

MAP SHOWING

A PART OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 25 EAST
DUVAL COUNTY, FLORIDA

LEGAL DESCRIPTION
PROPOSED 30' UTILITY EASEMENT

A PART OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PICKETVILLE ROAD (A 66' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHERLY RIGHT OF WAY LINE OF THE CSX RAILROAD (A 100' RAILROAD RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°01'44" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 640.00 FEET; THENCE SOUTH 89°58'16" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°01'44" WEST, A DISTANCE OF 606.08 FEET; THENCE SOUTH 82°57'08" WEST, A DISTANCE OF 1134.69 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD (A 100' RAILROAD RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°11'27" WEST, ALONG SAID EASTERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 20.16 FEET; THENCE NORTH 82°57'08" EAST, A DISTANCE OF 1114.62 FEET; THENCE SOUTH 00°01'44" EAST, A DISTANCE OF 583.47 FEET; THENCE NORTH 89°58'16" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

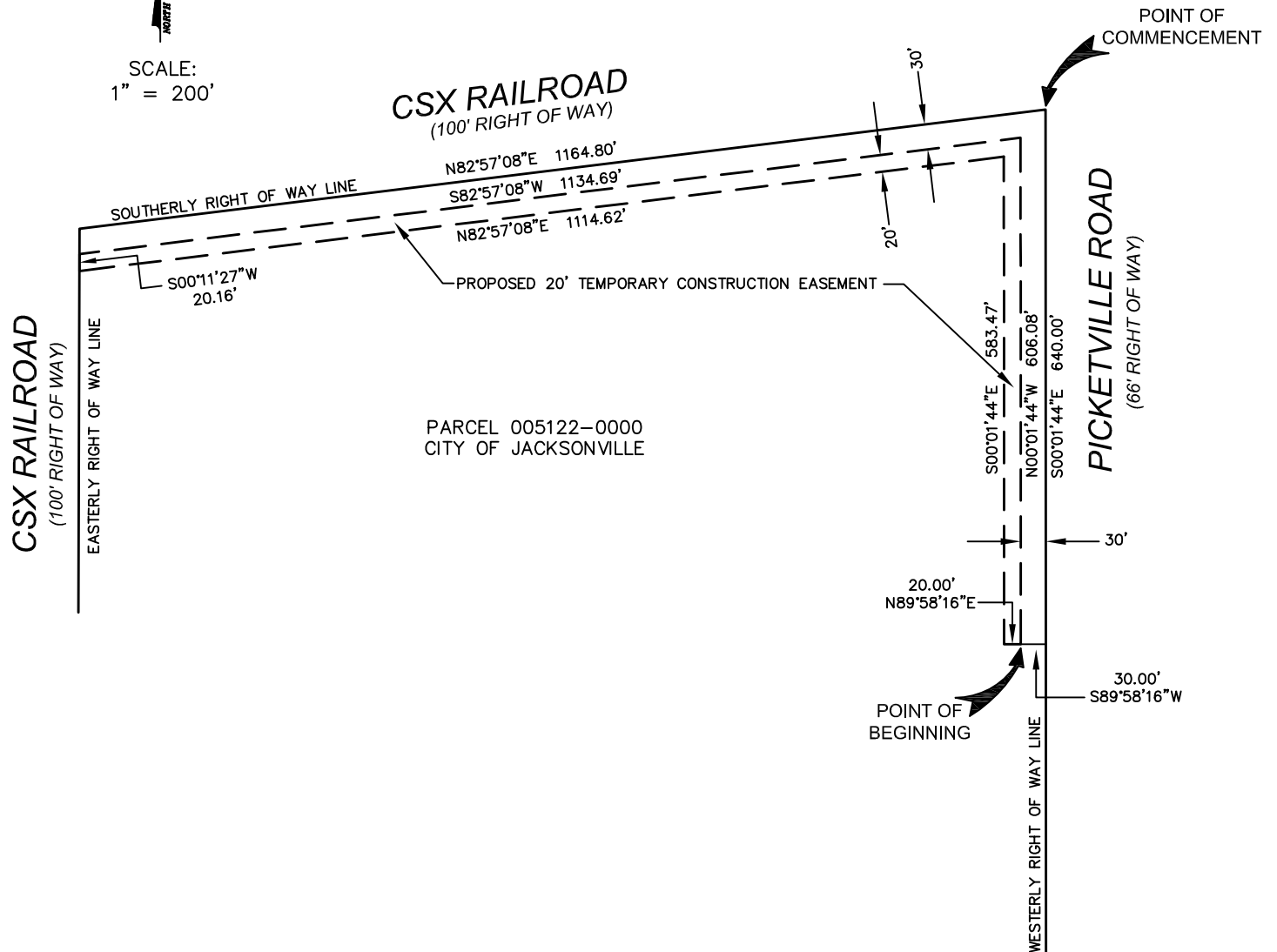
CONTAINING 34,388 SQUARE FEET OR 0.79 ACRES MORE OR LESS.



SCALE:
1" = 200'

SURVEYORS NOTES

- 1) THIS IS A MAP TO ACCOMPANY A LEGAL DESCRIPTION ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- 2) MAP DATE: AUGUST 15, 2019
- 3) THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THIS OFFICE.



PROJECT 18-0276.003

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE

THOMAS P. TRACZ, P.S.M., FLORIDA CERTIFICATION NO.6039

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



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