

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 THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3431, PAGE 1428, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF VILLAGE SQUARE PARKWAY (A 100 FOOT RIGHT-OF-WAY PER FLEMING PLANTATION – FIRST ROADWAY PLAT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 1 THROUGH 9, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 87°08'37" WEST, A DISTANCE OF 233.23 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE NORTH 87°08'37" WEST, A DISTANCE OF 16.55 FEET TO A POINT OF CURVATURE OF A 650.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°46'18" WEST AND A CHORD LENGTH OF 366.44 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°44'39", AN ARC DISTANCE OF 371.47 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE LANDS OF PARCEL 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2898, PAGE 833, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN ALONG THE NORTHWESTERLY AND NORTHERLY LINE OF SAID LANDS THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 63°39'04" EAST, A DISTANCE OF 332.92 FEET; 2) THENCE RUN SOUTH 26°20'56" EAST, A DISTANCE OF 4.30 FEET TO A POINT OF CURVATURE OF A 40.50 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52°35'31" EAST AND A CHORD LENGTH OF 35.82 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°29'09", AN ARC DISTANCE OF 37.10 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 78°50'05" EAST, A DISTANCE OF 21.39 FEET TO A POINT OF CURVATURE OF A 29.62 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 39°22'46" EAST AND A CHORD LENGTH OF 37.65 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°54'39", AN ARC DISTANCE OF 40.79 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 2°52'01" WEST, A DISTANCE OF 5.66 FEET TO A POINT ON A 142.52 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71°17'02" WEST AND A CHORD LENGTH OF 15.33 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'50", AN ARC DISTANCE OF 15.33 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 11°42'03" WEST, A DISTANCE OF 32.83 FEET TO A POINT OF CURVATURE OF A 130.50 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71°17'02" WEST AND A CHORD LENGTH OF 20.10 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°50'02", AN ARC DISTANCE OF 20.12 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 2°52'01" WEST, A DISTANCE OF 38.87 FEET TO A POINT OF CURVATURE OF A 130.50 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 0°44'24" EAST AND A CHORD LENGTH OF 16.42 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°12'50", AN ARC DISTANCE OF 16.43 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 4°20'49" EAST, A DISTANCE OF 73.29 FEET TO A POINT OF CURVATURE OF A 11.50 FOOT RADIUS CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17°40'19" WEST AND A CHORD LENGTH OF 8.62 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°02'16", AN ARC DISTANCE OF 8.84 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 40°43'19" WEST, A DISTANCE OF 1.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.38 ACRES, MORE OR LESS.

1. 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.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
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 WAS PROVIDED BY ENGLAND-THIMS & MILLER, INC.

JEREMY D. HALICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

JOB S08023.0021

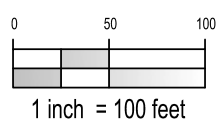
SEE SHEET 1 FOR DESCRIPTION & NOTES
SEE SHEET 2 FOR SKETCH
SEE SHEET 3 FOR LINE & CURVE TABLES



DRAWING NAME: S:\SURVEY\NEW SURVEY\CLAY WAWA - FLEMING ISLAND\INDY&TOPO\DWG\SKETCH OF DESCRIPTIONS\WAWA-FLEMING ISLAND_PARCEL 2 SURSKETCH.DWG: 02.8.5 X 11.1723/2024 7:19 AM BY: JHALLOCK : CFB Survey Standard.ctb

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " " SHEET 02 OF 03



PARCEL
#09-05-26-014266-005-00
ORB 2301, PG 925

NORTH LINE,
ORB 3431, PG 1428

EAST LINE,
ORB 3431, PG 1428

PARCEL
#09-05-26-014266-909-00
ORB 1853, PG 1598

WEST LINE,
SHOPPING CENTER PARCEL
ORB 2898, PG 833

PROPOSED
REMAINDER OF
PARCELS 5 & 6

WEST LINE,
PARCEL 1-5-6
ORB 2898, PG 833

PROPOSED
REVISED
SHOPPING CENTER
PARCEL

NORTHERLY LINE,
SHOPPING CENTER PARCEL
ORB 2898, PG 833

NWLY LINE,
PARCEL 2
ORB 2898, PG 833

REVISED
PARCEL 2
(±1.38 ACRES)

PROPOSED
WAWA
PARCEL

PARCEL
#16-05-26-014266-023-07
ORB 1853, PG 1598

EAST LINE,
ORB 3431, PG 1428

POINT OF
COMMENCEMENT
SE CORNER, ORB
3431, PG 1428

LEGEND:

- LB = LICENSED BUSINESS
- POC = POINT ON NON-TANGENT CURVE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PNT = POINT OF NON-TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- L# = REFERENCE TO LINE TABLE
- C# = REFERENCE TO CURVE TABLE
- = CHANGE IN DIRECTION
- = LINE BREAK

POINT OF
BEGINNING
VILLAGE SQUARE PARKWAY
100' RIGHT-OF-WAY PER PB 34, PG 1

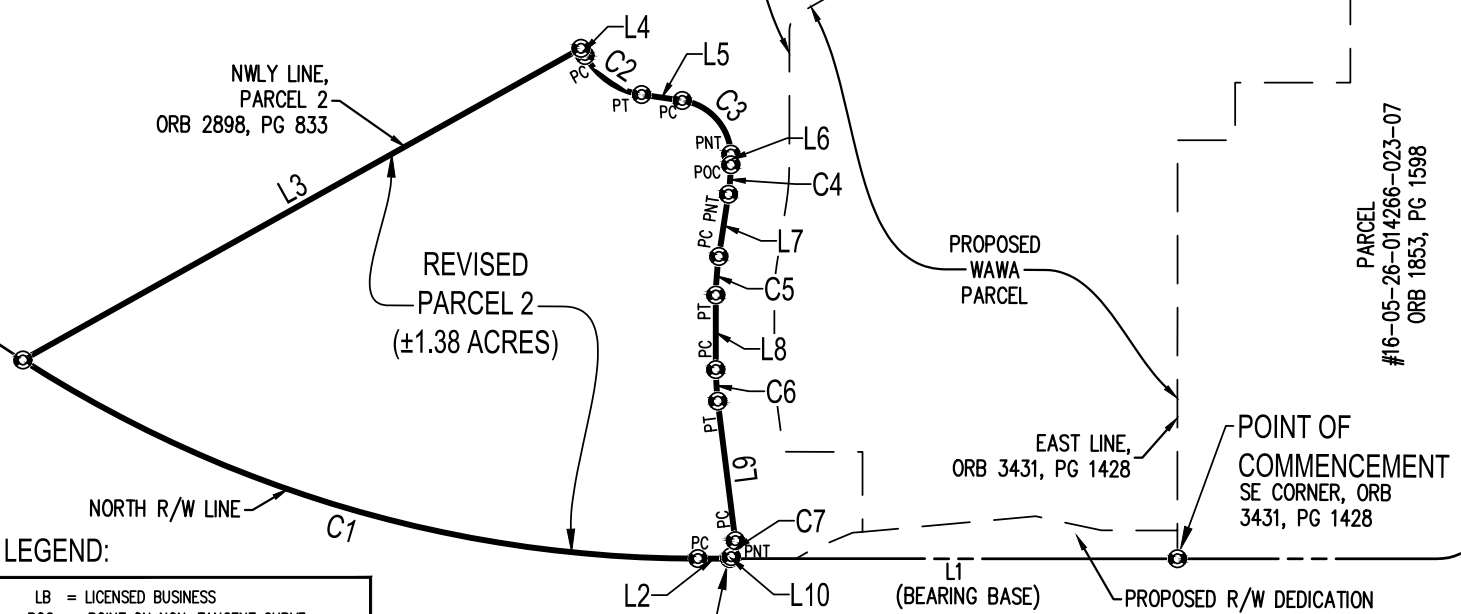
JOB S08023.0021
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CFB
SURVEYING

**CLYMER
FARNER
BARLEY**

4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB8498



DRAWING NAME: S:\SURVEY\NEW SURVEY\CLAY WAWA - FLEMING ISLAND\ENDY&TOPO\DWG\WAWA-FLEMING ISLAND_PARCEL 2 SURSKETCH.DWG :03 8.5 X 11.7/23/2024 7:04 AM BY: JHALOCK

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT "___" SHEET 03 OF 03

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N87°08'37"W	233.23'
L2	N87°08'37"W	16.55'
L3	N63°39'04"E	332.92'
L4	S26°20'56"E	4.30'
L5	S78°50'05"E	21.39'
L6	S02°52'01"W	5.66'
L7	S11°42'03"W	32.83'
L8	S02°52'01"W	38.87'
L9	S04°20'49"E	73.29'
L10	S40°43'19"W	1.25'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	650.00'	32°44'39"	371.47'	N70°46'18"W	366.44'
C2	40.50'	52°29'09"	37.10'	S52°35'31"E	35.82'
C3	29.62'	78°54'39"	40.79'	S39°22'46"E	37.65'
C4	142.52'	6°09'50"	15.33'	S07°17'02"W	15.33'
C5	130.50'	8°50'02"	20.12'	S07°17'02"W	20.10'
C6	130.50'	7°12'50"	16.43'	S00°44'24"E	16.42'
C7	11.50'	44°02'16"	8.84'	S17°40'19"W	8.62'

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