

Revised May 7, 2019
April 30, 2019
Page 1 of 2

Work Order No. 19-078.01
File No. 125D-17.01B

Boggy Branch CDD

A portion of Sections 16 and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Section 17, thence South $88^{\circ}15'27''$ West, along the Southerly line of said Section 17, a distance of 268.53 feet; thence North $01^{\circ}44'33''$ West, departing said Southerly line, 141.57 feet; thence North $85^{\circ}41'13''$ West, 241.67 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of $06^{\circ}08'51''$, an arc length of 214.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $88^{\circ}45'39''$ West, 214.48 feet; thence Due North, 2549.76 feet; thence Due East, 903.37 feet to a point on a curve concave Westerly having a radius of 1000.00 feet; thence Northerly along the arc of said curve, through a central angle of $15^{\circ}50'52''$, an arc length of 276.59 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $11^{\circ}37'13''$ West, 275.71 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 1000.00 feet, through a central angle of $47^{\circ}11'47''$, an arc length of 823.73 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}03'15''$ East, 800.64 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 500.00 feet, through a central angle of $13^{\circ}18'17''$, an arc length of 116.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $62^{\circ}15'25''$ East, 115.85 feet; thence South $68^{\circ}54'33''$ East, 32.07 feet to the point of curvature of a curve concave Northerly having a radius of 985.00 feet; thence Easterly along the arc of said curve, through a central angle of $62^{\circ}11'46''$, an arc length of 1069.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $79^{\circ}59'33''$ East, 1017.51 feet; thence North $48^{\circ}53'40''$ East, 248.66 feet to the point of curvature of a curve concave Southeasterly having a radius of 460.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $20^{\circ}12'00''$, an arc length of 162.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $58^{\circ}59'41''$ East, 161.34 feet; thence South $19^{\circ}55'14''$ East, 184.59 feet to the point of curvature of a curve concave Northeasterly having a radius of 1000.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $17^{\circ}29'38''$, an arc length of 305.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $28^{\circ}40'03''$ East, 304.14 feet; thence North $51^{\circ}02'54''$ East, 134.63 feet to the point of curvature of a curve concave Southeasterly having a radius of 1718.50 feet; thence Northeasterly along the arc of said curve, through a central angle of

Boggy Branch CDD (Continued)

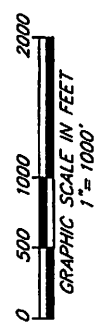
32°04'51", an arc length of 962.22 feet to a point of reverse curvature, said arc being by a chord bearing and distance of North 67°05'20" East, 949.70 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 731.50 feet, through a central angle of 08°30'41", an arc length of 108.67 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 78°52'25" East, 108.57 feet; thence South 15°22'56" East, 147.36 feet; thence North 56°48'40" East, 289.46 feet; thence North 39°29'40" East, 312.89 feet; thence North 74°06'23" East, 375.50 feet; thence South 82°31'23" East, 246.53 feet; thence North 89°57'01" East, 339.18 feet; thence North 18°25'21" West, 771.56 feet to a point lying on the Southerly limited access right of way line of J. Turner Boulevard, State Road No. 202, a variable width limited access right of way as presently established; thence Easterly, along said Southerly limited access right of way line the following 3 courses: Course 1, thence South 86°54'32" East, 100.45 feet to a point on a curve concave Northerly having a radius of 4733.66 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of 04°32'32", an arc length of 375.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°41'55" East, 375.17 feet; Course 3, thence North 89°01'49" East, 676.51 feet to its intersection with the Easterly line of said Section 16; thence South 00°50'17" East, departing said Southerly limited access right of way line and along said Easterly line, 5223.69 feet to the Southeasterly corner thereof; thence South 89°58'23" West, along the Southerly line of said Section 16, a distance of 5340.42 feet to the Point of Beginning.

Containing 559.96 acres, more or less.

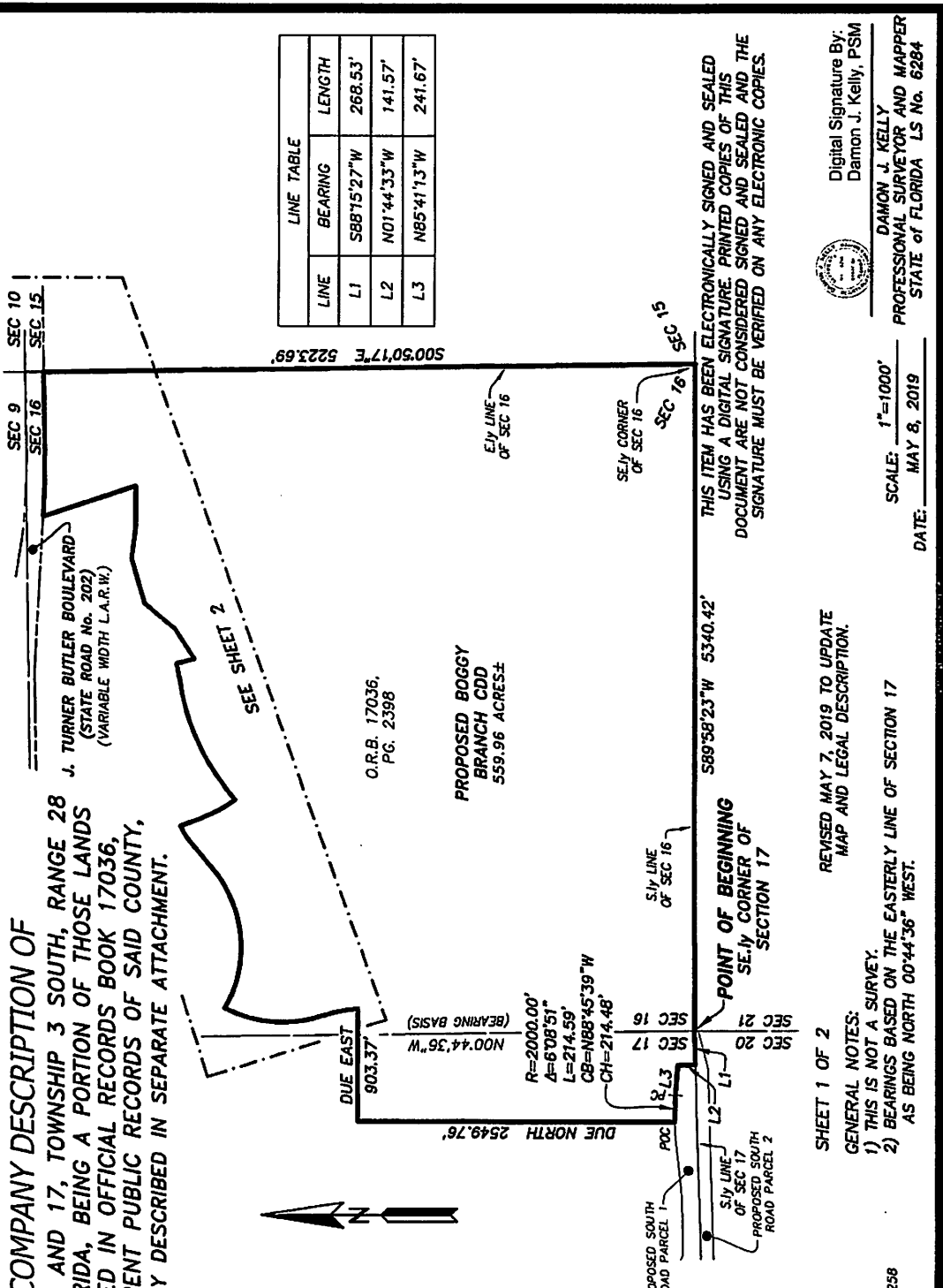
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 - SEC SECTION
 - PC POINT OF CURVATURE
 - POC POINT ON CURVE
 - R RADIUS
 - A CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S88°15'27"W | 268.53' |
| L2 | N01°44'33"W | 141.57' |
| L3 | N85°41'13"W | 241.67' |



ETM
Surveying & Mapping, Inc.
VISION - EXPERIENCE - RESULTS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

SHEET 1 OF 2
 GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 17 AS BEING NORTH 00°44'36" WEST.

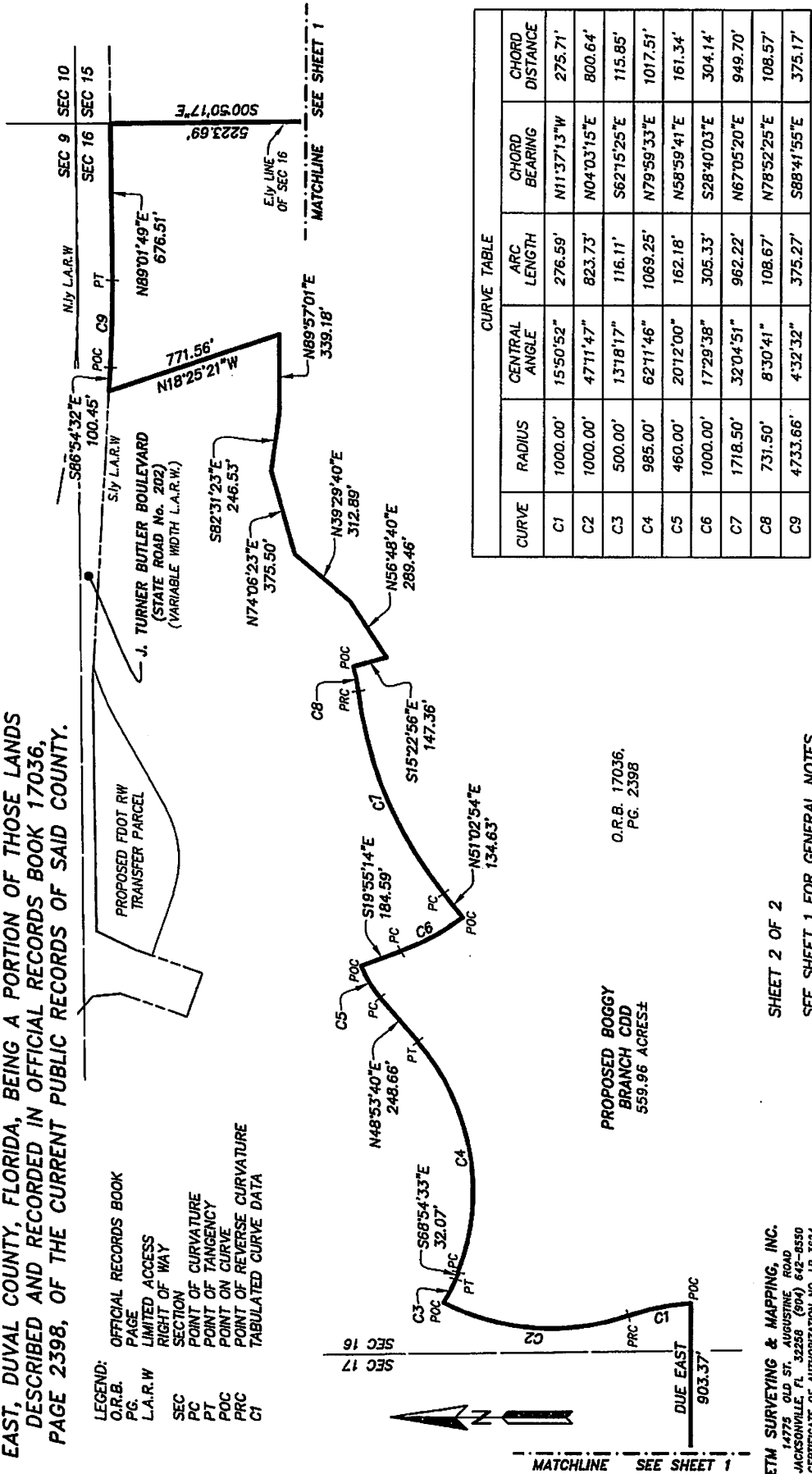
REVISOR MAY 7, 2019 TO UPDATE MAP AND LEGAL DESCRIPTION.
 SCALE: 1"=1000'
 DATE: MAY 8, 2019

Digital Signature By:
 Damon J. Kelly, PSM
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - P.C. PAGE
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 - SEC SECTION
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - PRC POINT OF REVERSE CURVATURE
 - CT TABULATED CURVE DATA



CURVE TABLE

| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-------|----------|---------------|------------|---------------|----------------|
| C1 | 1000.00' | 15°50'52" | 276.59' | N11°37'13"W | 275.71' |
| C2 | 1000.00' | 47°11'47" | 823.73' | N04°03'15"E | 800.64' |
| C3 | 500.00' | 13°18'17" | 116.11' | S62°15'25"E | 115.85' |
| C4 | 985.00' | 62°11'46" | 1069.25' | N79°59'33"E | 1017.51' |
| C5 | 460.00' | 20°12'00" | 162.18' | N58°59'41"E | 161.34' |
| C6 | 1000.00' | 17°29'38" | 305.33' | S28°40'03"E | 304.14' |
| C7 | 1718.50' | 32°04'51" | 962.22' | N67°05'20"E | 949.70' |
| C8 | 731.50' | 8°30'41" | 108.67' | N78°52'25"E | 108.57' |
| C9 | 4733.66' | 4°32'32" | 375.27' | S88°41'55"E | 375.17' |

PROPOSED BOGGY BRANCH CDD
559.96 ACRES±

O.R.B. 17036,
P.C. 2398

ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

SHEET 2 OF 2

SEE SHEET 1 FOR GENERAL NOTES.

CAD FILE: F:\Survey\RM\Proj\Buckhead\Southeast Quad\Sketches\Boggy Branch CDD-Rev1.dwg

DRAWN BY: BAC ORDER NO.: 19-078.01 FILE NO.: 1250-17.01B