

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

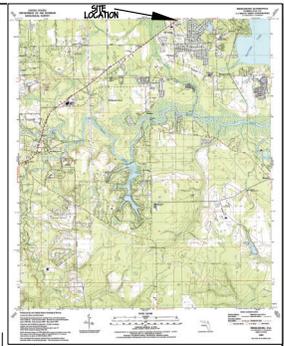
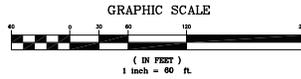
REMAINING RESIDENTIAL ZONING PARCEL

A PARCEL OF LAND BEING PRESENTLY DESCRIBED AS FOLLOWS AND TO BE MORE PARTICULARLY DESCRIBED AFTER SURVEY:

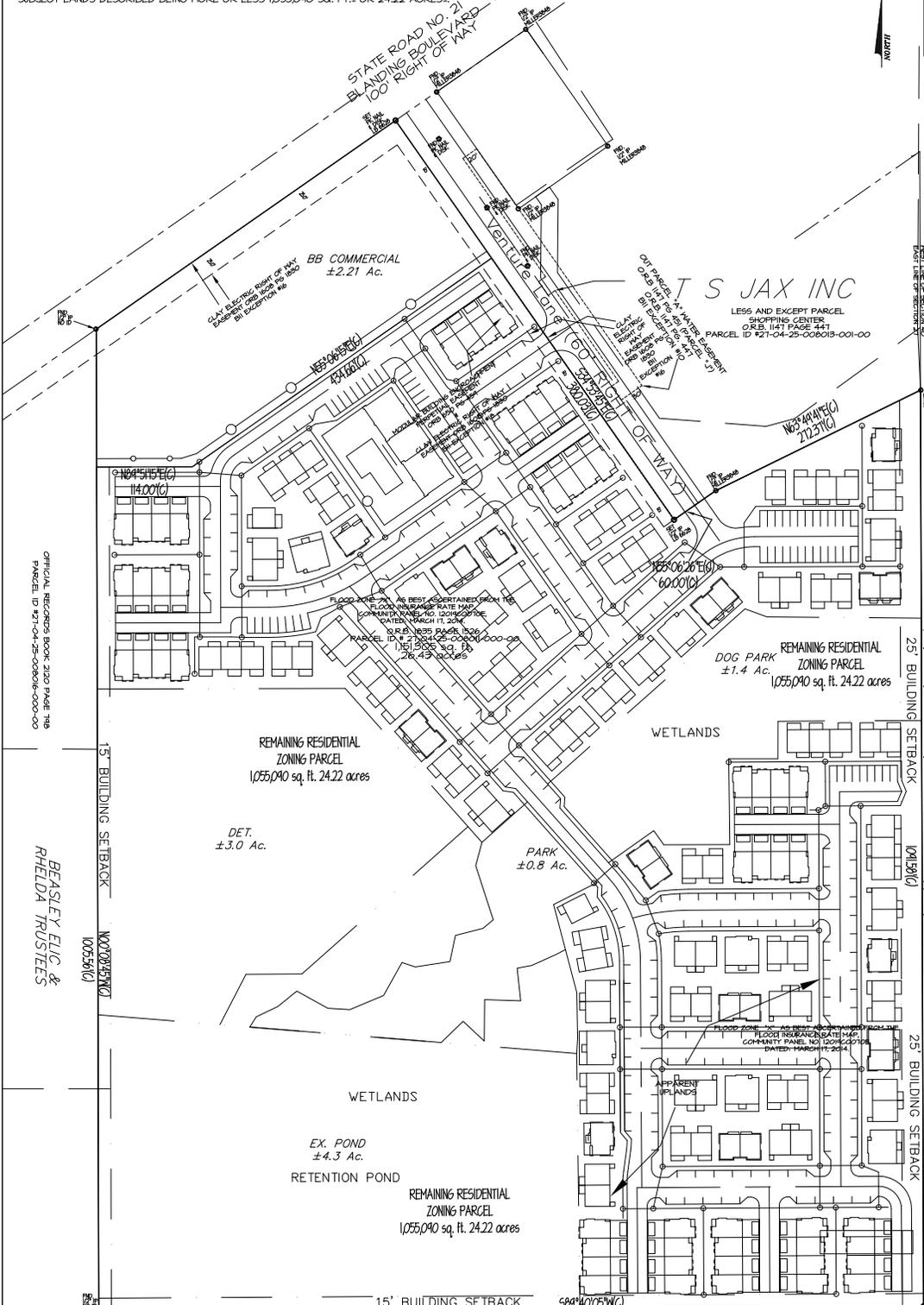
A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 27, TOWNSHIP 4 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING START AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE ON THE SOUTH LINE THEREOF RUN SOUTH 89° 40' 05" WEST, 482.6 FEET; THENCE NORTH 0° 08' 45" WEST, 1,055.94 FEET; THENCE NORTH 55° 06' 15" EAST, 434.66 FEET; THENCE NORTH 84° 51' 15" EAST, A DISTANCE OF 114.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VENTURE LANE (A 60' RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY SOUTH 34° 53' 45" EAST, 300.03 FEET; THENCE NORTH 55° 06' 26" EAST, 60.00 FEET; THENCE NORTH 63° 44' 41" EAST, 212.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A 25' RIGHT OF WAY FOR DRAINAGE & UTILITIES, ACCORDING TO PLAT BOOK 14 PAGES 1-3 OF THE PUBLIC RECORDS FOR CLAY COUNTY, FLORIDA; THENCE ALONG SAID LINE SOUTH 00° 11' 15" EAST, 104.58 FEET AND BACK TO THE POINT OF BEGINNING.

SUBJECT LANDS DESCRIBED BEING MORE OR LESS 1,055,040 SQ. FT.: OR 24.22 ACRES.



VICINITY MAP NOT TO SCALE



ABBREVIATION	DEFINITION
AE	UNDERGROUND ELECTRIC
BFP	BACK FLOW PREVENTER
BUILD	BUILDING
CL	CHAIN LINE
CONC. BASE	CONCRETE BASE
CPP	CONCRETE POWER POLE
DIA	DIAMETER
DRAINAGE 144	DRAINAGE MANHOLE
EM	ELECTRIC METER
FI	FIRE HYDRANT
IND.	INVERT
HCP	HANDICAP PARKING SIGN
INVT	INVERT
IP	IRON PIPE
MB	METAL BOX
MP	METAL SIGN POST
NP	NO PARKING SIGN
PK	PK. NAIL & DISC
PKED	REINFORCED CONCRETE PIPE
PKP	SANITARY MANHOLE
PKP 144	SANITARY 144
SG	SQUARE
TDR	TELEPHONE CONTROL BOX
TCH	TELEPHONE CABLE MARKER
TSM	TELEPHONE MANHOLE
TWB	TELEPHONE RISER BOX
WM	WATER LINE MARKER
WM	WATER METER
WV	WATER VALVE

GENERAL NOTES

- THIS MAP IS A BOUNDARY SURVEY.
- THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
- UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
- THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
- UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
- THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
- ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
- THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.
- ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
- THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.

GENERAL NOTES

- TITLE COMMITMENT FOR SUBJECT PROPERTY AND LEGAL DESCRIPTION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ALL EASEMENTS HAVE BEEN SHOWN HEREON IF THEY AFFECT SUBJECT PROPERTY, File No: NCS-1122418-CO JULY 13, 2022
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF, ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

POINT OF BEGINNING "REMAINING RESIDENTIAL PARCEL" SOUTHEAST CORNER OF GOVERNMENT LOT 2 SEC. 27-TOWN 4 S.-RANGE 25 E.

CHARLES BASSETT & ASSOCIATES, INC. SURVEYORS - MAPPERS - LAND PLANNERS P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTOR, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN ACCORDANCE WITH CHAPTER 204-147, F.S. (CODE PERTAINING TO SECTION 475.02, FLORIDA STATUTES)

SURVEYED: NOVEMBER 9, 2022

MEASUREMENTS ARE FLORIDA EAST STATE PLANE COORDINATES

FLOOD ZONE "X" AS BEST ASCERTAINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1301K00076E, DATED MARCH 17, 2014.

FIELD BOOK NO.: N/A PAGES: N/A LEGAL: N/A WORK ORDER NO.: 09-21-01

COMPUTER FILE NAME: 092101.VENTURE LANE.DWG SCALE: 1" = 60' FILE NO.: S-6924(SKETCH 2)