



MAP SHOWING BOUNDARY SURVEY OF

PARCEL 3:
A PARCEL OF LAND CONSISTING OF LOTS 20-23 INCLUSIVE WITHIN BLOCK 216, AND LOTS 4-7 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 NORTHWEST CORNER OF LOT 20 ACCORDING TO THE AFOREMENTIONED PLAT BOOK AND PAGES, AND BEING ON THE RIGHT OF WAY OF SR21 (BLANDING BLVD.), THENCE ALONG SAID RIGHT OF WAY OF SR21 ALONG THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 6058.58 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S01°02'51"E, AND A CHORD DISTANCE OF 112.33 FEET; THENCE S00°38'54"W, 13.30 FEET; THENCE DEPARTING PREVIOUS SAID RIGHT OF WAY N89°21'03"W, 10.00 FEET; THENCE S00°38'53"W, 50.34 FEET; THENCE ALONG THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 30.0 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S71°15'20"W, AND A CHORD DISTANCE OF 19.91 FEET; THENCE N89°21'42"W, 312.91 FEET; THENCE ALONG THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 170.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF N62°02'34"W, AND A CHORD DISTANCE OF 156.04 FEET; THENCE N34°43'27"W, 159.21 FEET; THENCE ALONG THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 30.0 FEET AND BEING SUBTENDED BY A CHORD BEARING OF N4°01'19"W, AND A CHORD DISTANCE OF 21.21 FEET TO A POINT OF REVERSE CURVE; THENCE THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY, SAID ARC HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S55°16'28"W, AND A CHORD DISTANCE OF 75.00 FEET AND AN ARC LENGTH OF 230.32 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 30.0 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S55°16'28"W, AND A CHORD DISTANCE OF 75.00 FEET AND AN ARC LENGTH OF 230.32 FEET TO A POINT OF REVERSE CURVE; THENCE SUBTENDED BY A CHORD BEARING OF S55°25'44"E, AND A CHORD DISTANCE OF 21.21 FEET; THENCE S34°43'27"E, 159.21 FEET; THENCE ALONG THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 230.0 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S55°14'04"E, AND A CHORD DISTANCE OF 161.17 FEET; THENCE S14°15'21"W, 419.45 FEET; THENCE N84°43'27"W, 280.00 FEET; THENCE N84°43'27"W, 220.00 FEET; THENCE N41°04'7"W, 205.65 FEET; THENCE N69°26'23"W, 58.76 FEET; THENCE N21°48'43"E, 374.17 FEET; THENCE N42°54'54"E, 350.00 FEET; THENCE S28°43'57"E, 625.86 FEET; THENCE S89°21'58"E, 294.87 FEET BACK TO THE RIGHT OF WAY OF SR21 AND THE POINT OF BEGINNING.

PARCEL OF LAND DESCRIBED ABOVE CONTAINING: 384,807 SQ. FEET, OR 8.83 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	103.2°	L1	103.3°	S00°20'28"W
L2	10.00	N89°21'03"W	L2	10.3°	100.3°	L2	100.3°	N89°50'45"W
L3	50.39	S00°38'53"W	L3	50.31	50.31°	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	CURVE #	RADIUS	CHORD BEARING
C1	6058.58	S01°02'51"W	112.33'	C1	5778.47	C1	5771.35'	112.34'
C2	30.00'	S71°15'20"W	19.91'	C2	30.00'	C2	30.00'	20.30'
C3	170.00'	N62°02'34"W	156.04'	C3	170.00'	C3	170.00'	156.04'
C4	30.00'	N14°01'19"W	21.21'	C4	30.00'	C4	4124.35'	21.68'
C5	50.00'	S55°16'28"W	75.00'	C5	50.00'	C5	50.00'	75.03'
C6	30.00'	S55°25'44"E	21.21'	C6	30.00'	C6	4124.35'	21.68'
C7	230.00'	S62°02'34"E	211.11'	C7	230.00'	C7	230.00'	211.25'
C8	30.00'	S69°59'34"E	19.90'	C8	30.00'	C8	30.00'	21.41'
C9	30.00'	S86°29'55"E	42.36'	C9	30.00'	C9	89°49'14"	42.37'
C10	30.00'	S20°53'00"E	21.21'	C10	30.00'	C10	4124.35'	21.25'
C11	50.00'	S80°45'12"E	96.65'	C11	50.00'	C11	50.00'	96.56'

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 MAPSHEET SEAL.
12. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTIES HAVE BEEN PROVIDED, IF IT IS POSSIBLE, THERE ARE COPIES OF RECORD INSTRUMENTS, DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
13. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF. THIS SURVEY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESISTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.



CHARLES BASSETT & ASSOCIATES, INC.

SURVEYORS - LAND PLANNERS

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1. HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 2014-14, F.S., AND THE FLORIDA SURVEYING BOARD RULES AND REGULATIONS, EFFECTIVE JANUARY 1, 2015.

DATE: SEPTEMBER 10, 2020

FILE NO.: S-6146

CHARLES BASSETT & ASSOCIATES, INC.

REGISTERED LAND SURVEYOR

FLORIDA STATE PLATE COORDINATES

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-6146