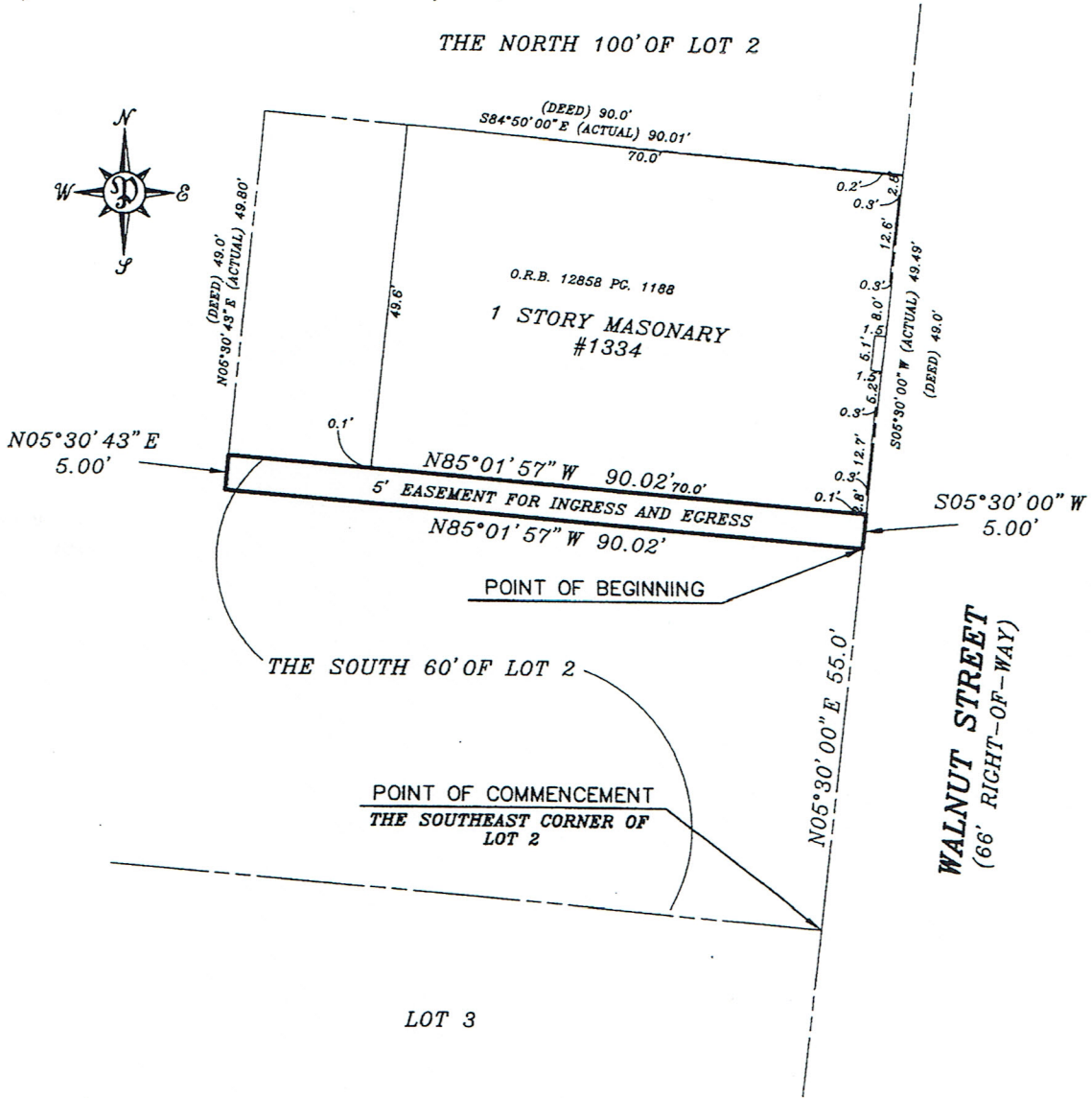


# MAP SHOWING SKETCH OF

PROPOSED 5.00' EASEMENT FOR INGRESS AND EGRESS OVER AND UPON LOT 2, BLOCK 87, SPRINGFIELD, AS RECORDED IN PLAT BOOK "Q", PAGES 878 AND 879, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 87; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF WALNUT STREET (A 66' RIGHT OF WAY AS NOW ESTABLISHED), NORTH 05 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WESTERLY LINE OF SAID RIGHT OF WAY, NORTH 85 DEGREES 01 MINUTES 57 SECONDS WEST, A DISTANCE OF 90.02 FEET; THENCE NORTH 05 DEGREES 30 MINUTES 43 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 12858 PG. 1188, THENCE ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN O.R.B. 12858 PG. 1188, SOUTH 85 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 90.02 FEET TO THE WESTERLY LINE OF SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 05 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.01 ACRES MORE OR LESS.

CERTIFIED TO BAKER ENGINEERING, P.L.



## PERRET AND ASSOCIATES, INC.

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**GENERAL NOTES:**

- (1) BEARINGS SHOWN HEREON ARE BASED ON N05°30'00"E FOR THE WLY R/W LINE OF WALNUT STREET
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- (4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 1200077 01016, DATED 8-15-89

P.C. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 P.R.C. POINT OF REVERSE CURVE  
 P.C.C. POINT OF COMPOUND CURVE  
 P.O.C. POINT ON CURVE  
 B.R.L. BUILDING RESTRICTION LINE  
 C/L CENTER LINE  
 R/W RIGHT-OF-WAY  
 O.R.V. OFFICIAL RECORDS VOLUME  
 O/L ON LINE

**LEGEND**

R RADIUS  
 Δ or D DELTA (CENTRAL ANGLE)  
 A or L ARC LENGTH  
 C or CH CHORD  
 CB CHORD BEARING  
 (R) LINE RADIAL TO CURVE  
 A/C AIR CONDITIONER  
 CONC. CONCRETE  
 FD. FOUND  
 I.P. IRON PIPE



SCALE 1" = 20'

10-5-2007

DATE OF FIELD SURVEY

*Nathan E. Perret*  
 NATHAN E. PERRET, FLA. CERT. NO. 5732

TIMOTHY L. BLACKMON, FLA. CERT. NO. 4889

LB ~ 6715