

DRAWING NAME: S:\SURVEY NEW\SURVEY\CLAY\WAWA- FLEMING ISLAND (BNDY&TOPO.DWG), SKETCH OF DESCRIPTIONS\WAWA- FLEMING ISLAND (BNDY&TOPO.DWG), 4.DWG : OF DESCRIPTION 11/22/2024 12:27 PM BY: MIMPSON

SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT " "
SHEET 01 OF 02

LEGAL DESCRIPTION (OUTPARCEL 4)

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 TWO (2) 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 WESTERNMOST CORNER OF THE SHOPPING CENTER PARCEL AS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2898, PG 833, OF SAID PUBLIC RECORDS, SAID POINT LYING ON A NON-TANGENT 28.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°51'36" EAST AND A CHORD LENGTH OF 18.05 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID SHOPPING CENTER PARCEL THE FOLLOWING THREE (3) COURSES: (1) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36'12", AN ARC DISTANCE OF 18.38 FEET; (2) THENCE RUN NORTH 56°03'49" EAST, A DISTANCE OF 20.10 FEET; (3) THENCE RUN NORTH 63°40'19" EAST, A DISTANCE OF 104.13 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTH 00°26'36" WEST, A DISTANCE OF 271.88 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN RECORDS BOOK 3431, PAGE 1428; THENCE RUN NORTH 89°33'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 163.81 FEET TO A POINT ON THE WEST LINE OF SAID SHOPPING CENTER PARCEL; THENCE RUN SOUTH 00°26'36" EAST ALONG SAID WEST LINE, A DISTANCE OF 265.61 FEET TO A POINT ON SAID NORTHWESTERLY LINE OF SAID SHOPPING CENTER PARCEL; THENCE WESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE RUN SOUTH 89°32'25" WEST, A DISTANCE OF 142.15 FEET TO A POINT OF CURVATURE OF A 38.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°36'08" WEST AND A CHORD LENGTH OF 17.24 FEET; (2) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°52'06", AN ARC DISTANCE OF 17.38 FEET TO A POINT OF TANGENCY; (3) THENCE RUN SOUTH 63°40'19" WEST, A DISTANCE OF 5.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 43,560.0 SQUARE FEET OR 1.00 ACRES, MORE OR LESS

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

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.

JOB S08023.00210
SEE SHEET 2 FOR SKETCH



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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 163.81'

NORTH LINE,
ORB 3431, PG 1428

LEGEND:

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

OUTPARCEL 3

OUTPARCEL 4
±1.00 ACRES

WEST LINE,
SHOPPING CENTER PARCEL,
ORB 2898, PG 833

S00°26'36"E 265.61'

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	N56°03'49"E	20.10'
L2	S63°40'19"W	5.41'

POINT OF
BEGINNING

NORTHWESTERLY LINE,
SHOPPING CENTER PARCEL
ORB 2898, PG 833

SHOPPING CENTER
PARCEL
(ORB 2898, PG 833)

S89°32'25"W 142.15'

104.13'

N63°40'19"E

NORTHEASTERLY R/W LINE

WESTERNMOST CORNER,
SHOPPING CENTER PARCEL

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	28.00'	37°36'12"	18.38'	N74°51'36"E	18.05'
C3	38.50'	25°52'06"	17.38'	S76°36'08"W	17.24'

N87°08'37"W 249.78'
(BEARING BASE)

POINT OF COMMENCEMENT
SE CORNER, ORB 3431, PG 1428

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SEE SHEET 1 FOR DESCRIPTION



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