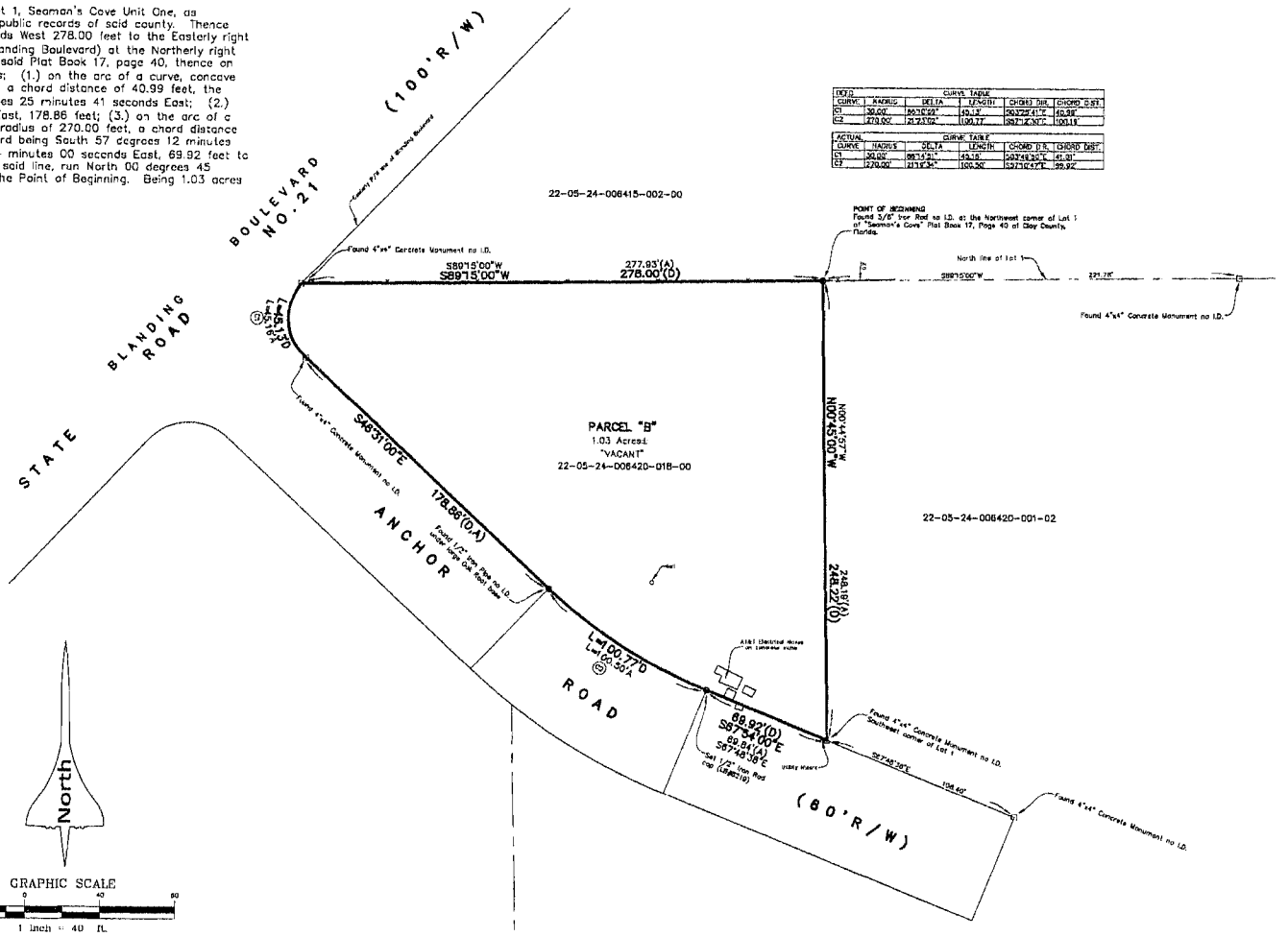
BOUNDARY SURVEY

DESCRIPTION: Parcel B

A parcel of land situated in the Northeast ¼ of Section 22, Township 5 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Seaman's Cove Unit One, as recorded in Plat Book 17, page 40, of the public records of said county. Thence run South 89 degrees 15 minutes 00 seconds West 278.00 feet to the Easterly right of way line of State Road No. 21 (a.k.a. Blanding Boulevard) at the Northerly right of way line of Anchor Road as recorded in said Plat Book 17, page 40, thence on said last line, run the following four courses: (1.) on the arc of a curve, concave Easterly, and having a radius of 30.00 feet, a chord distance of 40.99 feet, the bearing of said chord being South 03 degrees 25 minutes 41 seconds East; (2.) South 46 degrees 31 minutes 00 seconds East, 178.86 feet; (3.) on the arc of a curve, concave Northeasterly, and having a radius of 270.00 feet, a chord distance of 100.18 feet, the bearing of last said chord being South 57 degrees 12 minutes 30 seconds East; (4.) South 67 degrees 54 minutes 00 seconds East, 69.92 feet to the west line of said Lot 1, thence on last said line, run North 00 degrees 45 minutes 00 seconds West, 248.22 feet to the Point of Beginning. Being 1.03 acres more or less in the area.



GRAPHIC SCALE

40 0 40 80

1 inch = 40 ft.

DEED CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIR.	CHORD DIST.
C1	30.00'	86°10'59"	45.13'	S03°25'41"E	40.99'
C2	270.00'	21°23'02"	100.77'	S57°12'30"E	100.18'

ACTUAL CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIR.	CHORD DIST.
C1	30.00'	86°14'34"	45.16'	S03°48'30"E	41.01'
C2	270.00'	21°16'34"	100.30'	S57°10'47"E	99.72'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIR.	CHORD DIST.
C1	330.00'	9°00'56"	38.09'	S49°01'29"E	38.09'
C3	30.00'	90°00'35"	47.13'	S88°29'29"W	42.43'
C3	30.00'	86°10'59"	45.13'	S03°25'41"E	40.99'
C4	270.00'	21°23'02"	100.77'	S57°12'30"E	100.18'

NOTES:
1. This map is INVALID unless Signed by and Sealed by the Professional Surveyor and Mapper hereon.
2. NO underground improvements were located unless shown hereon.
3. NO Title, Ownership Rights, Easements or liens were researched other than those shown hereon.
4. NO attempt was made to locate the Ordinary High Water Line on ANY Lake Front Property.
5. NO Wetlands or Environmentally Sensitive lands were located unless specifically stated.
6. NO attempt should be made by others to relocate the Boundary lines shown hereon from improvement tie lines without additional Boundary control or a RESURVEY.

SURVEYORS CERTIFICATION TO:

I hereby certify that the map shown hereon is a true and correct representation of a Field Survey conducted under my supervision, meeting all current requirements.

BY: _____ Date Signed: 01/26/22 DATE OF FIELD SURVEY: January 13, 2022

Keystone Surveying & Mapping, Inc. LB#6219 Roger L. Mullins LS#5554

Lands shown hereon lie in Flood Zones "X" as scaled from F.I.R.M. Panel No. 120064-0145-E.

Flood Zone Delineation shown hereon is merely an opinion of this Surveyor and NOT the FINAL authority as to the actual location of these lines. Flood Zones are to be verified by County, State and Federal Government Officials.

Bearings refer to the North line of Lot 1 of Seamans Cove being S 89°15'00" W. Deeds, Assumed.

ABBREVIATION SCHEDULE	
Right of Way	R/W
Official Records Book	(ORB)
Length	L
Identification Number	I.D.
Deed Measurement	(D)
Actual Measurement	(A)
Plat Measurement	(P)
Acres more or less	Ac.±

DENOTES	
Not to Scale	N.T.S.
Iron Corner	○
Concrete Monument	□
Power Line	—P— —P—
Fence Line	—X— —X—
Centerline	———
Under ground power	—UGP—

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Project # 70721 Drawn By: RLM