

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	65.00'	184°26'08"	209.24'	N 77°33'09" E	129.90'
C2	259.21'	90°52'19"	411.11'	N 59°12'06" W	369.36'
C3	60.00'	299°59'30"	314.15'	N 75°26'33" E	60.01'
C4	199.21'	91°06'38"	316.78'	S 59°04'56" E	284.44'
C5	65.00'	85°35'32"	97.10'	S 32°33'59" W	88.32'

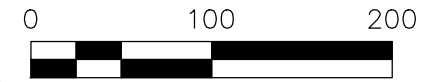
12

11

10

"NASSAU VILLAGE WEST"
Plat Book 5, page 23

13



GRAPHIC SCALE
SCALE: 1" = 100'



PIN 37-1N-25-2950-0001-0150
OWNER NAME: GREENE & GROGAN PROPERTIES, LLC
O.R. BOOK 2382, PAGE 393
(LOT 15, BLOCK 1, "GREEN ACRES",
N UNRECORDED SUBDIVISION)

PORTION OF EXISTING RIGHT-OF-WAY
OF "DEERFIELD COUNTRY CLUB ROAD"
TO BE ABANDONED, CLOSED AND VACATED

DEERFIELD COUNTRY CLUB ROAD
(A 60' PUBLIC ROAD R/W)

POINT OF BEGINNING
ADDITIONAL R/W
POINT OF COMMENCEMENT
ROAD CLOSURE

"WOODLAND FOREST
PHASE 1"
Plat Book 6, pages 292-294

JONATHAN B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

DEED
JOHN T. WOODS
to NASSAU COUNTY
O.R. BOOK 385, PAGE 620

JOB No. 52007
MAP DATE: MARCH 11, 2021
CAD FILE NAME: ROAD CLOSURE.Dwg
SCALE: 1" = 100'

Prepared by:

A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	S 75°21'45" W	129.87'
L2	N 14°39'55" W	5.05'
L3	S 75°21'45" W	274.83'
L4	N 75°21'45" E	339.70'

Sheet Two (2) of Four (4) Sheets

DEERFIELD COUNTRY CLUB ROAD
O.R. BOOK 385, PAGE 620
PORTION TO BE ABANDONED, CLOSED AND VACATED

Closure Report
Thu Mar 11 15:27:51 2021

Northing	Easting	Bearing	Distance
2253665.889	411491.163	S 75°21'45" W	274.832
2253596.439	411225.251		
Radius: 259.210 Chord: 369.357 Degree: 22°06'14"			
Dir: Right			
Length: 411.111 Delta: 90°52'19" Tangent: 263.185			
Chord BRG: N 59°12'06" W Rad-In: N 14°38'15" W			
Rad-Out: N 76°14'04" E			
Radius Point: 2253847.236, 411159.748			
2253785.557	410907.983		
Radius: 60.000 Chord: 60.007 Degree: 95°29'35"			
Dir: Right			
Length: 314.151 Delta: 299°59'30" Tangent: 34.647			
Chord BRG: N 75°26'33" E Rad-In: N 15°26'47" E			
Rad-Out: N 44°33'42" W			
Radius Point: 2253843.389, 410923.963			
2253800.640	410966.064		
Radius: 199.210 Chord: 284.442 Degree: 28°45'41"			
Dir: Left			
Length: 316.779 Delta: 91°06'38" Tangent: 203.109			
Chord BRG: S 59°04'56" E Rad-In: N 76°28'23" E			
Rad-Out: N 14°38'15" W			
Radius Point: 2253847.236, 411159.748			
2253654.491	411210.089		
N 75°21'45" E 339.699			
2253740.334	411538.763		
Radius: 65.000 Chord: 88.321 Degree: 88°08'50"			
Dir: Left			
Length: 97.101 Delta: 85°35'32" Tangent: 60.183			
Chord BRG: S 32°33'59" W Rad-In: S 14°38'15" E			
Rad-Out: N 79°46'13" E			
Radius Point: 2253677.444, 411555.189			
2253665.900	411491.222		

Closure Error Distance> 0.06004 Error Bearing> S 79°46'13" W
Closure Precision> 1 in 29206.6 Total Distance> 1753.674
Polyline Area: 50,208.5 sq ft, 1.15 acres

DEERFIELD COUNTRY CLUB ROAD
ADDITIONAL RIGHT-OF-WAY
FOR CUL-DE-SAC

Closure Report
Thu Mar 11 15:26:18 2021

Northing	Easting	Bearing	Distance
2253698.787	411616.792	S 75°21'45" W	129.865
2253665.900	411491.222		
Radius: 65.000 Chord: 129.903 Degree:			
88°08'50" Dir: Left			
Length: 209.236 Delta: 184°26'08" Tangent:			
1678.421			
Chord BRG: N 77°33'09" E Rad-In: N 79°46'13" E			
Rad-Out: S 75°20'05" W			
Radius Point: 2253677.444, 411555.189			
2253693.900	411618.071		
N 14°39'55" W 5.051			

Closure Error Distance> 0.00604 Error Bearing> N 79°46'13" E
Closure Precision> 1 in 5731.7 Total Distance> 344.152
Polyline Area: 7,291.7 sq ft, 0.16 acres

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", AS S 75°21'45" W, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST).

2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA STANDARD OPERATIONAL PROCEDURES, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.051.

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

Prepared by:

A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

LEGAL DESCRIPTION
ADDITIONAL ROAD RIGHT-OF-WAY
FOR CUL-DE-SAC

A PARCEL OF LAND, TO BE DEEDED TO NASSAU COUNTY, FLORIDA FOR ADDITIONAL RIGHT-OF-WAY FOR "DEERFIELD COUNTRY CLUB ROAD", AN EXISTING SIXTY (60) FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THAT DEED FROM JOHN T. WOOD TO NASSAU COUNTY, FLORIDA AS RECORDED AT OFFICIAL RECORDS BOOK 385, PAGE 620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AFORESAID ADDITIONAL MRIGHT-OF-WAY BEING A PORTION OF LOT 13, "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 292 THROUGH 294 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 13, "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 292 THROUGH 294 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "DEERFIELD COUNTRY CLUB ROAD", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER AFORESAID DEED RECORDED IN OFFICIAL RECORDS BOOK 385, PAGE 620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND RUN THENCE, SOUTH 75°21'45" WEST, ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 129.87 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 184°26'08" TO THE LEFT, AN ARC DISTANCE OF 209.24 FEET, TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN LOTS 12 AND 13, "WOODLAND FOREST PHASE 1", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°33'09" EAST, 129.90 FEET; RUN THENCE, NORTH 14°39'55" WEST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 12 AND 13, A DISTANCE OF 5.05 FEET, TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 13, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 7,291 SQUARE FEET, OR 0.16 ACRES, MORE OR LESS, IN AREA.

Prepared by:

A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

LEGAL DESCRIPTION

PORTION OF ROAD RIGHT-OF-WAY
TO BE ABANDONED, CLOSED AND VACATED

A PORTION OF "DEERFIELD COUNTRY CLUB ROAD", AN EXISTING SIXTY (60) FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THAT DEED FROM JOHN T. WOOD TO NASSAU COUNTY, FLORIDA AS RECORDED AT OFFICIAL RECORDS BOOK 385, PAGE 620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND LYING WITHIN SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, TO BE ABANDONED, CLOSED AND VACATED, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 13, "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 292 THROUGH 294 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "DEERFIELD COUNTRY CLUB ROAD", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER AFORESAID DEED RECORDED IN OFFICIAL RECORDS BOOK 385, PAGE 620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND RUN THENCE, SOUTH 75°21'45" WEST, ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 129.87 FEET, TO THE POINT OF BEGINNING OF THAT PORTION OF "DEERFIELD COUNTRY CLUB ROAD", TO BE ABANDONED, CLOSED AND VACATED.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: CONTINUE THENCE, SOUTH 75°21'45" WEST, A DISTANCE OF 274.83 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHWESTERLY;

COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 259.21 FEET, THROUGH A CENTRAL ANGLE OF 90°52'19" TO THE RIGHT, AN ARC DISTANCE OF 411.11 FEET, TO THE POINT OF REVERSE CURVATURE, OF THE BULB OF A CUL-DE-SAC, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°12'06" WEST, 369.36 FEET; RUN THENCE, ALONG AND AROUND THE BULB OF A CUL-DE-SAC, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 299°59'30" TO THE RIGHT, AN ARC DISTANCE OF 314.15 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "DEERFIELD COUNTRY CLUB ROAD", SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°26'33" EAST, 60.01 FEET; RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "DEERFIELD COUNTRY CLUB ROAD", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 199.21 FEET, THROUGH A CENTRAL ANGLE OF 91°06'38" TO THE LEFT, AN ARC DISTANCE OF 316.78 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°04'56" EAST, 284.44 FEET;

COURSE No. 2: RUN THENCE, NORTH 75°21'45" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 339.70 FEET, TO THE POINT OF CUSP, OF A CURVE LEADING SOUTHWESTERLY, SAID POINT ALSO BEING THE MOST MONUMENTED SOUTHEASTERLY CORNER OF LOT 15, BLOCK 1, "GREEN ACRES", AN UNRECORDED SUBDIVISION, AND ALSO BEING THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2382, PAGE 393 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 85°35'32" TO THE LEFT, AN ARC DISTANCE OF 97.10 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°33'59" WEST, 88.32 FEET.

THE LANDS THUS DESCRIBED CONTAINS 50,208 SQUARE FEET OR 1.15 ACRES, MORE OR LESS, IN AREA.
Prepared by:

A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736