



## MAP SHOWING SURVEY OF

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD No. 212) AND THE EASTERLY LINE OF SAID UNSURVEYED SECTION 32 AND THENCE RUN SOUTH 27°40'40" EAST ALONG SAID EASTERLY LINE OF UNSURVEYED SECTION 32, A DISTANCE OF 900 FEET; THENCE RUN SOUTH 82°19'20" WEST, A DISTANCE OF 82 FEET; THENCE RUN SOUTH 27°40'40" EAST, A DISTANCE OF 156.53 FEET; THENCE RUN SOUTH 70°19'20" WEST, A DISTANCE OF 351.72 FEET; THENCE RUN NORTH 78°40'40" WEST, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 78°40'40" WEST, A DISTANCE OF 105.00 FEET; THENCE NORTH 11°19'20" EAST, A DISTANCE OF 154.00 FEET TO THE WATERFRONT LINE; THENCE SOUTH 75°57'05" EAST, 105.12 FEET ALONG AFORESAID WATERFRONT LINE; THENCE SOUTH 23°47'19" WEST, 54.87 FEET; THENCE SOUTH 10°46'20" WEST, 45.60 FEET; THENCE SOUTH 01°34'16" EAST, A DISTANCE OF 51.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL:

HOPSON ROAD EXTENSION (EASEMENT FOR INGRESS AND EGRESS)


A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE 400 FOOT RIGHT-OF-WAY OF BEACH BOULEVARD (STATE ROAD 212), AND THE EASTERLY LINE OF UNSURVEYED SECTION 32, AND RUN THENCE SOUTH 27 DEGREES 40 MINUTES 40 SECONDS EAST ALONG SAID EASTERLY LINE OF UNSURVEYED SECTION 32, A DISTANCE OF 900.0 FEET; RUN THENCE SOUTH 62 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 82.0 FEET; THENCE RUN NORTH 27 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 207.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 54.0 FEET; RUN THENCE NORTHWESTERLY AROUND THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF AND THE POINT OF BEGINNING FOR THIS DESCRIPTION OF A PARCEL REFERRED TO AS HOPSON ROAD EXTENSION (THE AFOREMENTIONED ARE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53 DEGREES 40 MINUTES 40 SECONDS WEST, 47.34 FEET).

FROM THE POINT OF BEGINNING THUS DESCRIBED (SAID POINT LYING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOPSON ROAD, A 60 FOOT PUBLIC RIGHT-OF-WAY), RETURN SOUTHEASTERLY AROUND THE ARC OF THE AFOREMENTIONED 54 FOOT RADIUS CURVE TO THE POINT OF TANGENCY THEREOF (SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 53 DEGREES 40 MINUTES 40 SECONDS EAST, 47.34 FEET); RUN THENCE ON A TANGENT BEARING OF SOUTH 27 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 283.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 70.0 FEET; RUN THENCE SOUTHWESTERLY AROUND THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF (SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 21 DEGREES 19 MINUTES 20 SECONDS WEST, 105.66 FEET); RUN THENCE ON A TANGENT BEARING OF SOUTH 70 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 246.19 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 90.15 FEET; RUN THENCE SOUTHWESTERLY AROUND ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF (SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 85 DEGREES 49 MINUTES 20 SECONDS WEST, 48.18 FEET); RUN THENCE ON A TANGENT BEARING OF NORTH 78 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 255.0 FEET; RUN THENCE SOUTH 11 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 60.0 FEET; RUN THENCE SOUTH 78 DEGREES 40 MINUTES 40 SECONDS EAST A DISTANCE OF 255.0 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 150.15 FEET; RUN THENCE NORTHEASTERLY AROUND THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF (SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85 DEGREES 49 MINUTES 20 SECONDS EAST, 80.25 FEET); RUN THENCE ON A TANGENT BEARING NORTH 70 DEGREES 19 MINUTES 20 SECONDS EAST, A DISTANCE OF 246.19 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.0 FEET; RUN THENCE NORTHWESTERLY AROUND THE ARC OF SAID CURVE TO ITS INTERSECTION WITH A LINE LYING WESTERLY OF AND A PERPENDICULAR DISTANCE OF 32.0 FEET FROM THE AFOREMENTIONED EASTERLY LINE OF UNSURVEYED SECTION 32; RUN THENCE ALONG SAID LINE AND PARALLEL WITH SAID EASTERLY LINE OF UNSURVEYED SECTION 32, NORTH 27 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 380.35 FEET TO A POINT LYING IN A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 114.0 FEET; RUN THENCE NORTHWESTERLY AROUND THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF (SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 65 DEGREES 46 MINUTES 00 SECONDS WEST, 54.82 FEET); RUN THENCE SOUTH 10 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF WATERWAY ESTATES, UNIT No. 1, AS RECORDED IN PLAT BOOK 34, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF JOHN W. HORTON AND JOHANNA L. HORTON.

  
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