

MAP SHOWING
BOUNDARY SURVEY

MULTI-FAMILY TRACT

OF
A PORTION OF BLOCKS 13 AND 14, SECTION 20, TOGETHER WITH A PORTION OF TAYLOR AVENUE, (A 50 FOOT RIGHT OF WAY CLOSED BY THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED IN OFFICIAL RECORDS BOOK 269 PAGE 592 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA) AS SHOWN ON THE SUBDIVISION OF RIDGEWOOD, RECORDED IN DEED BOOK "Q", PAGE 663 OF SAID PUBLIC RECORDS, BEING IN SECTION 40, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF BAY HILL UNIT ONE REPLAT AS RECORDED IN PLAT BOOK 18, PAGE 72 AND 73, OF SAID PUBLIC RECORDS; THENCE SOUTH 45°06'05" EAST, ALONG THE EASTERLY LINE OF SAID PLAT, A DISTANCE OF 558.45 FEET, TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 241 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 44°56'45" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS A DISTANCE OF 963.22 FEET, TO THE SOUTHEASTERLY CORNER OF LAST SAID LANDS, ALSO BEING ON THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1598, PAGE 378 OF SAID PUBLIC RECORDS; THENCE SOUTH 45°02'56" EAST, ALONG SAID LINE, 272.48 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4664, PAGE 1080 OF SAID PUBLIC RECORDS; THENCE SOUTH 08°12'23" WEST, ALONG LAST SAID LINE, A DISTANCE OF 265.57 FEET, THENCE SOUTH 08°10'43" WEST, A DISTANCE OF 80.19 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4176, PAGE 1190 OF SAID PUBLIC RECORDS; THENCE SOUTH 08°15'04" WEST, ALONG LAST SAID LINE, A DISTANCE OF 164.93 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 44°54'13" EAST, 170.53 FEET, TO THE NORTHWESTERLY LINE OF GIFFORD AVENUE (A 50 FOOT UNIMPROVED RIGHT OF WAY AS SHOWN ON AFORESAID SUBDIVISION OF RIDGEWOOD); THENCE SOUTH 44°55'07" WEST, ALONG LAST SAID LINE, 552.83 FEET, TO THE NORTHEASTERLY LINE OF THE PLAT OF BAY HILL UNIT TWO AS RECORDED IN PLAT BOOK 21, PAGE 49 AND 50, OF SAID PUBLIC RECORDS; THENCE NORTH 45°06'05" WEST, ALONG LAST SAID LINE, 748.69 FEET, TO THE POINT OF BEGINNING.

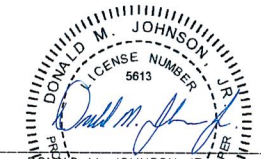
CONTAINING 13.51 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARING SHOWN HEREON ARE BASED ON THE SW'LY R/W LINE OF COLLEGE DRIVE AS S08°10'59"W. PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
3. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
6. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
7. THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), INSURANCE RATE MAP NUMBER 12019C0070E, COMMUNITY NO. 120064 DATED MARCH 17, 2014. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

LEGEND

I.P.	— IRON PIPE	⊙	IRON PIPE SET
ID.	— IDENTIFICATION	⊙	IRON PIPE FOUND
O.R.B.	— IDENTIFICATION	●	REBAR FOUND
(R)	— RECORD	■	CONCRETE MONUMENT FOUND
(D)	— DEED	XX'X'	FENCE LINE TIE
(P)	— PLAT		BUILDING
(C)	— CALCULATED		
BFE	— BASE FLOOD ELEVATION		
O.R.B.	— OFFICIAL RECORDS BOOK		
RE#	— REAL ESTATE NUMBER		
PG	— PAGE		
R/W	— RIGHT OF WAY		
---	EASEMENTS AS NOTED		
---	LOT LINES PER PLAT		
---	TOE OF SLOPE		
-X-X-X-X-X-	CHAIN LINK FENCE		
// //	WOOD FENCE		
---	TOP OF BANK		



DONALD M. JOHNSON JR.
SAM LLC LICENSE BUSINESS NO. 7908
FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5613

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISED TO REMOVE COMMERCIAL PARKING TRACT PER CLIENT (DATE: 5/31/2023)



10250 Normandy Blvd
Jacksonville, FL 32221
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PROJECT:	RCBF Properties LLC COLLEGE DRIVE
JOB NUMBER:	1023076405
DATE:	2/8/2023
SCALE:	1"=100'
SURVEYOR:	DMJ
TECHNICIAN:	TJM
DRAWING:	1023076405 COLLEGE DRIVE
TRACT ID:	
PARTYCHIEF:	SB
FIELDBOOKS:	

**COLLEGE DRIVE
MULTI-FAMILY TRACT
BOUNDARY SURVEY**

SHEET 1
OF 1