

FF 47:228B FB N/A Job No. 44:319-B

Oakleaf Plantation Parkway

North line of Lot 4



POINT OF BEGINNING

POINT OF COMMENCEMENT

PARCEL 13
MAP OF

A parcel of land situated in Lot 4, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59, pages 34 through 38 of the public records of said county, said parcel being more particularly described as follows:
Commence at the northeast corner of said Lot 4; thence on the north line thereof, South 87 degrees 38 minutes 38 seconds West, 415.87 feet; thence South 00 degrees 05 minutes 31 seconds West, 517.22 feet to the point of beginning; thence South 89 degrees 54 minutes 50 seconds East, 429.57 feet to the west line of State Road No. 23 (Brananfield/Chaffee Road); thence on said west line, South 00 degrees 05 minutes 03 seconds West, 310.05 feet; thence North 89 degrees 54 minutes 26 seconds West, 429.61 feet; thence North 00 degrees 05 minutes 31 seconds East, 310.00 feet to the point of beginning; being 3.06 acres, more or less, in area.

For: Armstrong Development

Scale 1" = 40'

May 22, 2023

57' Utility, Access and Drainage Easement as per Official Records Book 4461, page 933

310.00'

Canaveral Trace

10' Clay Electric Easement as per Official Records Book 4648, page 1200

S 87°38'38" W

517.22'

S 00°05'31" W

S 89°54'50" E

429.57'

3.06 acres

415.87'

Seminole Electric Co-op Easement, Official Records Book 1468, page 827

Residual of 75' R/W Easement to City Electric Co-op as per Official Records Book 25, page 563

310.05'

S 00°05'03" W

N 89°54'26" W

429.61'

7 8
18 17

State Road No. 23 - Branan Field / Chaffee Road

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland

Harold T. Eiland
License No. LS 2518

Eiland & Associates, Inc.
Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32073
Telephone 904-272-1000

Note:
I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, and find that this property is situated in Flood Zone 'X'.

Note:
This map was prepared for descriptive purposes only and does not represent an actual survey.

CVland Projects 2008-44 jobs\44319 parcels 14 and 19 for East-West\Map\44319.dwg, 7/2/2024 4:02:19 PM, KIP 7770 Series