

DRAWING NAME: S:\SURVEY NEW\SURVEY\CLAY\WAWA- FLEMING ISLAND (BND&TOPO.DWG)_ SKETCH OF DESCRIPTIONS\WAWA- FLEMING ISLAND (BND&TOPO.DWG)_ JOB# : 01 DESCRIPTION 17/22/2024 11:53 AM BY: MIMPSON

SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT " "
SHEET 01 OF 02

LEGAL DESCRIPTION (OUTPARCEL 3)

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3431, PAGE 1428, OF THE PUBLIC RECORDS OF CLAY COUNTY, SAID LANDS LYING WITHIN SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3431, PAGE 1428, OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VILLAGE SQUARE PARKWAY (A 100 FOOT PUBLIC RIGHT-OF-WAY PER FLEMING PLANTATION – FIRST ROADWAY PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 1 THROUGH 9, OF SAID PUBLIC RECORDS); THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE RUN NORTH 87°08'37" WEST, A DISTANCE OF 249.78 FEET TO A POINT OF CURVATURE OF A 650.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, BEING SUBTENDED BY A CHORD BEARING OF NORTH 55°58'31" WEST AND A CHORD LENGTH OF 672.82 FEET; (2) THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°20'12", AN ARC DISTANCE OF 707.19 FEET TO THE POINT OF BEGINNING; (3) THENCE CONTINUE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°39'49", AN ARC DISTANCE OF 313.83 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°58'31" WEST AND A CHORD LENGTH OF 310.79 FEET; (4) THENCE RUN NORTH 02°51'23" EAST, A DISTANCE OF 27.50 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3431, PAGE 1428; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 89°33'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 183.13 FEET; THENCE RUN SOUTH 00°26'36" EAST, A DISTANCE OF 271.88 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE SHOPPING CENTER PARCEL AS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2898, PG 833, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE RUN SOUTH 63°40'19" WEST, A DISTANCE OF 104.13 FEET; (2) THENCE RUN SOUTH 56°03'49" WEST, A DISTANCE OF 20.10 FEET TO A POINT OF CURVATURE OF A 28.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74°51'36" WEST AND A CHORD LENGTH OF 18.05 FEET; (3) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36'12", AN ARC DISTANCE OF 18.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 52,938.2 SQUARE FEET OR 1.215 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THIS IS A SKETCH TO ACCOMPANY A DESCRIPTION AS DEFINED IN CHAPTER 5J-17.052(6) OF THE FLORIDA ADMINISTRATIVE CODE AND IS NOT A FIELD SURVEY.
2. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT-OF-WAY LINE OF VILLAGE SQUARE PARKWAY AS BEING NORTH 87°08'37" WEST, PER PLAT OF FLEMING PLANTATION-FIRST ROADWAY PLAT, AS RECORDED IN PLAT BOOK 34, PAGES 1-9, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
4. LINE WORK CONFIGURATION SHOWN HEREON DERIVES FROM THAT LEGAL DESCRIPTION OF "PARCEL 3-4", PER EXHIBIT "C" OF OFFICIAL RECORDS BOOK 2898, PAGE 833, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

MATTHEW W. SIMPSON, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 7251

JOB S08023.00210
SEE SHEET 2 FOR SKETCH



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DRAWING NAME: S:\SURVEY NEW\SURVEY\CLAY WAWA- FLEMING ISLAND\BNDY&TOPO\DWG_ SKETCH OF DESCRIPTIONS\WAWA-FLEMING ISLAND_OUTPARCEL_3.DWG :02 SKETCH 11/22/2024 11:53 AM BY: MSPMPSON

SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT " "
SHEET 02 OF 02

PARCEL
#09-05-26-014266-005-00
ORB 2301, PG 925

N89°33'25"E 183.13'

NORTH LINE,
ORB 3431, PG 1428

OUTPARCEL 3
±1.215 ACRES

OUTPARCEL 4

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	650.00'	62°20'12"	707.19'	N55°58'31"W	672.82'
C2	650.00'	27°39'49"	313.83'	N10°58'31"W	310.79'
C3	28.00'	37°36'12"	18.38'	S74°51'36"W	18.05'

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	N02°51'23"E	27.50'
L2	S56°03'49"W	20.10'

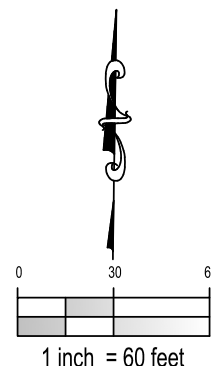
NORTHWESTERLY LINE,
SHOPPING CENTER PARCEL
ORB 2898, PG 833

SHOPPING CENTER
PARCEL
(ORB 2898, PG 833)

100' RIGHT-OF-WAY PER PB 34, PG 1
VILLAGE SQUARE PARKWAY

POINT OF BEGINNING

NORTHEASTERLY R/W LINE



LEGEND:

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- L# = REFERENCE TO LINE TABLE
- C# = REFERENCE TO CURVE TABLE
- ⊙ = CHANGE IN DIRECTION
- = LINE BREAK

N87°08'37"W 249.78'
(BEARING BASE)

POINT OF COMMENCEMENT
SE CORNER, ORB 3431, PG 1428

JOB S08023.00210
SEE SHEET 1 FOR DESCRIPTION



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