

Client Project: 2025-01-14-45234 Harold T. Eiland Surveying & Mapping, Inc. 1/16/2025 10:00 AM, 1/16/2025 10:00 AM, 1/16/2025 10:00 AM

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

Scale 1" = 90'

May 15, 2025

For: Site Options

A tract of land in the G.J.F. Clark Grant, Section 38, Township 6 South, Range 26 East, Clay County, Florida, being a part of Section 39 and part of Lot 5, Block 1, Gould T. Butlers survey of the Clinch Estate, according to plat recorded in Plat Book 1, pages 31 through 34 of the public records of said county, together with part of Lots 3, 4, 5, 6, 8, 9 and 10, Block 4, and part of Lots 8, and 9, Block 1, according to plat of South Green Cove Springs, recorded in said records in Deed Book "Z", page 748, also part of River Road and part of Chestnut Avenue, as shown on both of said plats, said parcel being more particularly described as follows:  
Commence at the intersection of the southerly line of State Road No. 16 with the easterly line of State Road No. 15; thence on the southerly line of State Road No. 16, North 79 degrees 05 minutes 46 seconds East, 2,150.00 feet; thence South 27 degrees 10 minutes 14 seconds East, 635.48 feet to the point of beginning; thence continue South 27 degrees 10 minutes 14 seconds East, 322.60 feet to the northwesterly line of a CSX Spur Tract as described in Official Records Book 75, page 87 of said public records; thence on said northwesterly line, South 34 degrees 26 minutes 00 seconds West, 1856.42 feet; thence North 89 degrees 32 minutes 05 seconds West, 44.42 feet; thence North 10 degrees 18 minutes 10 seconds West, 1185.37 feet; thence North 79 degrees 06 minutes 25 seconds East, 556.41 feet; thence North 36 degrees 45 minutes 04 seconds East, 86.39 feet; thence North 11 degrees 55 minutes 07 seconds West, 366.20 feet; thence North 79 degrees 25 minutes 17 seconds East, 647.37 feet to the point of beginning; being 24.27 acres, more or less, in area.

MAP OF

BLOCK 1  
SOUTH GREEN COVE SPRINGS

BLOCK 4  
SOUTH GREEN COVE SPRINGS

BLOCK 1  
CLINCH ESTATE

State Road No. 16

State Road No. 15 - U.S. Highway No. 17

BLOCK 1  
CLINCH ESTATE

LOT 5

POINT OF BEGINNING

LOT 6

LOT 5

24.27 acres ±

SECTION 39  
CLINCH ESTATE

LOT 10

LOT 7

LOT 8

LOT 9

LOT 10

LOT 8

LOT 9

CHESTNUT AVENUE

LIGHTWOOD AVENUE

1856.42'  
Gromery ACL Railroad

CSX Transportation Railroad Spur Track  
Official Records Book 75, page 87

Rooftop Partners I, L.P., O. R. Book 1514, pages 334 and 343

Clay County Port Authority, Official Records Book 111, page 125

Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map is for informational purposes only and is not valid.

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FF No. 31-01 KH Field Book N/A Job No. 452345-B