

THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION

LEGEND:

- # - DENOTES NUMBER
- N.O. - DENOTES NUMBER
- N - DENOTES NORTH
- S - DENOTES SOUTH
- E - DENOTES EAST
- W - DENOTES WEST
- SW - DENOTES SOUTHWEST
- LB - DENOTES LICENSED BUSINESS
- LS - DENOTES LICENSED SURVEYOR
- RLS - DENOTES REGISTERED LAND SURVEYOR
- P.S.M. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
- LLC - DENOTES LIMITED LIABILITY COMPANY
- INC. - DENOTES INCORPORATED
- CORP. - DENOTES CORPORATION
- OR - DENOTES OFFICIAL RECORDS BOOK
- PG - DENOTES PAGE
- PB - DENOTES PLAT BOOK
- FLA - DENOTES FLORIDA
- R/W - DENOTES RIGHT-OF-WAY
- N.T. - DENOTES NON-TANGENT
- P.C. - DENOTES POINT OF CURVATURE

O.R. 2222, PG. 1828

O.R. 1104, PG. 543

NORTHEASTERLY
OF COVENTRY BRANCH

493'±

PROPOSED SOUTHERLY
R/W LINE

S66°28'21"E

COOKS LANE
(PROPOSED 60' R/W & MULLIS,
DATED 4/12/83 & BEING FILE NO. D25-242)

352'±

P.C. - C1

S35°44'54"E 216.61'

O.R. 4620, PG. 965

PORTION OF
O.R. 4709, PG. 178
± 5.4 ACRES

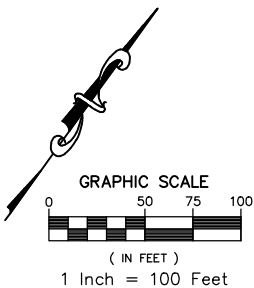
S54°15'06"W 264.63'

POINT OF BEGINNING

REMAINDER OF
O.R. 4709, PG. 178
(WAREHOUSE PARCEL)

O.R. 4430, PG. 1014

POINT OF
COMMENCEMENT
THE SW CORNER OF LOT 1,
BLOCK 1, BAYARD TRACT



N24°21'05"W
47.00'
WESTERLY
LINE OF
LOT 1, BLK 1,
BAYARD
TRACT

N61°51'10"E
600.54'
NORTHERLY LINE OF
O.R. 3006, PG. 935

(60' PUBLIC R/W)
ENERGY COVE COURT
(PER O.R. 3251, PG. 1137)

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL BOTH SHEETS.

WIGGINS CONSTRUCTION COMPANY

A PORTION OF A PARCEL OF LAND AS RECORDED O.R. 4709, PAGE 178

SCALE 1" = 100'	DATE 05/09/2025	DRAWN LAS	CALCED LAS	CHECKED TPH
JOB No. 1876-22-001	SECTION 38	TOWNSHIP 6 SOUTH	RANGE 26 EAST	

BARTRAM TRAIL SURVEYING, INC.



1501 COUNTY ROAD 315, SUITE NO. 106
GREEN COVE SPRING, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991



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I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and is not valid without the signature and the original raised or digital seal of a Florida licensed Surveyor and Mapper.

D R A F T

THOMAS P. HUGHES, JR.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA # L.S. 3507
CERTIFICATE OF AUTHORIZATION No. LB 6991

THIS IS NOT A SURVEY

DESCRIPTION: A PORTION OF A PARCEL OF LAND AS RECORDED IN O.R. 4709, PAGE 178

A parcel of land being a portion of that certain property as recorded in Official Records Book 4709, page 178 of the Public Records of Clay County, Florida; being a part of Lot 1, Block 1, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in said Public Records in Deed Book "J", pages 273 and 274, said parcel also being a portion of Section 29, Block 1, according to plat of Bayard Tract recorded in Plat Book 1, page 34 of said Public records and lying in Section 38, Township 6 South, Range 26 East, said Clay County, said parcel being more particularly described as follows:

Commence at the Southwest corner of said Lot 1, Block 1, Bayard Tract; thence on the West line thereof, North 24°21'05" West, 47.00 feet to the northwesterly line of those lands described in Official Records Book 3006, page 935 of said Public Records; thence on said northwesterly line, North 61°51'10" East, 600.54 feet; thence North 26°40'57" West, 54.22 feet to the most southerly corner of said property recorded in Official Records Book 4709, page 178 of said Public Records, said corner being on the northerly right-of-way line of Energy Cove Court as recorded in Official Records Book 3251, page 1137 of said Public Records; thence continue North 26°40'57" West, along the westerly line of said property, 262.43 feet to the POINT OF BEGINNING of the parcel described herein.

Thence continue along said westerly line the following two (2) courses: (1) North 26°40'57" West, 5.16 feet; thence North 59°41'25" West, 408 feet, more or less to the centerline of Coventry Branch; thence northeasterly, along said centerline, 493 feet, more or less to a point on the proposed southerly right-of-way line of Cooks Lane (a proposed 60 foot right-of-way) per sketch by McKee, Eiland and Mullis, dated April 12, 1983 and being file number D25:242; thence along said proposed southerly right-of-way line the following two (2) courses: (1) South 66°28'21" East, 352 feet more or less to the point of curvature of a curve concave to the North, having a radius of 210.06 feet; (2) easterly along the arc of said curve, an arc distance of 29.21 feet, said arc being subtended by a chord bearing and a distance of South 70°27'26" East, 29.19 feet; thence departing said southerly right-of-way line and along the easterly line of aforesaid property, South 35°44'54" East, 216.61 feet; thence departing said easterly line, South 54°15'06" West, 264.63 feet to the point of curvature of a not tangent curve concave to the Southeast, having a radius of 52.32 feet; thence southwesterly along the arc of said curve, an arc distance of 21.52 feet, said arc being subtended by a chord bearing and a distance of South 42°16'50" West, 21.36 feet; thence along a line non-tangent to said curve, South 30°18'34" West, 172.18 feet to the POINT OF BEGINNING of Parcel herein described.

Containing 5.4 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

General Notes:

- 1. Bearings shown hereon are based upon the westerly line of that parcel of land as described in Official Records Book 4709, page 178 of the Public Records of Clay County, Florida; having a bearing of N26°40'57"W, as determined by the Global Navigation Satellite System (Florida State Plane – East Zone – NAD 83).
- 2. Additions, deletions and/or any written information added to this map and/or report is prohibited and is not authorized by the signing surveyor.
- 3. This map is intended to be viewed at a scale of 1"=100' or smaller.
- 4. This survey is being provided solely for the use of the current parties and no certification has been created, express or implied to copies of this survey and is not transferable. Any copies of this survey that are used in any subsequent transactions shall be null and void if they do not bear the embossed raised or digital seal of the signing surveyor. The use of such documents releases the signing surveyor of any further claims of liability of any subsequent transactions and is only valid up to 60 days after the initial signing date.
- 5. Dimensions are in feet and decimal parts thereof.
- 6. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to or pursued by the undersigned, other than those shown hereon. Easements or restrictions of record other than those shown hereon may exist.
- 7. This survey is only for the lands as described. It is not a certificate of title, zoning, easements or freedom of encumbrances.
- 8. This survey is based on information as provided by the client.

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL BOTH SHEETS.

WIGGINS CONSTRUCTION COMPANY

A PORTION OF A PARCEL OF LAND AS RECORDED O.R. 4709, PAGE 178

LAND SURVEYORS

PLANNERS & DRAFTING



DRONE / LIDAR TECHNOLOGY

LAND DEVELOPMENT CONSULTANTS

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25+

YEARS

SERVING THE COMMUNITY

ESTABLISHED 1998



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