

# MAP SHOWING BOUNDARY AND MEAN HIGH WATER LINE SURVEY OF

OFFICIAL RECORDS VOLUME 14211, PAGE 756

**PARCEL A**  
A PART OF GOVERNMENT LOT 6, (SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF SHEPHERD ROAD (A 60' RIGHT-OF-WAY) AS NOW ESTABLISHED BY THE OFFICE OF THE COUNTY ENGINEER AND THE EASTERLY LINE OF SAID SECTION 5, THENCE SOUTH 00°57'54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 485.70 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°25'06" WEST, A DISTANCE OF 258.64 FEET; THENCE NORTH 29°25'06" EAST, A DISTANCE OF 186.54 FEET MORE OR LESS TO THE SOUTHERLY EDGE OF THE MARSH; THENCE EASTERLY AND SOUTHWESTERLY ALONG THE SOUTHERLY AND SOUTHWESTERLY EDGE OF THE MARSH, A DISTANCE OF 220.00 FEET MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 5, THENCE SOUTH 00°57'54" EAST, A DISTANCE OF 28.58 MORE OR LESS TO THE POINT OF BEGINNING.

**PARCEL B**  
A PART OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF SHEPHERD ROAD (A 60 FOOT RIGHT-OF-WAY) AS NOW ESTABLISHED BY THE OFFICE OF THE COUNTY ENGINEER AND THE EASTERLY LINE OF SAID SECTION 5, THENCE SOUTH 0° 57' 54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 485.70 FEET; THENCE SOUTH 89°25'06" WEST A DISTANCE OF 67.95 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 09°24'24" EAST A DISTANCE OF 144.50 FEET MORE LESS TO THE NORTHERLY EDGE OF THE MARSH; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID MARSH, A DISTANCE OF 310 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE BEARING SOUTH 89° 25' 06" WEST FROM THE POINT OF BEGINNING, THENCE NORTH 89°25'06" EAST ALONG SAID LINE A DISTANCE OF 109.18 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE LANDS DESCRIBED ON EXHIBIT "B" IN OFFICIAL RECORDS BOOK 1300, PAGE 127.  
LESS AND EXCEPT ANY PORTION OF THE LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORDS VOLUME 11891, PAGE 1280.

OFFICIAL RECORDS VOLUME 15967, PAGE 1351  
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 INTERSECTION OF THE CENTERLINE OF SHEPHERD ROAD, (A 60 FOOT RIGHT-OF-WAY) AS ESTABLISHED BY THE OFFICE OF COUNTY ENGINEER AND NOW RECORDED IN OFFICIAL RECORDS VOLUME 11210, PAGE 1333 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE EASTERLY LINE OF SAID GOVERNMENT LOT 6, THENCE S. 00°58'24" E., 485.79 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 2716, PAGE 549 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE WESTERLY, ALONG LAST SAID SOUTHERLY LINE, S. 89°37'33" W., 190.9 FEET TO THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 548, AND THE POINT OF BEGINNING, THENCE NORTHEASTERLY, ALONG LAST SAID WESTERLY LINE, N. 29°25'06" E., 113 FEET MORE OR LESS TO THE WATERS OF A POND; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG SAID WATERS THE FOLLOWING TWO CALLS: (1) N. 58°30'33" W., 51.41 FEET; (2) S. 85°15'18" W., 10.48 FEET; THENCE SOUTHWESTERLY, S. 29°25'06" W., 203.03 FEET TO A POINT; THENCE N. 89°37'33" E., 69.19 FEET TO THE POINT OF BEGINNING.

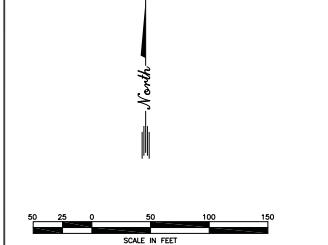
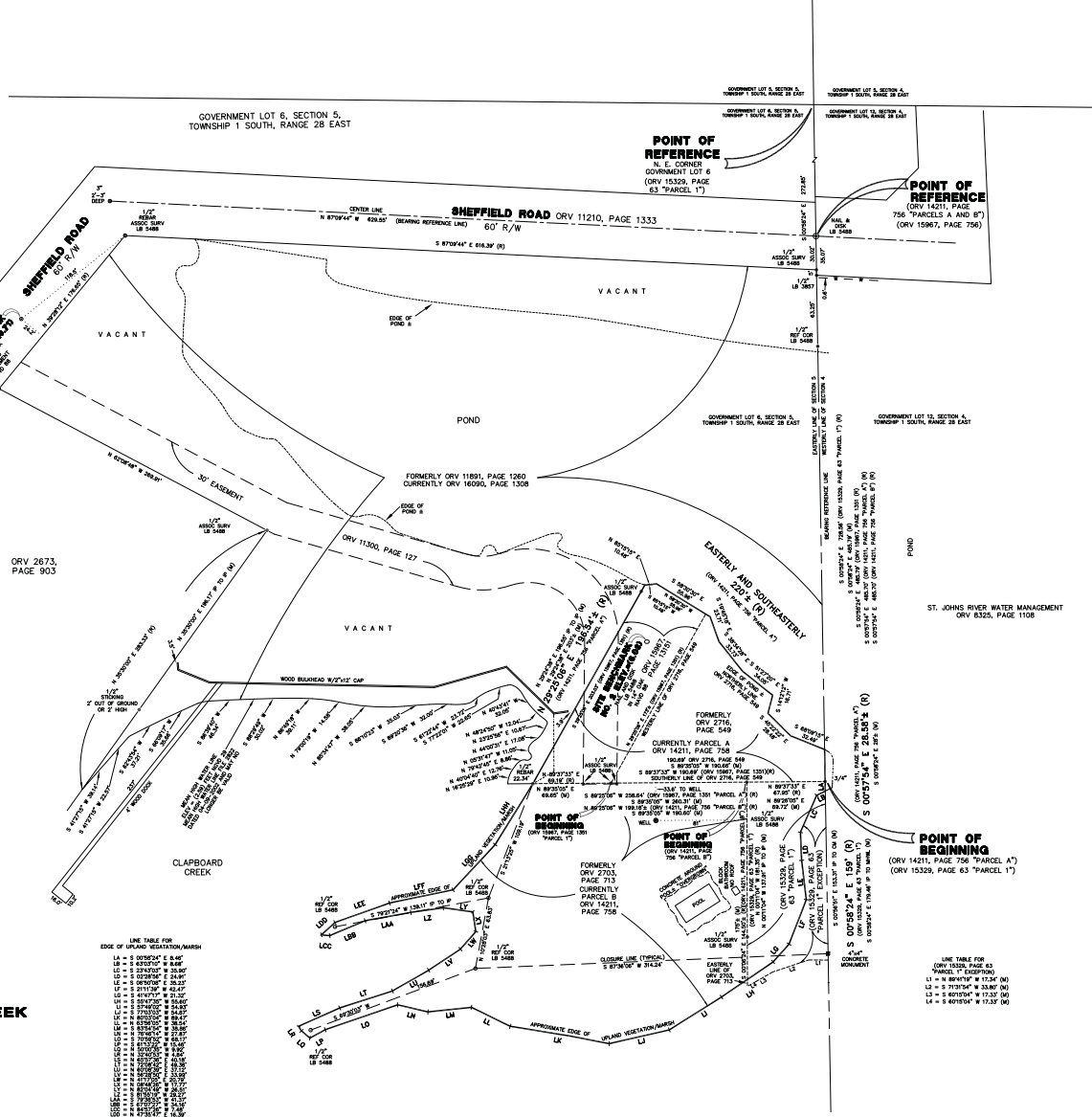
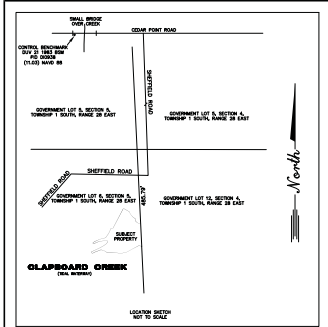
THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 15967, PAGE 1351, LIE WITHIN THE BOUNDARY OF PARCEL A OF OFFICIAL RECORDS VOLUME 14211, PAGE 756.

PARCEL 1 OF OFFICIAL RECORDS VOLUME 15329, PAGE 63  
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 SAID GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, THENCE SOUTHERLY, ALONG THE EAST LINE THEREOF, S. 00°58'24" E., 728.56 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 549 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID GOVERNMENT LOT 6, S. 00°58'24" E., 159.00 FEET TO THE MEAN HIGH WATER LINE OF THE MARSH OF CLAPBOARD CREEK, THENCE WESTERLY, FOLLOWING THE MEAN HIGH WATERLINE OF THE MARSH OF CLAPBOARD CREEK; THE FOLLOWING CHORD BEARINGS AND DISTANCES, THENCE N. 89°41'19" W., 17.34 FEET; THENCE S. 71°31'54" W., 33.80 FEET; THENCE S. 60°15'04" W., 17.33 FEET; THENCE S. 61°04'46" W., 7.48 FEET TO THE EASTERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2703, PAGE 713, SAID CURRENT PUBLIC RECORDS, THENCE NORTHERLY ALONG LAST SAID EASTERLY LINE, N. 00°06'03" E., 181.39 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS VOLUME 2716, PAGE 549; THENCE EASTERLY, ALONG LAST SAID SOUTHERLY LINE, N. 89° 37'33" E., 67.95 FEET TO THE POINT OF BEGINNING, LESS ANY PART LYING BETWEEN THE MEAN HIGH WATER LINE AND THE EDGE OF THE MARSH.

**SURVEYORS NOTES:**  
THE LEGAL DESCRIPTION FOR "PARCEL 1", RECORDED IN ORV 15329, PAGE 63, STATES "LESS ANY PART LYING BETWEEN THE MEAN HIGH WATER LINE AND THE EDGE OF THE MARSH."

THE LEGAL DESCRIPTION FOR "PARCEL B", RECORDED IN ORV 14211, PAGE 756, STATES "TO THE NORTHERLY EDGE OF THE MARSH; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID MARSH."



## CLAPBOARD CREEK (TIDAL WATERWAY)

LINE TABLE FOR EDGE OF UPLAND VEGETATION/MARSH

LA	=	S 89°52'47" E 8.46'
LB	=	S 89°52'47" W 8.86'
LC	=	S 89°52'47" E 23.81'
LD	=	S 89°52'47" W 23.81'
LE	=	S 89°52'47" E 42.17'
LF	=	S 89°52'47" W 42.17'
LG	=	S 89°52'47" E 60.53'
LH	=	S 89°52'47" W 60.53'
LI	=	S 89°52'47" E 78.89'
LJ	=	S 89°52'47" W 78.89'
LK	=	S 89°52'47" E 97.25'
LL	=	S 89°52'47" W 97.25'
LM	=	S 89°52'47" E 115.61'
LN	=	S 89°52'47" W 115.61'
LO	=	S 89°52'47" E 133.97'
LP	=	S 89°52'47" W 133.97'
LQ	=	S 89°52'47" E 152.33'
LR	=	S 89°52'47" W 152.33'
LS	=	S 89°52'47" E 170.69'
LT	=	S 89°52'47" W 170.69'
LU	=	S 89°52'47" E 189.05'
LV	=	S 89°52'47" W 189.05'
LW	=	S 89°52'47" E 207.41'
LX	=	S 89°52'47" W 207.41'
LY	=	S 89°52'47" E 225.77'
LZ	=	S 89°52'47" W 225.77'

Revised Survey - July 26, 2017

(ORV 14211, PAGE 756 "PARCEL B")  
SOUTHWESTERLY, WESTERLY, NORTHWESTERLY,  
NORTHERLY AND NORTHEASTERLY 513.5 (M)

CROSS REFERENCE JOB NO. 81073

**ASSOCIATED SURVEYORS INC.**  
LAND & ENGINEERING SURVEYS  
3848 BILLY BULLOUND  
JACKSONVILLE, FLORIDA 32210  
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 000488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 11-7.00 THROUGH 17.02, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: CHARLES B. HATCHER (FLORIDA CERTIFICATE NO. 3771)  
CHARLES L. STARNER (FLORIDA CERTIFICATE NO. 4074)  
RAYMOND J. SCHAEFER (FLORIDA CERTIFICATE NO. 8132)

JOB NO. 70057 DATE 07-26-2017  
SCALE: 1" = 50' COMPUTER: CLE

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