

MAP OF:

PARTIAL DRAINAGE EASEMENT ABANDONMENT
 A PART OF THAT DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3257, PAGE 957 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 60 DEGREES 34 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, 1039.62 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEERWOOD PARK BOULEVARD, (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1045.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 445.14 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 55 MINUTES 43 SECONDS EAST AND A CHORD DISTANCE OF 441.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES 34 MINUTES 01 SECONDS EAST, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, 1091.19 FEET THENCE NORTH 89 DEGREES 25 MINUTES 59 SECONDS EAST, 331.44 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 01 SECONDS EAST, 848.61 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 13323, PAGE 1936 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 84 DEGREES 35 MINUTES 12 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, 57.54 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3257, PAGE 957; THENCE SOUTH 07 DEGREES 02 MINUTES WEST, LEAVING SAID SOUTHERLY LINE, AND ALONG SAID EASTERLY EASEMENT LINE, 70.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 28 MINUTES 02 SECONDS WEST, ALONG SAID EASTERLY EASEMENT LINE, 160.41 FEET TO AN ANGLE POINT IN SAID EASEMENT LINE, THENCE NORTH 40 DEGREES 31 MINUTES 58 SECONDS WEST, 119.56 FEET TO A POINT ON A WESTERLY LINE OF SAID DRAINAGE EASEMENT; THENCE NORTH 01 DEGREES 28 MINUTES 02 SECONDS EAST, ALONG SAID WESTERLY LINE, 67.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF VALIDUS DRIVE, (A 70' WITH PRIVATE ROAD); THENCE NORTH 88 DEGREES 35 MINUTES 12 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 80.10 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.21 ACRES MORE OR LESS.

OFFICIAL RECORDS BOOK 13323, PAGE 2165

N 89°25'59" E

VALIDUS DRIVE
(70' WIDE PRIVATE ROAD)

**PORTION OF DRAINAGE EASEMENT
 TO BE ABANDONED**
 (0.21± ACRES)

LANDS OF SENIOR CARE LIVING OF JACKSONVILLE, LLC
 OFFICIAL RECORDS BOOK 18011, PAGE 839

- NOTES:**
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 89°35'12" EAST ON THE SOUTHERLY LINE OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 13323, PAGE 2165 AS SHOWN HEREON.
 2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY. FOR BOUNDARY INFORMATION, SEE BOUNDARY SURVEY PREPARED BY THIS FIRM, PROJECT NO. 2016064, DATED MAY 15, 2017.
 3. O.R.B. DENOTES OFFICIAL RECORDS BOOK.

DRAINAGE EASEMENT
 O.R.B. 3257, PAGE 957

81-90-71
 2016064
 PROJECT NO. 2016064
 DATED MAY 15, 2017

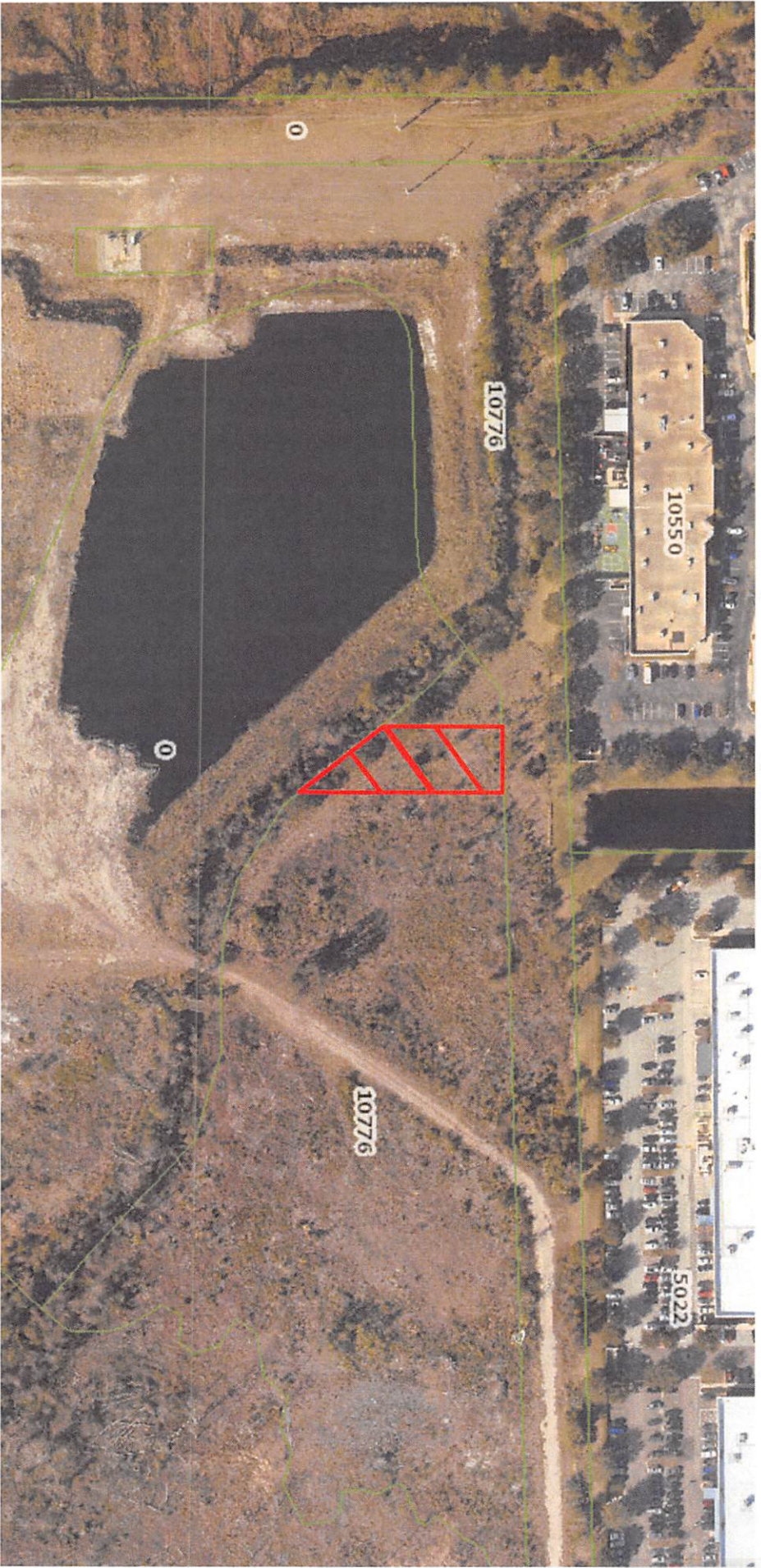
DEGROVE
 Surveyors, Inc.

3311 CROCKETT SQUARE BOULEVARD,
 JACKSONVILLE, FL 32216
 904-722-9900
 FAX 904-722-0444
 11450 BUSINESS NUMBER 19 463

FIELD BOOK	PAGE(S)
PLAT BY	DATE
RECORDED BY	DATE
COMPUTER FILE	DESCRIPTION
JOB FILE NO.	2016064

DATE: APRIL 12, 2018
 DRAWING SCALE: 1" = 100'
 REVISION DATE:

VALIDUS DRIVE ESMT LOCATION MAP
RE# 167742 0320



VALIDUS DRIVE ESMT LOCATION MAP
RE# 167742 0320



in 1999
have
Relocated
Permitted to
RELOCATED
portion
left over
drainage easement
being abandoned

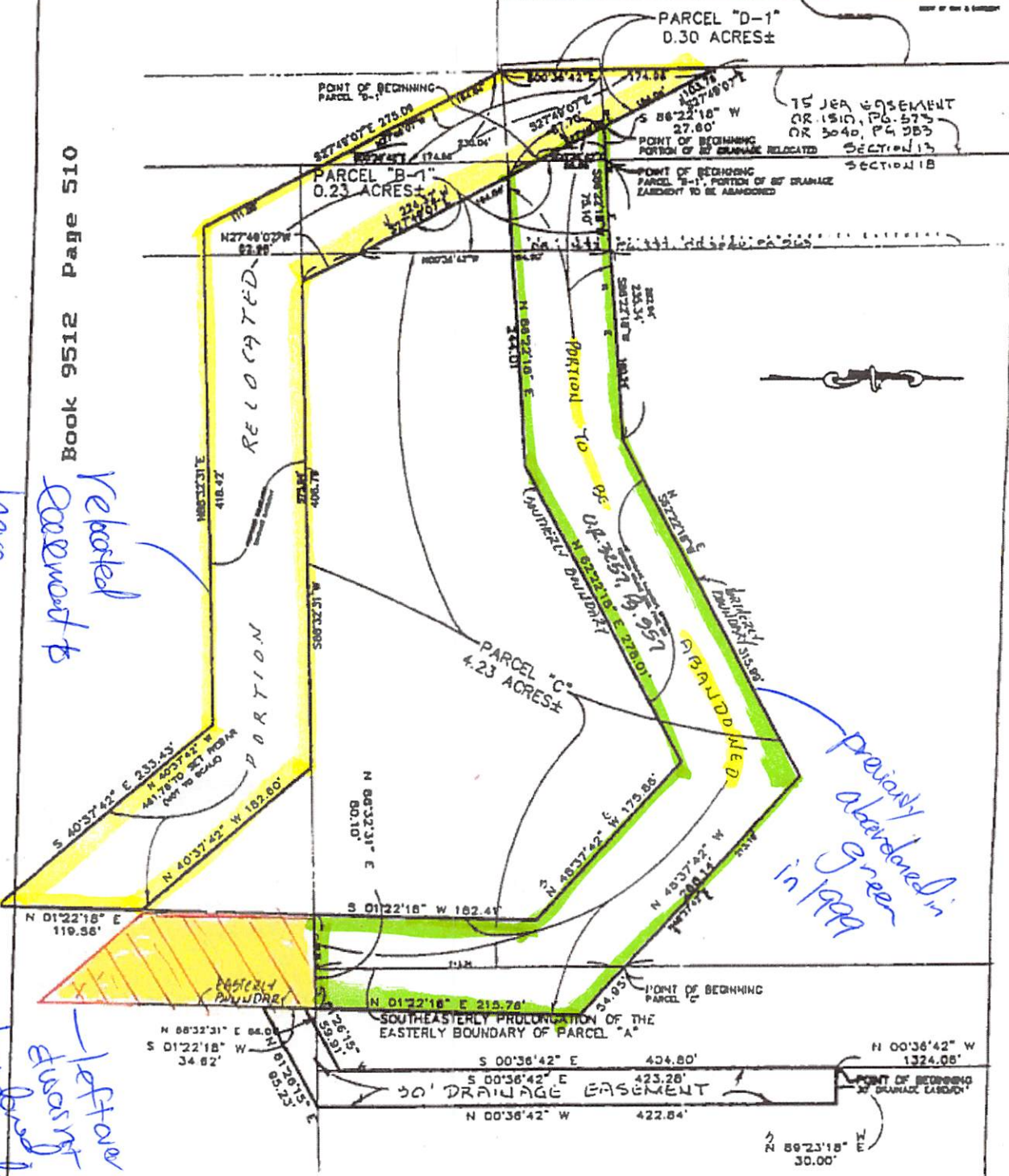


EXHIBIT A
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

Professional Surveyors and Mappers, Planners and Civil Engineers
3131 St Johns Bluff Rd. So, Jacksonville, FL 32246 Tel: (904) 642-8550