

MAP SHOWING BOUNDARY SURVEY OF

PARCEL 2:

A PARCEL OF LAND CONSISTING OF LOTS 1, 2, AND 3 INCLUSIVE WITHIN BLOCK 215, ALL IN BLACK CREEK PARK UNIT TWO, CLAY COUNTY, FLORIDA, ACCORDING TO PLAT BOOK 11, PAGES 34 THROUGH 49 OF THE PUBLIC RECORDS OF SAID COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 ACCORDING TO THE AFOREMENTIONED PLAT BOOK AND PAGES, THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 215 A BEARING OF N48°35'28"E, A DISTANCE OF 287.70 FEET; THENCE DEPARTING SAID RIGHT OF WAY ALONG THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 30.0 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S66°24'35"E, AND A CHORD DISTANCE OF 42.36 FEET; THENCE S41°35'18"E, A DISTANCE OF 7.20 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 30.0 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF S20°58'00"E AND A CHORD DISTANCE OF 21.21 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG AN ARC OF REVERSE CURVE HAVING A RADIUS OF 50.0', AND BEING SUBTENDED BY A CHORD BEARING OF S80°45'12"E, AND A CHORD DISTANCE OF 48.65 FEET; THENCE S71°14'42"E, A DISTANCE OF 205.14 FEET; THENCE S21°48'43"W, A DISTANCE OF 374.17 FEET; THENCE N64°26'23"W, A DISTANCE OF 300.26 FEET; THENCE N41°24'32"W, A DISTANCE OF 214.61 FEET BACK TO THE SOUTHEAST RIGHT OF WAY OF COUNTY ROAD 215 AND THE POINT OF BEGINNING.

PARCEL OF LAND DESCRIBED ABOVE CONTAINING: 149,438 SQ. FEET, OR 3.43 ACRES.

LINE TABLE (CALCULATED)			LINE TABLE (PLAT)			LINE TABLE (MEASURED)		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	13.30'	S00°38'54"W	L1	13.27'	13.27°	L1	10.03'	S00°20'28"W
L2	10.00'	N89°21'03"W	L2			L2	10.03'	N89°50'45"W
L3	50.39'	S00°38'53"W	L3			L3	50.31'	S00°36'21"W
L4	312.91'	N89°21'42"W	L4	270.00'	N89°38'15"W	L4	312.93'	N89°21'56"W
L5	159.21'	N34°43'27"W	L5	159.21'	N35°00'00"W	L5	155.96'	N34°49'25"W
L6	159.21'	S34°43'27"E	L6	159.21'	S35°00'00"E	L6	155.67'	S34°53'03"E

CURVE TABLE (CALCULATED)			CURVE TABLE (PLAT)			CURVE TABLE (MEASURED)		
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	
C1	6058.58'	S01°10'25"W	112.33'	C1	5778.47'	07°06'49"	112.34'	
C2	30.00'	S71°15'20"W	19.91'	C2	30.00'	S71°14'58"W	20.30'	
C3	170.00'	N62°02'34"W	156.04'	C3	170.00'	N62°19'07"W	156.04'	
C4	30.00'	N14°01'19"W	21.21'	C4	30.00'	41°24'35"	21.68'	
C5	50.00'	S85°16'28"W	75.00'	C5	50.00'	N65°15'13"W	75.03'	
C6	30.00'	S55°25'44"E	21.21'	C6	30.00'	41°24'35"	21.68'	
C7	230.00'	S62°02'34"E	211.11'	C7	230.00'	S61°58'50"E	211.25'	
C8	30.00'	S69°59'34"E	19.90'	C8	30.00'	S68°43'56"E	21.41'	
C9	30.00'	S86°29'55"E	42.36'	C9	30.00'	89°49'14"	42.37'	
C10	30.00'	S20°53'00"E	21.21'	C10	30.00'	41°24'35"	21.25'	
C11	50.00'	S80°45'12"E	98.65'	C11	50.00'	S80°43'04"E	98.56'	

CHARLES BASSETT & ASSOCIATES, INC.

SURVEYORS – LAND PLANNERS

P.O. BOX 10046 – FLEMING ISLAND, FLORIDA – 32006 – PHONE (904) 215-0707 – FAX (904) 215-0711

1. HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 201-44, F.S., AND THE FLORIDA SURVEYING BOARD RULES AND REGULATIONS.

DATE: SEPTEMBER 10, 2020

SURVEYED BY: CHARLES R. BASSETT, JR., LICENSED LAND SURVEYOR #14,369

FILE NO.: 20-05

FIELD BOOK NO.: N/A

LEGAL: N/A

WORK ORDER NO.: 07-20-05

COMPUTER FILE NAME: BLACK CREEK BOUNDARY.DWG

SCALE: 1" = 100'

FILE NO.: S-6946

GENERAL NOTES

1. THIS MAP DOES IS A BOUNDARY SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
3. UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
4. THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
5. UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
6. THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
7. ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
8. THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.
10. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
11. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL MAPSED SEAL.
12. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO BE SUBJECT HEREON HAVE BEEN PROVIDED, IF IT IS POSSIBLE, THERE ARE CHIEFS OF RECORD UNDERGROUND DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
13. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY OR FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE SURVEY OR FOR ANY OTHER LIABILITY OR HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

0 50 100 200 400