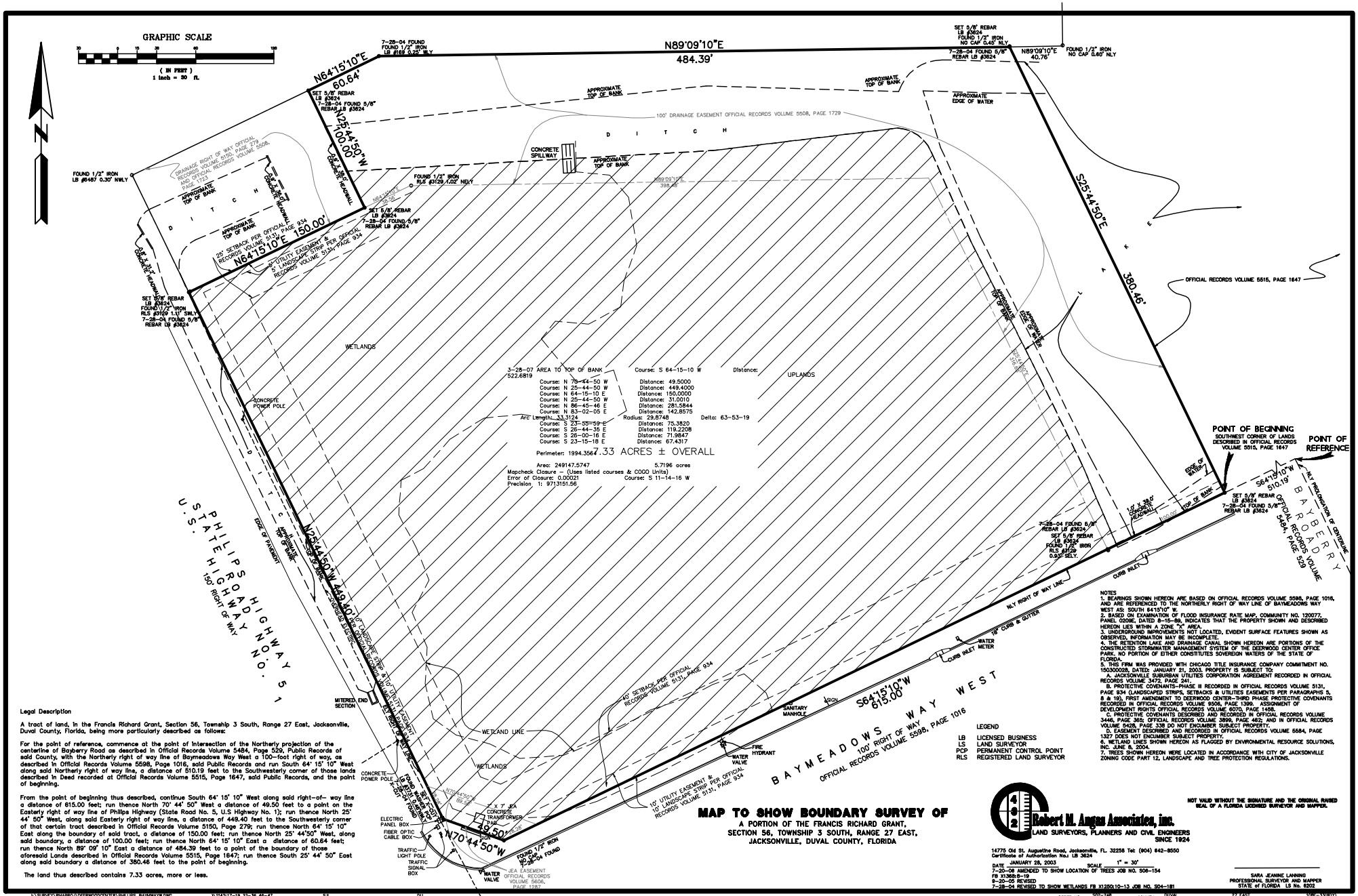
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
N
N89°09'10"E
484.39'
N64°15'10"E
60.64'
N25°44'50"W
100.00'
N64°15'10"E 150.00'
S25°44'50"E
380.46'
S64°15'10"W
510.19
S64°15'10"W
615.00'
N25°44'50"W 449.40'
N70°44'50"W
49.50'
POINT OF BEGINNING
SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5515, PAGE 1647
POINT OF REFERENCE
BAYMEADOWS WAY WEST
100' RIGHT OF WAY
OFFICIAL RECORDS VOLUME 5598, PAGE 1016
BAYBERRY ROAD
OFFICIAL RECORDS VOLUME 5484, PAGE 529
PHILIPS HIGHWAY
STATE HIGHWAY NO. 5
U.S. HIGHWAY NO. 1
150' RIGHT OF WAY
100' DRAINAGE EASEMENT OFFICIAL RECORDS VOLUME 5608, PAGE 1729
OFFICIAL RECORDS VOLUME 5515, PAGE 1647
APPROXIMATE TOP OF BANK
APPROXIMATE EDGE OF WATER
CONCRETE SPILLWAY
WETLANDS
UPLANDS
CONCRETE POWER POLE
WETLAND LINE
MITERED END SECTION
EDGE OF PAVEMENT
CURB INLET
CURB & GUTTER
WATER METER
SANITARY MANHOLE
FIRE HYDRANT
WATER VALVE
ELECTRIC PANEL BOX
FIBER OPTIC CABLE BOX
TRAFFIC LIGHT POLE
TRAFFIC SIGNAL BOX
CONCRETE TRANSFORMER PAD
JEA EASEMENT OFFICIAL RECORDS VOLUME 5606, PAGE 1287
10' SETBACK PER OFFICIAL RECORDS VOLUME 5131, PAGE 934
10' UTILITY EASEMENT & 10' LANDSCAPE STRIP PER OFFICIAL RECORDS VOLUME 5131, PAGE 934
25' SETBACK PER OFFICIAL RECORDS VOLUME 5131, PAGE 934
DRAINAGE RIGHT OF WAY OFFICIAL RECORDS VOLUME 5150, PAGE 279 AND OFFICIAL RECORDS VOLUME 5608, PAGE 1729
FOUND 1/2" IRON LB #6487 0.30' NWLY
SET 5/8" REBAR LB #3624 FOUND 1/2" IRON RLS #3129 1.11' SWLY 7-28-04 FOUND 5/8" REBAR LB #3624
7-28-04 FOUND 5/8" REBAR LB #3624
FOUND 1/2" IRON RLS #3129 1.02' NELY
FOUND 1/2" IRON NO CAP 0.60' NLY
FOUND 1/2" IRON NO CAP 0.45' NLY
7-28-04 FOUND 5/8" REBAR LB #3624
3-28-07 AREA TO TOP OF BANK 522.6819
Course: N 79-44-50 W
Course: N 25-44-50 W
Course: N 64-15-10 E
Course: N 25-44-50 W
Course: N 86-45-46 E
Course: N 83-02-05 E
Arc Length: 33.3124
Course: S 23-55-59 E
Course: S 26-44-35 E
Course: S 26-00-16 E
Course: S 23-15-18 E
Perimeter: 1994.3567
Course: S 64-15-10 W
Distance: 49.5000
Distance: 449.4000
Distance: 150.0000
Distance: 31.0010
Distance: 281.5844
Distance: 142.8575
Radius: 29.8748
Delta: 63-53-19
Distances: 75.3820
Distance: 119.2208
Distance: 71.9847
Distance: 67.4317
7.33 ACRES ± OVERALL
Area: 249147.5747
5.7196 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.00021
Course: S 11-14-16 W
Precision 1: 9713151.56
LEGEND
LB LICENSED BUSINESS
LS LAND SURVEYOR
PCP PERMANENT CONTROL POINT
RLS REGISTERED LAND SURVEYOR
NOTES
1. BEARINGS SHOWN HEREON ARE BASED ON OFFICIAL RECORDS VOLUME 5598, PAGE 1016, AND ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF BAYMEADOWS WAY WEST AS: SOUTH 64°15'10" W.
2. BASED ON EXAMINATION OF FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120077, PANEL 0206E, DATED 8-15-88, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN A ZONE "X" AREA.
3. UNDERGROUND IMPROVEMENTS NOT LOCATED, EVIDENT SURFACE FEATURES SHOWN AS OBSERVED, INFORMATION MAY BE INCOMPLETE.
4. THE RETENTION LAKE AND DRAINAGE CANAL SHOWN HEREON ARE PORTIONS OF THE CONSTRUCTED STORMWATER MANAGEMENT SYSTEM OF THE DEERWOOD CENTER OFFICE PARK. NO PORTION OF EITHER CONSTITUTES SOVEREIGN WATERS OF THE STATE OF FLORIDA.
5. THIS FIRM WAS PROVIDED WITH CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1503000028, DATED: JANUARY 21, 2003. PROPERTY IS SUBJECT TO:
A. JACKSONVILLE SUBURBAN UTILITIES CORPORATION AGREEMENT RECORDED IN OFFICIAL RECORDS VOLUME 3472, PAGE 241.
B. PROTECTIVE COVENANTS-PHASE III RECORDED IN OFFICIAL RECORDS VOLUME 5131, PAGE 934 (LANDSCAPED STRIPS, SETBACKS & UTILITIES EASEMENTS PER PARAGRAPHS 5, 8 & 19), FIRST AMENDMENT TO DEERWOOD CENTER-THIRD PHASE PROTECTIVE COVENANTS RECORDED IN OFFICIAL RECORDS VOLUME 5506, PAGE 1399. ASSIGNMENT OF DEVELOPMENT RIGHTS OFFICIAL RECORDS VOLUME 6070, PAGE 1458.
C. PROTECTIVE COVENANTS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3446, PAGE 365; OFFICIAL RECORDS VOLUME 3899, PAGE 482; AND IN OFFICIAL RECORDS VOLUME 5428, PAGE 338 DO NOT ENCUMBER SUBJECT PROPERTY.
D. EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5684, PAGE 1327 DOES NOT ENCUMBER SUBJECT PROPERTY.
6. WETLAND LINES SHOWN HEREON AS FLAGGED BY ENVIRONMENTAL RESOURCE SOLUTIONS, INC. JUNE 8, 2004.
7. TREES SHOWN HEREON WERE LOCATED IN ACCORDANCE WITH CITY OF JACKSONVILLE ZONING CODE PART 12, LANDSCAPE AND TREE PROTECTION REGULATIONS.
Legal Description
A tract of land, in the Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows:
For the point of reference, commence at the point of intersection of the Northerly projection of the centerline of Bayberry Road as described in Official Records Volume 5484, Page 529, Public Records of said County, with the Northerly right of way line of Baymeadows Way West a 100-foot right of way, as described in Official Records Volume 5598, Page 1016, said Public Records and run South 64° 15' 10" West along said Northerly right of way line, a distance of 510.19 feet to the Southwesterly corner of those lands described in Deed recorded at Official Records Volume 5515, Page 1647, said Public Records, and the point of beginning.
From the point of beginning thus described, continue South 64° 15' 10" West along said right-of- way line a distance of 615.00 feet; run thence North 70° 44' 50" West a distance of 49.50 feet to a point on the Easterly right of way line of Philips Highway (State Road No. 5, U.S Highway No. 1); run thence North 25° 44' 50" West, along said Easterly right of way line, a distance of 449.40 feet to the Southwesterly corner of that certain tract described in Official Records Volume 5150, Page 279; run thence North 64° 15' 10" East along the boundary of said tract, a distance of 150.00 feet; run thence North 25° 44'50" West, along said boundary, a distance of 100.00 feet; run thence North 64° 15' 10" East a distance of 60.64 feet; run thence North 89° 09' 10" East a distance of 484.39 feet to a point of the boundary of those aforesaid Lands described in Official Records Volume 5515, Page 1647; run thence South 25° 44' 50" East along said boundary a distance of 380.46 feet to the point of beginning.
The land thus described contains 7.33 acres, more or less.
MAP TO SHOW BOUNDARY SURVEY OF
A PORTION OF THE FRANCIS RICHARD GRANT,
SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST,
JACKSONVILLE, DUVAL COUNTY, FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924
14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624
DATE JANUARY 28, 2003
SCALE 1" = 30'
7-20-08 AMENDED TO SHOW LOCATION OF TREES JOB NO. 508-154
FB 313928-19
9-20-05 REVISED
7-28-04 REVISED TO SHOW WETLANDS FB X125010-13 JOB NO. 504-181
SARA JEANNE LANNING
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6202
CAD FILE: H:\SURVEY\RMAPROJ\DEERWOODCENTER\PHILIPS_BAYMWAY.DWG
FIELD BOOK: X:\1142\17-19 32-36 46-47
DRAWN BY: SJL
CHECKED BY: DLL
ORDER NO.: 502-248
COUNTY: DUVAL
RANGE: 27 EAST
FILE NO.: 1082-33(REV)