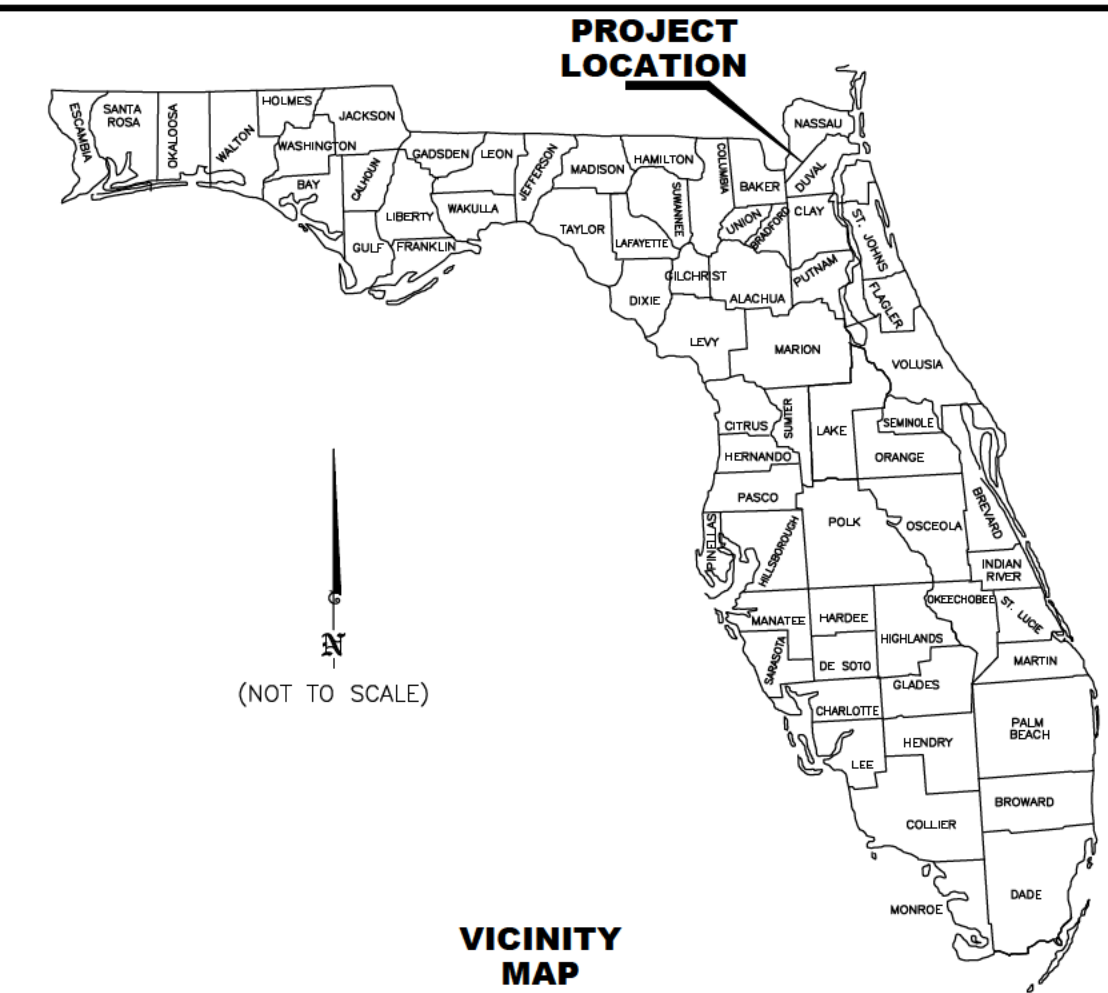
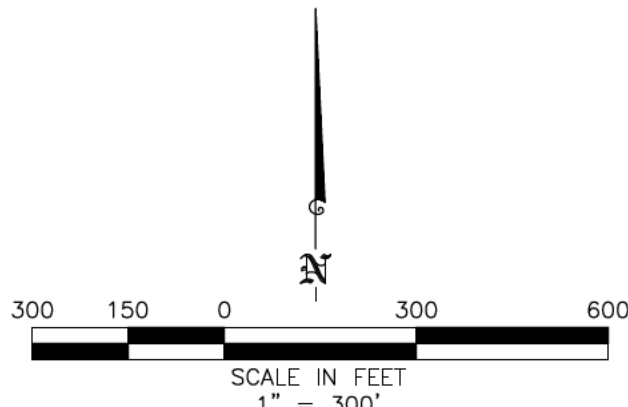
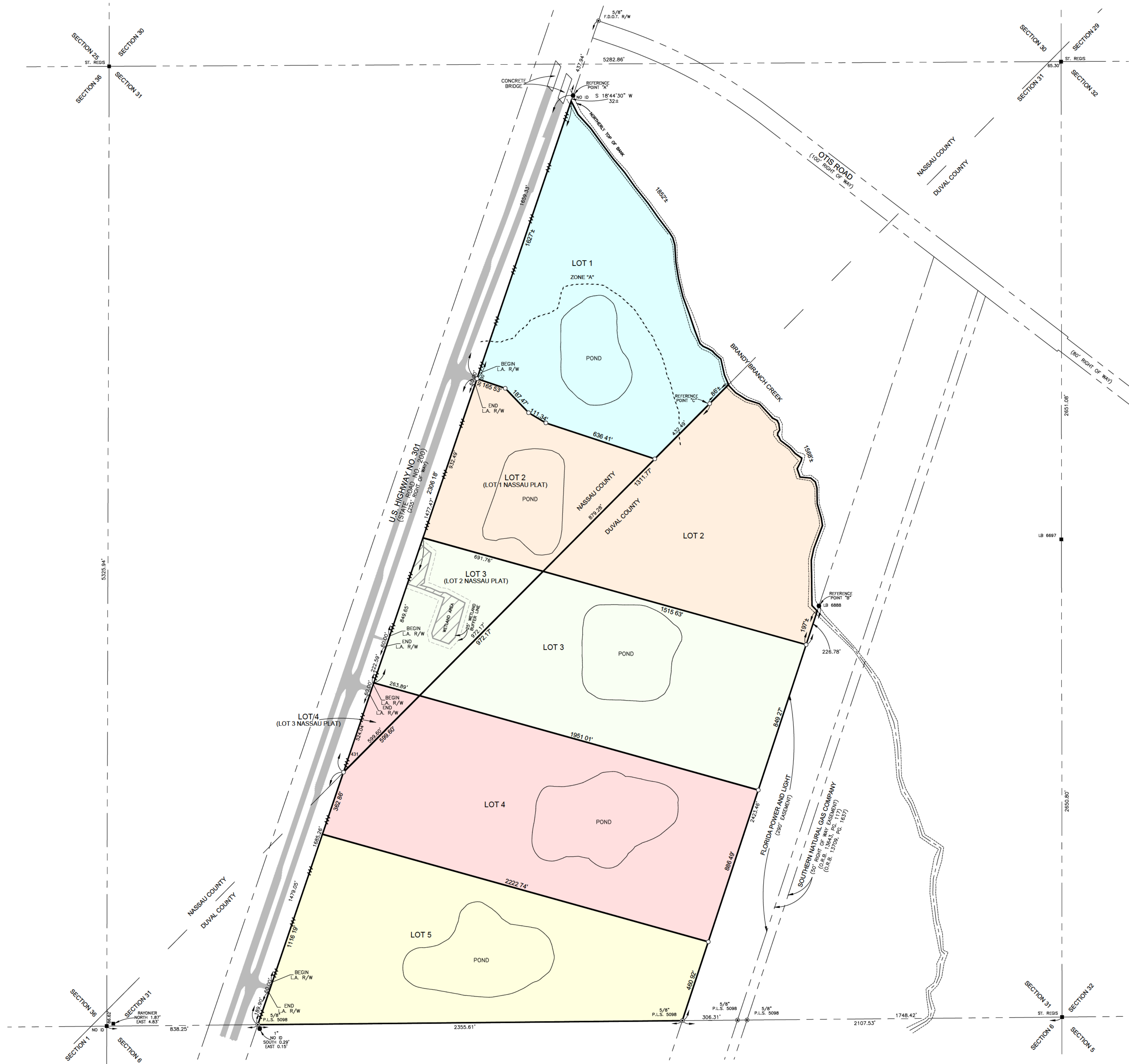


MAP SHOWING SKETCH OF  
BEING A PORTION OF  
SECTION 31  
TOWNSHIP 1 SOUTH, RANGE 24 EAST  
DUVAL COUNTY, FLORIDA  
AND  
BEING A PORTION OF  
SECTION 31  
TOWNSHIP 1 SOUTH, RANGE 24 EAST  
NASSAU COUNTY, FLORIDA



ACREAGE TABLE	
LOT 1	NASSAU COUNTY, 34.13 ACRES±
LOT 2	DUVAL COUNTY, 28.27 ACRES±, TOGETHER WITH LOT 1 NASSAU PLAT, 16.94 ACRES±, TOTAL 45.21 ACRES±
LOT 3	DUVAL COUNTY, 33.76 ACRES±, TOGETHER WITH LOT 2 NASSAU PLAT, 9.31 ACRES±, TOTAL 43.07 ACRES±
LOT 4	DUVAL COUNTY, 43.52 ACRES±, TOGETHER WITH LOT 3 NASSAU PLAT, 1.58 ACRES±, TOTAL 45.10 ACRES±
LOT 5	DUVAL COUNTY, 40.23 ACRES±



- LEGEND:
- = FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
  - ⊙ = FOUND IRON ROD UNLESS OTHERWISE NOTED
  - = SET 1/2" IRON PIPE & CAP STAMPED LB 6888
  - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6888
  - = FOUND 4"x4" CONCRETE MONUMENT UNLESS OTHERWISE NOTED
  - - - = FENCE
  - - - = OVERHEAD UTILITY LINES
  - ⊕ = UTILITY POLE
  - ⊙ = GUY ANCHOR
  - ⊗ = UNDERGROUND TELEPHONE RISER BOX
  - R.L.S. = REGISTERED LAND SURVEYOR
  - P.L.S. = PROFESSIONAL LAND SURVEYOR
  - L.S. = LICENSED SURVEYOR
  - D.B. = DEED BOOK
  - O.R.B. = OFFICIAL RECORD BOOK
  - P.C. = PAGE
  - (F) = FIELD MEASURED
  - (D) = DEED
  - (P) = PLAT
  - (C) = CALCULATED
  - ID = IDENTIFICATION
  - LB = LICENSED BUSINESS
- = ASPHALT PAVEMENT
  - = LOT 1, NASSAU COUNTY, 34.13 ACRES±
  - = LOT 2, DUVAL COUNTY, 28.27 ACRES±, TOGETHER WITH LOT 1 NASSAU PLAT, 16.94 ACRES±, TOTAL 45.21 ACRES±
  - = LOT 3, DUVAL COUNTY, 33.76 ACRES±, TOGETHER WITH LOT 2 NASSAU PLAT, 9.31 ACRES±, TOTAL 43.07 ACRES±
  - = LOT 4, DUVAL COUNTY, 43.52 ACRES±, TOGETHER WITH LOT 3 NASSAU PLAT, 1.58 ACRES±, TOTAL 45.10 ACRES±
  - = LOT 5, DUVAL COUNTY, 40.23 ACRES±

SURVEYORS NOTES:  
1.) THIS IS NOT A BOUNDARY SURVEY.  
3.) BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011) ADJUSTMENT AND ARE BASED ON CONTROL POINTS PID 72.94 GPS 3, DESIGNATION AB4004, THE BEARING BASE BEING THE MONUMENTED SOUTH LINE OF SECTION 31, SAID MONUMENTED LINE HAVING A GRID BEARING OF S 89 27'23" W.



	L. D. BRADLEY LAND SURVEYORS 510 SOUTH 5TH STREET MACLENNY, FLORIDA 32063 PHONE (904) 786-6400      FAX (904) 786-1479		
	LICENSED BUSINESS No. 6888		
W.O. NO.: 21-672	DATE: 12/22/2023	DRAFTED BY: DHB	FB PG
CHECKED BY: RJJ	CAD FILE: 21672 NASSAU PLAT REVISED 2 - DUVAL LOTS.DWG		