

**Anders Blvd Closure  
RE 125012-0000  
Location Map**



Anders Blvd Closure  
RE 125012-0000  
Aerial Map



**MAP & LEGAL DESCRIPTION OF:**

(PROPOSED CLOSING OF THE WEST 210.00 FEET OF ANDERS BOULEVARD)

A PORTION OF ANDERS BOULEVARD (A 60.00 FOOT RIGHT-OF-WAY) AS SHOWN ON PLAT OF SOUTHSIDE ESTATES UNIT NO. 24, AS RECORDED IN PLAT BOOK 24, PAGE 25 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 1, SOUTHSIDE ESTATES UNIT NO. 30, WHICH LIES AT THE INTERSECTION OF THE WEST LINE OF STATE ROAD NO. 115 (AS FORMERLY ESTABLISHED) WITH THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID ANDERS BOULEVARD; THENCE SOUTH 89°31'10" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 26.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°31'00" WEST, A DISTANCE OF 183.10 FEET TO THE WEST END OF SAID ANDERS BOULEVARD; THENCE NORTH 00°06'20" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°31'10" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 180.37 FEET TO AN INTERSECTION WITH THE WEST LINE OF A SERVICE ROAD TAKEN FOR ADDITIONAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS VOLUME 6428, PAGE 625 OF THE AFORESAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT LYING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 17063.73 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.03 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 00°20'09" EAST, AND A CHORD DISTANCE OF 60.03 FEET TO THE POINT OF BEGINNING.

REAL ESTATE #124904-0100  
OFFICIAL RECORDS BOOK 10143, PAGE 2268  
TRACT 2

SOUTHSIDE ESTATES, UNIT NO. 24  
PLAT BOOK 24, PAGE 25

N89°34'34"E(SP)

N89°31'10"E(P) 210.00' OVERALL

180.37' TO SERVICE ROAD

**ANDERS BOULEVARD**

TO BE CLOSED & VACATED

FORMER 60' RIGHT-OF-WAY

SOUTHSIDE ESTATES, UNIT NO. 24  
PLAT BOOK 24, PAGE 25

SOUTHSIDE BOULEVARD (SERVICE ROAD)  
STATE ROAD NO. 115  
VARIABLE RIGHT-OF-WAY  
(PER RIGHT-OF-WAY MAP SECTION 72040-2551, DATED 7-1-86)

FORMER RIGHT-OF-WAY OF SOUTHSIDE BOULEVARD BEFORE RIGHT-OF-WAY TAKEN

S00°09'21"W 60.00'

ADDITIONAL RIGHT-OF-WAY TAKEN FOR SERVICE ROAD  
OFFICIAL RECORDS VOLUME 6428, PAGE 625

ARC=60.03'  
DELTA=00°20'09"  
RADIUS=17003.73'

107.31'(D) N.T.S.  
S02°47'07"E(SP)  
RADIUS=4,885.58'

RADIUS=17,063.73'  
S01°40'40"E (SP)  
S00°06'20"E (P)

29.63'  
26.90'  
POINT OF REFERENCE (NORTHEAST CORNER OF LOT 1)

POINT OF BEGINNING

S89°31'10"W(P) 210.00' OVERALL

DE ESTATES, UNIT NO. 30  
T BOOK 25, PAGE 67

180.10' TO SERVICE ROAD

N00°09'44"E(SP)  
N00°06'20"E(P) 60.00'

30.00' 30.00'

N89°34'34"E(SP)  
N89°31'10"E(P) 182.89'

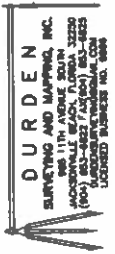
UNIT 24  
UNIT 30

**APPROVED**  
DESCRIPTION AGREES WITH MAP  
CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH

Date 9/17/23  
BY SKC

NOTES  
THIS IS A MAP AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.  
BEARINGS BASED ON FLORIDA STATE PLANE COORDINATES, EAST ZONE AND THE WEST RIGHT-OF-WAY LINE OF SOUTHSIDE BOULEVARD AS BEING S 01°40'40" E  
NO BUILDING RESTRICTION LINE BY PLAT  
N.T.S. DENOTES NOT TO SCALE  
(SP) STATE PLANE COORDINATES SHOWN HEREIN AS THIS N. 2158448.975 E. 533251.7071  
AND ARE BASED ON THE NAD 83 STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. FEET, NORTH AMERICAN DATUM (N.A.D.) OF 1983  
(P) DENOTES PLAT BEARING/DISTANCE  
(D) DENOTES DEED BEARING/DISTANCE  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOT 1  
REAL ESTATE #125012-0000  
OFFICIAL RECORDS BOOK 20222, PAGE 258



I HEREBY CERTIFY THAT THIS BERRY MAPS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING, PARAGRAPH 100.02, FLORIDA STATUTES AND CHAPTER 100.03, FLORIDA STATUTES AND CHAPTER 100.04, FLORIDA STATUTES.  
FIELD: [Signature]  
DATE: JUNE 26, 2023  
C.S.# [Signature]  
CAN FILE NO. ANDERS N 10143.0100  
BOOK 10143, PAGE 2268  
THIS BERRY MAP, VALID UNLESS THIS PRINT BE ENCLOSURED WITH THE SEAL OF THE ABOVE ENGINEER.