



GOVERNMENT LOT 6, SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 28 EAST

POINT OF REFERENCE
N.E. CORNER
GOVERNMENT LOT 6

POINT OF BEGINNING

SITE PLAN
SCALE: 1" = 80'-0"

MAP SHOWING BOUNDARY SURVEY OF
A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH,
RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER
OF GOVERNMENT LOT 6, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL
COUNTY FLORIDA; THENCE SOUTHERLY, ALONG THE EAST LINE
THEREOF, S. 00°58'24" E., 272.85 FEET TO THE SOUTHERLY RIGHT OF
WAY LINE OF SHEFFIELD ROAD AND THE POINT OF BEGINNING; THENCE
CONTINUE SOUTHERLY S. 00°58'24" E., 437.26 FEET TO THE
NORTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS
VOLUME 2716, PAGE 548, OF THE CURRENT PUBLIC RECORDS OF SAID
COUNTY; THENCE NORTHWESTERLY ALONG LAST SAID NORTHERLY LINE,
THENCE N. 55° 46'14" W., 37.60 FEET; THENCE N. 48°22'22" W., 28.48
FEET; THENCE N. 14°12'12" E., 16.71 FEET; THENCE N. 51°27'20" W.,
34.05 FEET; THENCE N. 38°34'28" W., 28.73 FEET; THENCE N. 19°
48'18" W., 23.71 FEET; THENCE N. 58°30'30" W., 55.96 FEET; THENCE
S. 88°15'15" W., 10.48 FEET; THENCE SOUTHWESTERLY, S. 28°25'08"
W., 208.03 FEET TO THE NORTHERLY LINE OF THAT LAND AS
DESCRIBED IN OFFICIAL RECORDS VOLUME 2708, PAGE 78; THENCE
WESTERLY ALONG LAST SAID NORTHERLY LINE, S. 88°57'33" W., 22.34
FEET; TO THE MEAN HIGH WATERLINE OF THE MARSH OF CLAPBOARD
CREEK; THENCE CONTINUE NORTHERLY AND WESTERLY, FOLLOWING THE
MEAN HIGH WATERLINE OF THE MARSH OF CLAPBOARD CREEK THE
FOLLOWING CHORD BEARINGS AND DISTANCES; THENCE N. 16°25'29" E.,
10.96 FEET; THENCE N. 40°04'40" E. 12.76 FEET; THENCE N. 79°42'45"
E., 8.88 FEET; THENCE N. 08°31'47" W., 11.08 FEET; THENCE N. 44°
00'31" E. 17.08 FEET; THENCE N. 29°25'56" E., 10.87 FEET; THENCE
N. 48°24'50" W., 12.04 FEET; THENCE N. 40°43' 41" W., 32.06 FEET;
THENCE S. 77°22'01" W., 22.65 FEET; THENCE S. 61° 22'44" W., 23.72
FEET; THENCE S. 89°20'38" W., 32.00 FEET; THENCE S. 86°10'22" W.,
35.03 FEET; THENCE N. 85°34'47" W., 38.08 FEET; THENCE N. 79°00'
19" W., 14.58 FEET; THENCE N. 84°49'18" W., 39.11 FEET; THENCE S.
88°29'49" W., 30.02 FEET; THENCE S. 84°39'40" W., 48.34 FEET;
THENCE S. 68°09'17" W., 35.66 FEET; THENCE S. 62°43'54" W., 37.21
FEET; THENCE S. 41°27'18" W., 22.87 FEET; THENCE S. 41°27'18" W.,
39.14 FEET TO THE EASTERLY LINE OF THAT LAND AS DESCRIBED IN
OFFICIAL RECORDS VOLUME 2673, PAGE 905 OF SAID CURRENT PUBLIC
RECORDS; THENCE NORTHEASTERLY ALONG LAST SAID EASTERLY LINE,
N. 38°50'00" E., 285.33 FEET TO THE NORTHERLY LINE OF LAST SAID
LAND; THENCE NORTHWESTERLY ALONG LAST SAID NORTHERLY LINE,
N. 62°08'48" W., 269.91 FEET TO THE SOUTHEASTERLY RIGHT OF WAY
LINE OF SHEFFIELD ROAD, A 60 FOOT RIGHT OF WAY; THENCE NORTH-
EASTERLY, ALONG LAST SAID RIGHT OF WAY LINE, N.59°28'12" E.,
176.66 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY AND THE
SOUTHERLY RIGHT OF WAY LINE OF SAID SHEFFIELD ROAD; THENCE
CONTINUING, ALONG LAST SAID SOUTHERLY RIGHT OF WAY LINE, S. 87°
08'44" E., 618.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART IN SHEFFIELD ROAD.
LESS AND EXCEPT PART IN OF VOL. 1421, PAGE 456 AND OR VOL.
18987, PAGE 1351.

CONTAINING 5.44 ACRES MORE OR LESS.
LEGAL DESCRIPTION PREPARED BY ASSOCIATED SURVEYORS, INC.

DATE	10/17/2017
BY	AS
CHKD	AS
APP'D	AS
SCALE	AS SHOWN
PROJECT	AS SHOWN

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THE LANDCASTERS
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JACKSONVILLE, FL 32226
DUVAL COUNTY, FLORIDA

SHEET 8
ACCO