

Hamilton Glen at Oakleaf Plantation, Plat Book 50, pages 52-60

OR Book 1450, page 1590

POINT OF COMMENCEMENT  
Northwest corner of Lot 3

MAP OF

A parcel of land situated in Lot 3, 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:

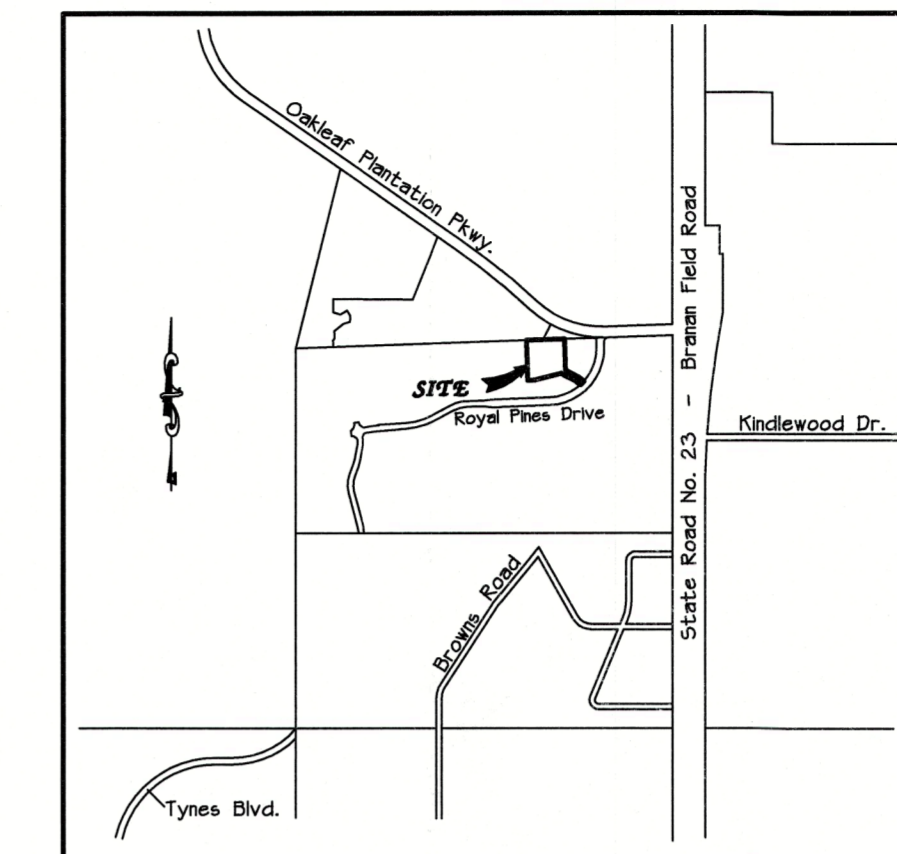
Commence at the northwest corner of said Lot 3; thence on the north line thereof, North 87 degrees 38 minutes 38 seconds East, 447.54 feet to the point of beginning; thence continue on said north line, North 87 degrees 38 minutes 38 seconds East, 520.88 feet; thence South 02 degrees 21 minutes 47 seconds East, 422.79 feet; thence South 57 degrees 34 minutes 55 seconds East, 44.21 feet; thence southeasterly, along the arc of a curve concave northeasterly and having a radius of 300.00 feet, an arc distance of 59.36 feet, said arc being subtended by a chord bearing and distance of South 03 degrees 15 minutes 01 second East, 59.26 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 500.00 feet, an arc distance of 190.26 feet, said arc being subtended by a chord bearing and distance of South 58 degrees 01 minute 03 seconds East, 189.11 feet; thence South 47 degrees 07 minutes 07 seconds East, 14.91 feet to the northwesterly line of Royal Pines Drive; thence southwesterly on said northwesterly line and along the arc of a curve concave northwesterly and having a radius of 695.00 feet, an arc distance of 70.27 feet, said arc being subtended by a chord bearing and distance of South 45 degrees 51 minutes 51 seconds West, 70.24 feet; thence northwesterly, along the arc of a curve concave southwesterly and having a radius of 430.00 feet, an arc distance of 174.88 feet, said arc being subtended by a chord bearing and distance of North 57 degrees 16 minutes 03 seconds West, 173.68 feet; thence northwesterly, along the arc of a curve concave northeasterly and having a radius of 370.00 feet, an arc distance of 73.21 feet, said arc being subtended by a chord bearing and distance of North 03 degrees 15 minutes 01 second West, 73.09 feet; thence North 57 degrees 34 minutes 55 seconds West, 69.89 feet; thence South 75 degrees 03 minutes 30 seconds West, 377.52 feet; thence South 87 degrees 37 minutes 18 seconds West, 91.25 feet; thence North 02 degrees 22 minutes 42 seconds West, 547.93 feet to the point of beginning; being 6.56 acres, more or less, in area.

Scale 1" = 50'

For: Armstrong Development

November 18, 2019

Parcel No. 18-04-25-007953-001-31  
6.56 Acres ±  
Vacant



Lot 3

Armstrong Venture, LLC

LINE	BEARING	LENGTH
L302	S07°34'55"E	54.63
L306	S47°07'00"E	14.41
L327	N47°07'00"W	14.73
L328	N57°34'55"W	33.79
L340	S57°34'55"E	44.81
L341	S47°07'07"E	14.41
L342	N57°34'55"W	69.89

CURVE	LENGTH	RADIUS	Bearing	Chord	Delta
C60	56.31	285.00	S63°19'01"E	96.30	112°01'12"
C66	195.96	515.00	S58°01'03"E	194.78	21°48'07"
C67	30.00	695.00	S42°58'03"W	30.00	228°34'
C68	184.55	485.00	N58°01'03"W	183.44	21°48'07"
C69	62.33	315.00	N63°19'01"E	62.23	112°01'12"
C77	91.36	300.00	S63°19'01"E	94.26	112°01'12"
C78	190.26	500.00	S58°01'03"E	189.11	21°48'07"
C79	70.27	695.00	S45°51'51"W	70.24	6°19'09"
C80	174.88	430.00	N57°16'03"W	173.68	23°18'08"
C81	73.21	370.00	N63°19'01"W	73.09	112°01'12"

3.43 acres

Armstrong Venture, LLC

Royal Pines Drive  
110' Public Right-of-Way as per Plat Book 59, pages 27-33

- LEGEND
- Found 4"x4" Concrete Monument
  - Found Iron Pipe (as noted)
  - Set 1/2" Iron Pipe (LB 1301)
  - Fence
  - Powerline/Pole and Anchor
  - Telephone Line
  - Cable T/V Line
  - Concrete Air Conditioner Pad
  - Concrete Elec. Transformer Pad

- ABBREVIATIONS
- AC Air Conditioner
  - BR Building Restriction Line
  - ET Electric Transformer
  - FM Field Measurements
  - IP Iron Pipe

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

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

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".

Lot 4