



Clay County Utility Authority

3176 Old Jennings Road
Middleburg, FL 32068
904-272-5999

Exhibit "A"

LEGAL DESCRIPTION

CLAY COUNTY UTILITY AUTHORITY EASEMENT:

A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, SAID CORNER BEING ON THE NORTHERLY BOUNDARY LINE OF PINE RIDGE PLANTATION, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGES 20 THROUGH 45 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHERLY BOUNDARY LINE OF SAID PINE RIDGE PLANTATION, RUN THE FOLLOWING EIGHT (8) COURSES: (1) NORTH $89^{\circ} 34' 13''$ EAST, 327.77 FEET; (2) SOUTH $40^{\circ} 48' 13''$ EAST, 1032.23 FEET; (3) NORTH $53^{\circ} 32' 15''$ EAST, 248.48 FEET; (4) SOUTH $56^{\circ} 45' 29''$ EAST, 1877.15 FEET; (5) SOUTH $00^{\circ} 00' 20''$ EAST, 1125.77 FEET; (6) SOUTH $83^{\circ} 19' 51''$ WEST, 1317.62 FEET; (7) SOUTH $00^{\circ} 15' 15''$ WEST, 359.35 FEET; (8) SOUTH $89^{\circ} 51' 24''$ WEST, 145.65 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF TYNES BOULEVARD (A 115 FEET RIGHT-OF-WAY AS NOW ESTABLISHED, ACCORDING TO PLAT BOOK 51, PAGES 25 THROUGH 28 OF THE PUBLIC RECORDS OF SAID COUNTY), AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH $89^{\circ} 51' 24''$ WEST, 1005.63 FEET; THENCE SOUTH $39^{\circ} 47' 23''$ WEST, 205.74 FEET; THENCE NORTH $89^{\circ} 51' 24''$ EAST, 67.74 FEET; THENCE NORTH $00^{\circ} 08' 36''$ WEST, 29.40 FEET; THENCE NORTH $78^{\circ} 59' 14''$ EAST, 66.32 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 56.20 FEET, RUN A CHORD DISTANCE OF 20.00 FEET, THE BEARING OF SAID CHORD BEING NORTH $11^{\circ} 54' 36''$ WEST; THENCE SOUTH $78^{\circ} 59' 14''$ WEST, 62.16 FEET; THENCE NORTH $39^{\circ} 47' 23''$ EAST, 114.75 FEET; THENCE NORTH $89^{\circ} 51' 24''$ EAST, 693.45 FEET; THENCE SOUTH $00^{\circ} 08' 36''$ EAST, 25.00 FEET; THENCE NORTH $89^{\circ} 51' 24''$ EAST, 25.00 FEET; THENCE NORTH $00^{\circ} 08' 36''$ WEST, 25.00 FEET; THENCE NORTH $89^{\circ} 51' 24''$ EAST, 274.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF TYNES BOULEVARD (A 115 FEET RIGHT-OF-WAY AS NOW ESTABLISHED, ACCORDING TO PLAT BOOK 51, PAGES 25 THROUGH 28 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 745.00 FEET, RUN A CHORD DISTANCE OF 20.37 FEET TO THE **POINT OF BEGINNING**, THE BEARING OF SAID CHORD BEING NORTH $10^{\circ} 44' 07''$ EAST.

JUNE 8, 2017

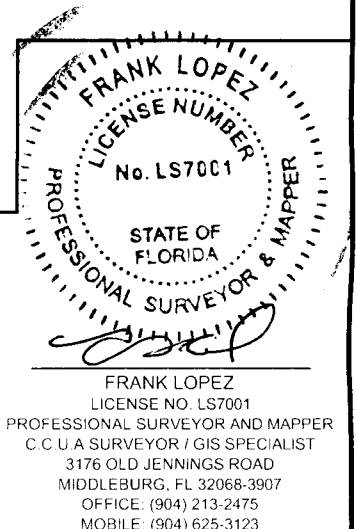
PAGE 3 OF 3

NOTES:

1. THIS MAP WAS PREPARED FOR DESCRIPTIVE PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF PINE RIDGE PLANTATION, ACCORDING TO PLAT BOOK 52, PAGES 20 THROUGH 45 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AS BEING SOUTH $89^{\circ} 51' 24''$ WEST.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THERE COULD BE EASEMENTS, COVENANTS, AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.

THIS MAP MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDAM ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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MAP SHOWING

A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PAGE 1 OF 3

JUNE 8, 2017

LEGEND

	EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
CCUA	CLAY COUNTY UTILITY AUTHORITY
CEC	CLAY ELECTRIC COOPERATIVE, INC.
●	FOUND PROPERTY CORNER
P.B.	PLAT BOOK
R/W	RIGHT OF WAY
R	RADIUS
CB	CHORD BEARING
CH	CHORD DISTANCE
---	RIGHT OF WAY
---	EASEMENT
---	SECTION LINE
---	PROPERTY LINE
---	CENTER LINE

CCUA EASEMENT

POINT OF COMMENCEMENT
NW CORNER OF SECTION 30

POINT OF BEGINNING

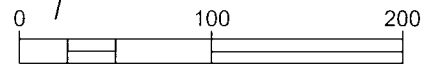
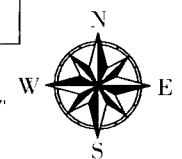
PARCEL "1B"
PID: 30-04-25-008069-017-00
O.R.B. 3911 PG. 603

PARCEL "1"
PID: 30-04-25-008069-002-01
O.R.B. 1422 PG. 1795

WATER TREATMENT PLANT
(PRIVATE)

WELL

S 89° 51' 24" W
145.65'
S 00° 15' 15" W
359.35'
R= 745.00' CH= 20.37'
CB= N 10° 44' 07" E



SCALE: 1 INCH = 100 FEET

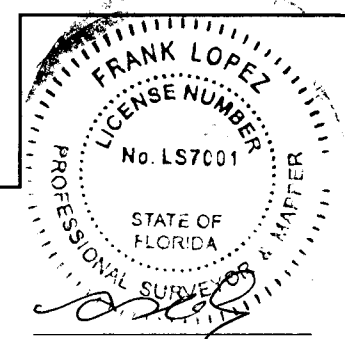
MATCH LINE SEE PAGE 2 OF 3

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FRANK LOPEZ
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PROFESSIONAL SURVEYOR AND MAPPER
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PAGE 2 OF 3

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LEGEND

	EASEMENT	R	RADIUS
O.R.B.	OFFICIAL RECORDS BOOK	CB	CHORD BEARING
CCUA	CLAY COUNTY UTILITY AUTHORITY	CH	CHORD DISTANCE
CEC	CLAY ELECTRIC COOPERATIVE, INC.	---	RIGHT OF WAY
	FOUND PROPERTY CORNER	---	EASEMENT
P.B.	PLAT BOOK	---	SECTION LINE
R/W	RIGHT OF WAY	---	PROPERTY LINE
		---	CENTER LINE

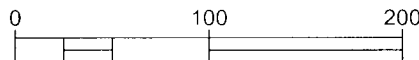
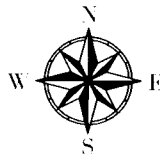
CCUA EASEMENT

PINE RIDGE PLANTATION
PLAT BOOK 52 - PAGES 20 - 45

PARCEL "1B"
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O.R.B. 3911 PG. 603

PARCEL "1"
PID: 30-04-25-008069-002-01
O.R.B. 1422 PG. 1795

CLAY COUNTY UTILITY AUTHORITY
WATER TREATMENT PLANT
(PROPOSED)



SCALE: 1 INCH = 100 FEET

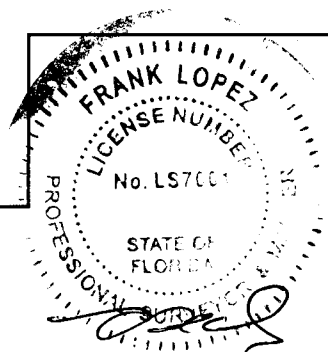
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