



GLEN EAGLE FUTURE PHASE
Closure Report

Mon Jan 14 09:55:30 2019

Northing	Easting	Bearing	Distance
2168718.062	389077.989		
		S 00°01'20" E	604.420
2168113.642	389078.223		
		S 89°59'34" W	177.008
2168113.620	388901.215		
		N 00°00'26" W	200.000
2168313.620	388901.190		
		S 89°59'34" W	126.700
2168313.604	388774.490		
		N 00°00'26" W	150.000
2168463.604	388774.471		
		S 89°59'34" W	308.900
2168463.565	388465.571		
		N 00°00'26" W	254.862
2168718.428	388465.539		
		S 89°57'57" E	370.000
2168718.207	388835.539		
		N 00°00'26" W	50.000
2168768.207	388835.533		
		S 89°57'57" E	90.573
2168768.153	388926.106		
Radius: 45.000 Chord: 67.082 Degree: 127°19'26" Dir: Left			
Length: 75.696 Delta: 96°22'46" Tangent: 50.312			
Chord BRG: S 41°46'34" E Rad-In: S 83°35'11" E Rad-Out: N 00°02'03" E			
Radius Point: 2168763.126,388970.824			
2168718.126	388970.797		
		S 89°57'57" E	107.192

Closure Error Distance > 0.00010 Error Bearing > N 00°02'03" E
 Closure Precision > 1 in 24819426.9 Total Distance > 2515.352
 Polyline Area: 241,854.0 sq ft, 5.55 acres

CURVE TABLE FOR SKETCH ON SHEET ONE (1)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	45.00'	96°22'46"	75.70'	S 41°46'34" E	67.08'

LINE TABLE FOR SKETCH ON SHEET ONE (1)

LINE	BEARING	DISTANCE
L1	N 00°00'26" W	50.00'
L2	S 89°57'57" E	90.57'

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LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACT "A", (FUTURE RIGHT OF WAY), "GLEN EAGLE UNIT TWO-A", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 44, 44A THROUGH 44D, INCLUSIVELY OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, TOGETHER WITH A PORTION OF PARCEL "B", "EDINBURGH VILLAGE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGES 78 AND 78A OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEAST CORNER OF SAID TRACT "B", "EDINBURGH VILLAGE", AS SHOWN ON THE AFORESAID PLAT, AND RUN THENCE, ALONG THE PLATTED BOUNDARIES OF SAID TRACT "B", THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH 00°01'20" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 604.42 FEET, TO THE MOST SOUTHEAST CORNER OF SAID PARCEL "B";

COURSE No. 2: RUN THENCE, SOUTH 89°59'34" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 177.01 FEET, TO THE MOST SOUTHEAST CORNER OF PARCEL "A", OF SAID "EDINBURGH VILLAGE";

COURSE No. 3: RUN THENCE, NORTH 00°00'26" WEST, ALONG THE COMMON LINE BETWEEN SAID PARCEL "A" AND PARCEL "B", "EDINBURGH VILLAGE", A DISTANCE OF 200.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

COURSE No. 4: RUN THENCE, SOUTH 89°59'34" WEST, ALONG THE COMMON LINE BETWEEN PARCEL "A" AND PARCEL "B", A DISTANCE OF 126.70 FEET, TO THE MOST SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12313, PAGE 216 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE EASTERLY AND THEN NORTHERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°00'26" WEST, A DISTANCE OF 150.00 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 89°59'34" WEST, A DISTANCE OF 308.90 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF "CHAFFEE ROAD" (A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER STATE ROAD DEPARTMENT R/W MAP, SECTION No. 72690-2603); RUN THENCE, NORTH 00°00'26" WEST, ALONG AFORESAID RIGHT OF WAY LINE, A DISTANCE OF 245.86 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "B", "EDINBURGH VILLAGE"; RUN THENCE, SOUTH 89°57'57" EAST, ALONG SAID NORTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 370.00 FEET, TO THE SOUTHWEST CORNER OF TRACT "A"(FUTURE RIGHT OF WAY), "GLEN EAGLE UNIT TWO-A", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 44, 44A THROUGH 44D, INCLUSIVELY OF SAID CURRENT PUBLIC RECORDS; RUN THENCE, ALONG THE BOUNDARY LINE OF SAID TRACT "A", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°00'26" WEST, A DISTANCE OF 50.00 FEET, TO THE MOST NORTHWEST CORNER OF SAID TRACT "A";

COURSE No. 2: RUN THENCE, SOUTH 89°57'57" EAST, A DISTANCE OF 90.57 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF "BRODIE COURT", A 50 FOOT PUBLIC ROAD RIGHT OF WAY, AS SHOWN ON THE PLAT OF "GLEN EAGLE UNIT TWO-A", LAST SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 96°22'46" TO THE LEFT, AN ARC DISTANCE OF 75.70 FEET, TO A POINT ON THE AFORESAID NORTHERLY LINE OF PARCEL "B", "EDINBURGH VILLAGE", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°46'34" EAST, 67.08 FEET; RUN THENCE, SOUTH 89°57'57" EAST, ALONG THE AFORESAID NORTHERLY LINE OF PARCEL "B", "EDINBURGH VILLAGE", A DISTANCE OF 107.19 FEET, TO THE AFORESAID NORTHEAST CORNER OF PARCEL "B".

THE LANDS THUS DESCRIBED CONTAINS 241,854 SQUARE FEET, OR 5.55 ACRES, MORE OR LESS, IN AREA.

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