIPTIONS)  
 NORTHEAST CORNER OF SECTION 10  
 TOWNSHIP 1 SOUTH, RANGE 25 EAST

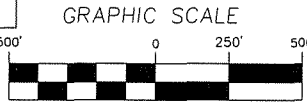
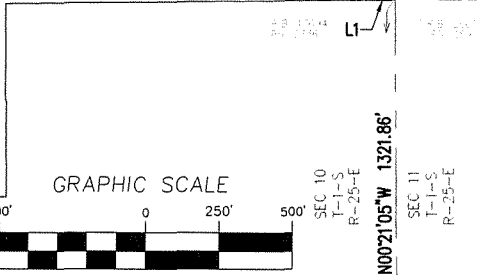
LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	202.11'	N89°04'50"E
L9	30.01'	S00°25'55"W
L10	201.70'	S89°04'50"W
L11	48.36'	S89°38'27"W
L12	30.00'	N00°25'55"E
L13	47.95'	N89°38'33"E

LEGEND	
SEC.	SECTION
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
T-1-S	TOWNSHIP 1 SOUTH
R-25-E	RANGE 25 EAST

**NOTES:**

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. BEARING SHOWN HEREON BASED ON GPS/RTK.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
4. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

POINT OF BEGINNING SOUTH



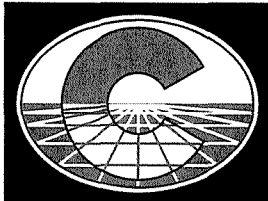
(IN FEET)  
 SCALE: 1"=500'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	101.92'	S89°22'25"W
L2	60.01'	N00°25'55"E
L3	83.44'	N89°24'01"E
L4	166.60'	N89°25'45"E
L5	60.01'	S00°25'55"W
L6	165.78'	S89°25'45"W
L7	84.26'	S89°24'00"W

POINT OF REFERENCE SOUTH  
 SOUTHEAST CORNER OF SECTION 10,  
 TOWNSHIP 1 SOUTH, RANGE 25 EAST

SHEET 1 OF 2  
 SEE SHEET 2 FOR DESCRIPTION  
 (NOT VALID WITHOUT ALL SHEETS)

SEC 10 SEC 11  
 SEC 15 SEC 14



Surveyed and Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 Website: clarsonfl.com

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.  
 Date of Survey: DECEMBER 16 2022 Drafted By: RH, DNS  
 Survey Scale: 1"=500' Reviewed By: TWS  
 Field Bk/Pg: NA Project No. 21-096

Professional Surveyor and Mapper No. 6533, State of Florida  
**TIMOTHY W. SCHRAM, SR.**  
 SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

# MAP SHOWING SKETCH & DESCRIPTION OF PROPOSED JEA EASEMENTS

SHEET 2 OF 2  
SEE SHEET 1 FOR SKETCHES  
(NOT VALID WITHOUT ALL SHEETS)

## ROW THROUGH SOUTH:

A PORTION OF AN UNRECORDED ROAD RIGHT-OF-WAY LOCATED IN SECTIONS 10 & 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS (UNRECORDED), PREPARED AUGUST 1933 UNDER DIRECTION OF ROBERT M. ANGUS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA.

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE NORTH 00° 21' 05" WEST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1,321.86 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17694, PAGE 2336 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING EAST LINE OF SAID SECTION 10 SOUTH 89° 22' 25" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 17694, PAGE 2336, A DISTANCE OF 101.92 FEET; THENCE NORTH 00° 25' 55" EAST, A DISTANCE OF 1,292.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 25' 55" EAST, A DISTANCE OF 60.01 FEET; THENCE NORTH 89° 24' 01" EAST, A DISTANCE OF 83.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10; THENCE NORTH 89° 25' 45" EAST, A DISTANCE OF 166.60 FEET; THENCE SOUTH 00° 25' 55" WEST, A DISTANCE OF 60.01 FEET; THENCE SOUTH 89° 25' 45" WEST, A DISTANCE OF 165.78 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10; THENCE SOUTH 89° 24' 00" WEST, A DISTANCE OF 84.26 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.34 ACRES, MORE OR LESS.

## ROW THROUGH NORTH:

A PORTION OF AN UNRECORDED ROAD RIGHT-OF-WAY LOCATED IN SECTIONS 10 AND 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS (UNRECORDED), PREPARED AUGUST 1933 UNDER DIRECTION OF ROBERT M. ANGUS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA.

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 89° 04' 50" EAST ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 202.11 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00° 25' 55" WEST, A DISTANCE OF 30.01 FEET; THENCE SOUTH 89° 04' 50" WEST, A DISTANCE OF 201.70 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10; THENCE SOUTH 89° 38' 27" WEST, A DISTANCE OF 48.36 FEET; THENCE NORTH 00° 25' 55" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 10; THENCE NORTH 89° 38' 33" EAST ALONG SAID NORTH LINE OF SAID SECTION 10, A DISTANCE OF 47.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 10 AND THE POINT OF BEGINNING.

AND THUS DESCRIBED CONTAINS 0.17 ACRES, MORE OR LESS.

**APPROVED**  
**DESCRIPTION AGREES**  
**WITH MAP**  
**CITY ENGINEERS OFFICE**  
**TOPO/SURVEY BRANCH**  
By SLC Date 1/11/23



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