



State Road No. 23 - Branan Field / Chaffee Road
 (Variable width per D.O.T. R/W Map Section No. 71293-2501)

**PARCEL 10
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, 1382.27 feet to the point of beginning; thence continue South 00 degrees 05 minutes 31 seconds West, 52.76 feet; thence southerly, along the arc of a curve concave westerly and having a radius of 100.00 feet, an arc distance of 77.73 feet, said arc being subtended by a chord bearing and distance of South 22 degrees 21 minutes 23 seconds West, 75.79 feet; thence South 44 degrees 37 minutes 36 seconds West, 33.01 feet to the northerly line of Armstrong Way; thence on said northerly line, run the following 3 courses: 1) easterly, along the arc of a curve concave northerly and having a radius of 442.00 feet, an arc distance of 352.87 feet, said arc being subtended by a chord bearing and distance of South 67 degrees 02 minutes 34 seconds East, 343.58 feet; 2) South 89 degrees 54 minutes 50 seconds East, 135.20 feet; 3) northeasterly, along the arc of a curve concave northwesterly and having a radius of 30.00 feet, an arc distance of 47.12 feet to the west line of State Road No. 23, said arc being subtended by a chord bearing and distance of North 45 degrees 05 minutes 10 seconds East, 42.43 feet; thence on said west line, run the following 3 courses: 1) North 00 degrees 05 minutes 03 seconds East, 46.20 feet; 2) North 89 degrees 54 minutes 29 seconds West, 0.14 feet; 3) North 00 degrees 05 minutes 03 seconds East, 203.70 feet; thence North 89 degrees 54 minutes 26 seconds West, 429.69 feet to the point of beginning; being 2.65 acres, more or less, in area.

For: Armstrong Venture

Scale 1" = 100'

July 14, 2023

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 32065
Telephone 904-272-1000

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