

Revised July 21, 2022  
April 30, 2019  
Page 1 of 4

Work Order No. 19-078.01  
File No. 125D-17.01A

## Ryals Creek CDD

A portion of Sections 8, 9, 16, and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 17; thence South  $88^{\circ}15'27''$  West, along the Southerly line of said Section 17, a distance of 268.53 feet; thence North  $01^{\circ}44'33''$  West, departing said Southerly line, 141.57 feet; thence North  $85^{\circ}41'13''$  West, 241.67 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of  $06^{\circ}08'51''$ , an arc length of 214.59 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $88^{\circ}45'39''$  West, 214.48 feet.

From said Point of Beginning, thence Westerly along the arc of a curve concave Southerly having a radius of 2000.00 feet, through a central angle of  $03^{\circ}51'50''$ , an arc length of 134.87 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $86^{\circ}14'01''$  West, 134.85 feet; thence South  $84^{\circ}18'06''$  West, 507.68 feet; thence South  $89^{\circ}03'07''$  West, 434.31 feet to the point of curvature of a curve concave Northeasterly having a radius of 40.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $89^{\circ}24'49''$ , an arc length of 62.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $46^{\circ}14'29''$  West, 56.28 feet; thence South  $88^{\circ}46'17''$  West, 47.48 feet; thence South  $01^{\circ}13'43''$  East, 75.04 feet to a point lying on the Northerly right of way line of Gate Parkway, a variable width right of way as depicted on Baymeadows Road East, recorded in Plat Book 54, pages 9, 9A through 9N, of said current Public Records; thence Southwesterly along said Northerly right of way line the following 3 courses: Course 1, thence South  $88^{\circ}15'27''$  West, 140.01 feet; Course 2, thence South  $43^{\circ}15'27''$  West, 39.60 feet; Course 3, thence South  $88^{\circ}15'27''$  West, 374.42 feet to a point lying on the Easterly limited access right of way line of State Road 9A, a variable width limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section 72002-2534; thence North  $01^{\circ}44'38''$  West, along said Easterly limited access right of way line, 17.89 feet; thence South  $88^{\circ}15'30''$  West, continuing along said Easterly limited access right of way line, 134.06 feet to the Southeasterly corner of Parcel No. 101, as described and recorded in Official Records Book 17341, page 1301, of said current Public Records; thence North  $09^{\circ}20'03''$  West, departing said Easterly limited access right of way line and along the Easterly line of said Parcel No. 101, a distance of 698.72 feet to the

**Ryals Creek CDD (Continued)**

Northeasterly corner thereof; thence South  $82^{\circ}43'21''$  West, along the Northerly line of last said lands, 163.01 feet to the Northwesterly corner thereof, said corner lying on said Easterly limited access right of way line of State Road 9A; thence Northerly along said Easterly limited access right of way line the following 8 courses: Course 1, thence North  $07^{\circ}16'41''$  West, 716.55 feet; Course 2, thence North  $05^{\circ}20'12''$  West, 1311.16 feet to a point on a curve concave Westerly having a radius of 23074.31 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of  $02^{\circ}16'23''$ , an arc length of 915.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $05^{\circ}56'56''$  West, 915.38 feet; Course 4, thence North  $03^{\circ}34'41''$  West, 404.17 feet to a point on a curve concave Easterly having a radius of 1785.00 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of  $41^{\circ}58'09''$ , an arc length of 1307.51 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $13^{\circ}08'08''$  East, 1278.48 feet; Course 6, thence North  $34^{\circ}07'10''$  East, 394.57 feet to the point of curvature of a curve concave Southeasterly having a radius of 1335.00 feet; Course 7, thence Northeasterly along the arc of said curve, through a central angle of  $59^{\circ}07'18''$ , an arc length of 1377.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}40'49''$  East, 1317.24 feet; Course 8, thence North  $88^{\circ}53'52''$  East, 517.36 feet to a point lying on the Southerly limited access right of way line of J. Turner Butler Boulevard, State Road No. 202, a variable width limited access right of way as presently established; thence Easterly along said Southerly limited access right of way line the following 5 courses: Course 1, thence Easterly along the arc of a curve concave Southerly having a radius of 5529.58 feet, through a central angle of  $02^{\circ}49'28''$ , an arc length of 272.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $80^{\circ}20'54''$  East, 272.56 feet; Course 2, thence South  $78^{\circ}56'10''$  East, 94.86 feet; Course 3, thence South  $73^{\circ}00'23''$  East, 431.07 feet; Course 4, thence South  $58^{\circ}06'43''$  East, 213.98 feet; Course 5, thence South  $73^{\circ}00'23''$  East, 110.24 feet; thence South  $01^{\circ}22'57''$  West, departing said Southerly limited access right of way line, 542.41 feet to a point on a curve concave Southerly having a radius of 1167.50 feet; thence Easterly along the arc of said curve, through a central angle of  $44^{\circ}29'14''$ , an arc length of 906.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $70^{\circ}42'22''$  East, 883.90 feet; thence South  $48^{\circ}27'45''$  East, 644.57 feet to a point on a curve concave Northwesterly having a radius of 1653.99 feet; thence Northeasterly along the arc of said curve, through a central angle of  $10^{\circ}25'02''$ , an arc length of 300.72 feet to a point lying on said Southerly limited access right of way line, said arc being subtended by a chord bearing and distance of North  $37^{\circ}42'38''$  East, 300.30 feet; thence South  $70^{\circ}56'02''$  East, along said Southerly limited access right of way line, 19.12 feet; thence North  $19^{\circ}03'58''$  East, continuing along said Southerly limited access right of way line, 229.26 feet; thence South  $70^{\circ}56'10''$  East, departing said Southerly limited access right of way line, 285.36 feet to the point of curvature of a curve concave Northerly having a radius of 441.00 feet; thence Easterly along the arc of said curve, through a central angle of  $48^{\circ}31'13''$ , an arc length of 373.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $84^{\circ}48'13''$  East, 362.40 feet; thence North  $60^{\circ}32'37''$  East, 468.74 feet to the point of

### Ryals Creek CDD (Continued)

curvature of a curve concave Southerly having a radius of 895.00 feet; thence Easterly along the arc of said curve, through a central angle of  $14^{\circ}18'03''$ , an arc length of 223.39 feet to a point lying on said Southerly limited access right of way line, said arc being subtended by a chord bearing and distance of North  $67^{\circ}41'38''$  East, 222.81 feet; thence South  $86^{\circ}54'32''$  East, along said Southerly limited access right of way line, 1190.11 feet; thence South  $18^{\circ}25'21''$  East, departing said Southerly limited access right of way line, 771.56 feet; thence South  $89^{\circ}57'01''$  West, 339.18 feet; thence North  $82^{\circ}31'23''$  West, 246.53 feet; thence South  $74^{\circ}06'23''$  West, 375.50 feet; thence South  $39^{\circ}29'40''$  West, 312.89 feet; thence South  $56^{\circ}48'40''$  West, 205.79 feet; thence North  $29^{\circ}44'09''$  West, 78.04 feet to a point on a curve concave Northerly having a radius of 780.00 feet; thence Westerly along the arc of said curve, through a central angle of  $04^{\circ}26'06''$ , an arc length of 60.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $72^{\circ}24'01''$  West, 60.36 feet; thence North  $15^{\circ}22'56''$  West, 48.50 feet to a point on a curve concave Northerly having a radius of 731.50 feet; thence Westerly along the arc of said curve, through a central angle of  $08^{\circ}30'41''$ , an arc length of 108.67 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $78^{\circ}52'25''$  West, 108.57 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 1718.50 feet, through a central angle of  $32^{\circ}04'51''$ , an arc length of 962.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $67^{\circ}05'20''$  West, 949.70 feet; thence South  $51^{\circ}02'54''$  West, 134.27 feet to a point on a curve concave Northeasterly having a radius of 1000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $17^{\circ}29'38''$ , an arc length of 305.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $28^{\circ}40'03''$  West, 304.14 feet; thence North  $19^{\circ}55'14''$  West, 248.02 feet to the point of curvature of a curve concave Southwesterly having a radius of 1000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $28^{\circ}32'31''$ , an arc length of 498.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $34^{\circ}11'29''$  West, 493.01 feet; thence North  $48^{\circ}27'45''$  West, 589.38 feet to the point of curvature of a curve concave Southerly having a radius of 1132.50 feet; thence Westerly along the arc of said curve, through a central angle of  $44^{\circ}37'17''$ , an arc length of 881.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $70^{\circ}46'23''$  West, 859.86 feet; thence North  $01^{\circ}22'57''$  East, 17.55 feet to a point on a curve concave Southerly having a radius of 1150.00 feet; thence Westerly along the arc of said curve, through a central angle of  $23^{\circ}09'33''$ , an arc length of 464.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $75^{\circ}24'17''$  West, 461.68 feet; thence South  $63^{\circ}49'30''$  West, 456.96 feet; thence South  $40^{\circ}35'38''$  East, 163.67 feet; thence South  $65^{\circ}03'05''$  East, 360.26 feet; thence South  $44^{\circ}45'22''$  East, 137.62 feet; thence South  $45^{\circ}14'38''$  West, 457.01 feet; thence South  $44^{\circ}45'22''$  East, 506.02 feet; thence North  $45^{\circ}14'38''$  East, 164.01 feet; thence South  $44^{\circ}45'22''$  East, 304.42 feet to the point of curvature of a curve concave Northeasterly having a radius of 200.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $20^{\circ}05'59''$ , an arc length of 70.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of

**Ryals Creek CDD (Continued)**

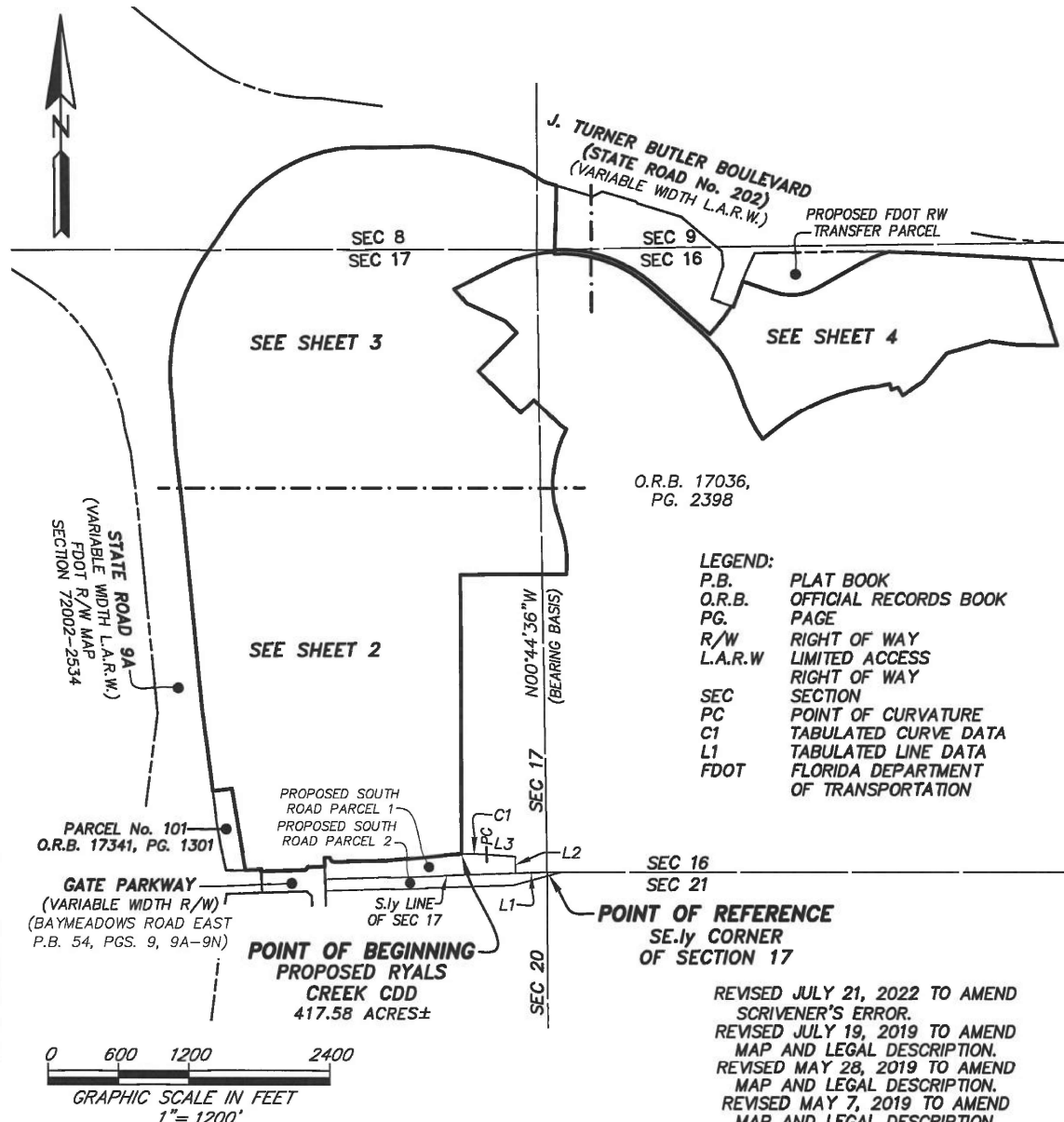
South  $54^{\circ}48'22''$  East, 69.80 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 1000.00 feet, through a central angle of  $47^{\circ}23'29''$ , an arc length of 827.13 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $04^{\circ}09'06''$  West, 803.76 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 1000.00 feet, through a central angle of  $15^{\circ}50'52''$ , an arc length of 276.59 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South  $11^{\circ}37'13''$  East, 275.71 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 1000.00 feet, through a central angle of  $07^{\circ}09'54''$ , an arc length of 125.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $00^{\circ}06'50''$  East, 124.97 feet; thence South  $03^{\circ}28'08''$  West, 45.63 feet; thence Due West, 900.86 feet; thence Due South, 2379.25 feet to the Point of Beginning.

Containing 417.58 acres, more or less.



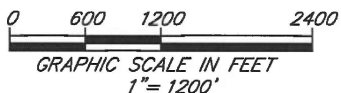
# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE  
LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036,  
PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:**
- P.B. PLAT BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - L.A.R.W. LIMITED ACCESS  
RIGHT OF WAY
  - SEC SECTION
  - PC POINT OF CURVATURE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - FDOT FLORIDA DEPARTMENT  
OF TRANSPORTATION

REVISED JULY 21, 2022 TO AMEND  
SCRIVENER'S ERROR.  
REVISED JULY 19, 2019 TO AMEND  
MAP AND LEGAL DESCRIPTION.  
REVISED MAY 28, 2019 TO AMEND  
MAP AND LEGAL DESCRIPTION.  
REVISED MAY 7, 2019 TO AMEND  
MAP AND LEGAL DESCRIPTION.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2000.00'	6°08'51"	214.59'	N88°45'39"W	214.48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°15'27"W	268.53'
L2	N01°44'33"W	141.57'
L3	N85°41'13"W	241.67'

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 17 AS BEING NORTH 00°44'36" WEST.

SHEET 1 OF 4



14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

SCALE: 1"=1200'  
DATE: APRIL 30, 2019

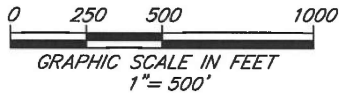
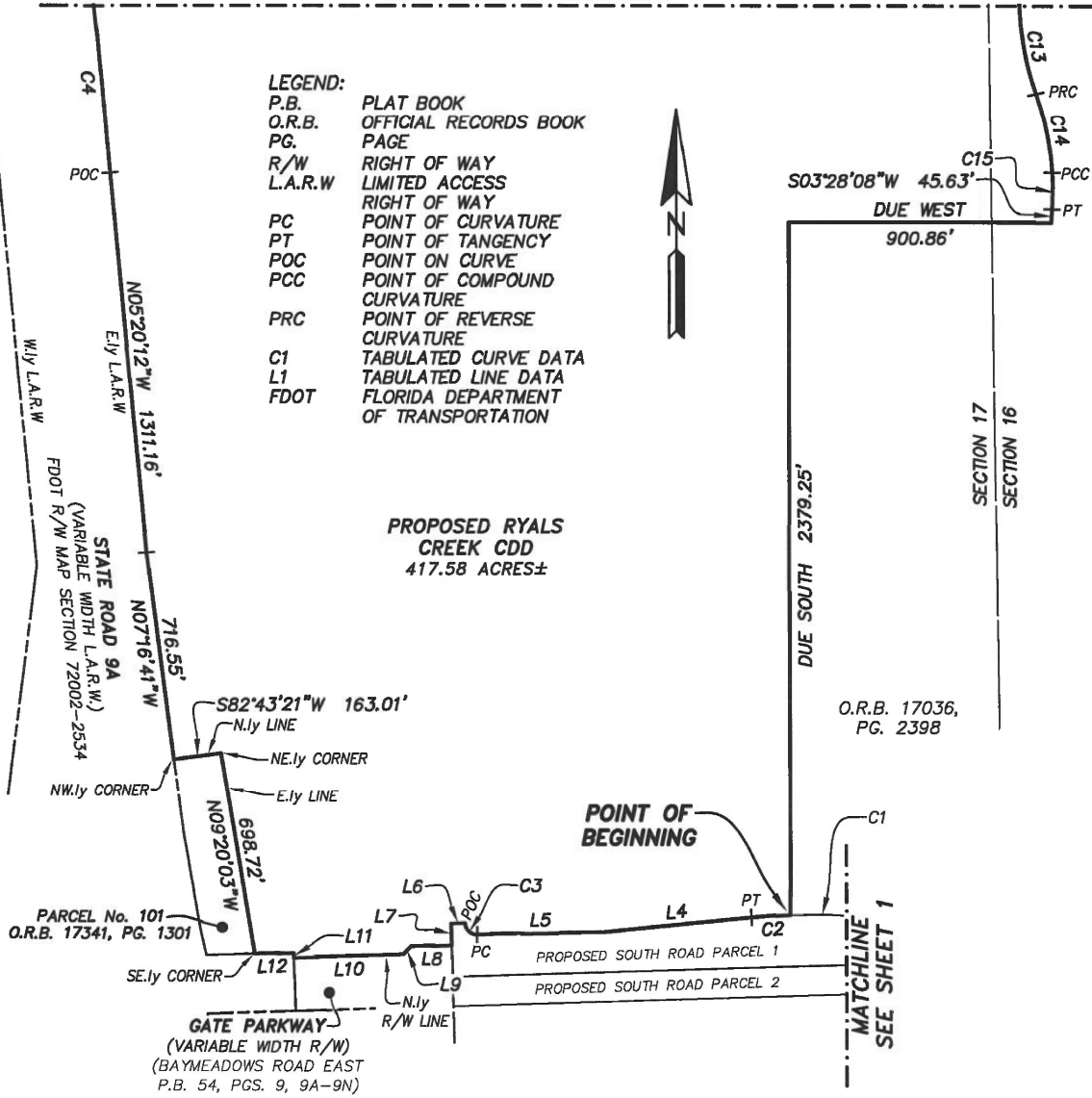


Digitally signed by  
Andrew O Knuppel

ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511

A PORTION OF SECTIONS 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 3



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2000.00'	6°08'51"	214.59'	N88°45'39"W	214.48'
C2	2000.00'	3°51'50"	134.87'	S86°14'01"W	134.85'
C3	40.00'	89°24'49"	62.42'	N46°14'29"W	56.28'
C4	23074.31'	2°16'23"	915.44'	N05°56'56"W	915.38'
C13	1000.00'	47°23'29"	827.13'	S04°09'06"W	803.76'
C14	1000.00'	15°50'52"	276.59'	S11°37'13"E	275.71'
C15	1000.00'	7°09'54"	125.05'	S00°06'50"E	124.97'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S84°18'06"W	507.68'
L5	S89°03'07"W	434.31'
L6	S88°46'17"W	47.48'
L7	S01°13'43"E	75.04'
L8	S88°15'27"W	140.01'
L9	S43°15'27"W	39.60'
L10	S88°15'27"W	374.42'
L11	N01°44'38"W	17.89'
L12	S88°15'30"W	134.06'

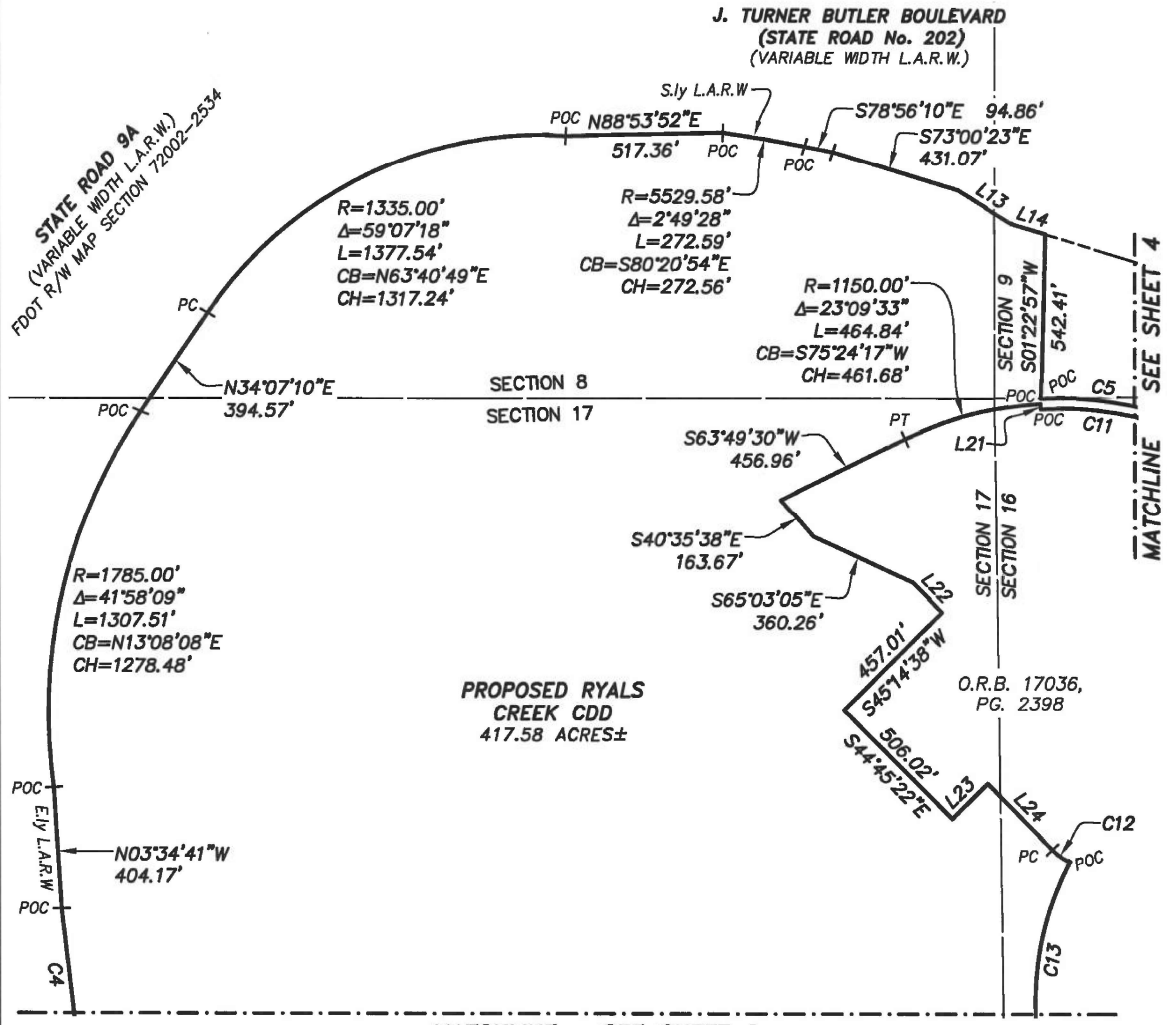
SHEET 2 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

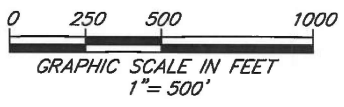
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

Exhibit 2

A PORTION OF SECTIONS 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



- LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
L.A.R.W. LIMITED ACCESS  
RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA  
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	23074.31'	2°16'23"	915.44'	N05°56'56"W	915.38'
C5	1167.50'	44°29'14"	906.50'	S70°42'22"E	883.90'
C11	1132.50'	44°37'17"	881.98'	N70°46'23"W	859.86'
C12	200.00'	20°05'59"	70.16'	S54°48'22"E	69.80'
C13	1000.00'	47°23'29"	827.13'	S04°09'06"W	803.76'

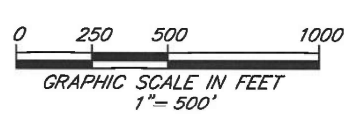
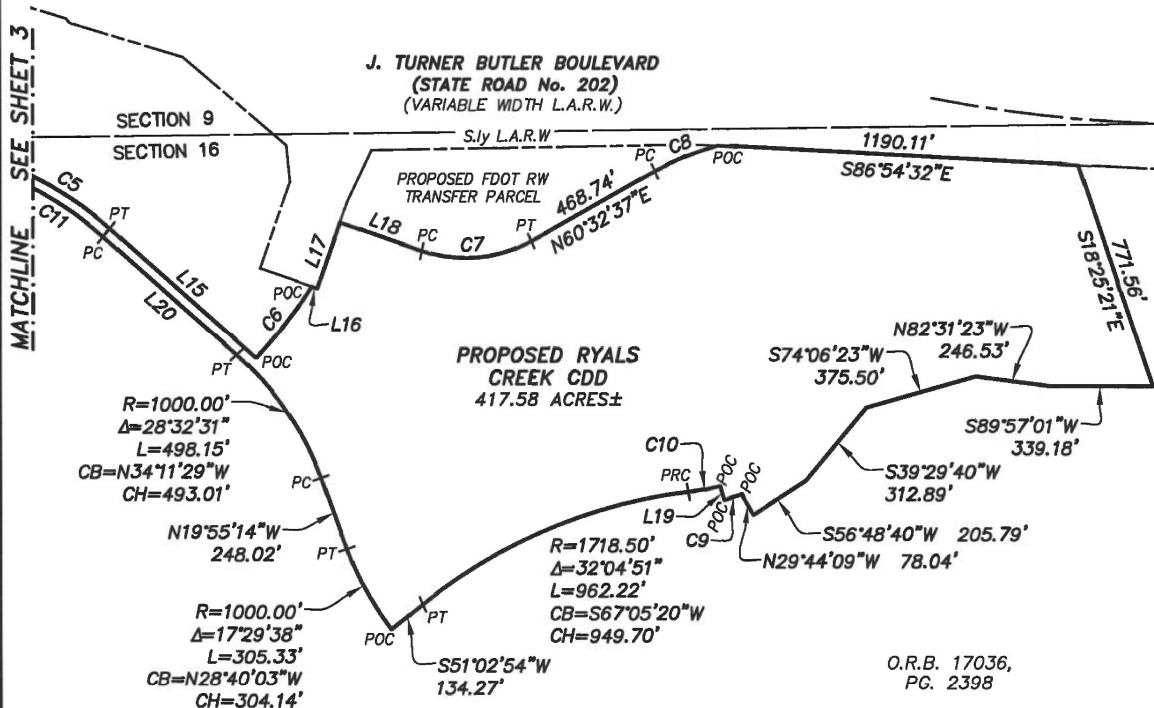
LINE TABLE		
LINE	BEARING	LENGTH
L13	S58°06'43"E	213.98'
L14	S73°00'23"E	110.24'
L21	N01°22'57"E	17.55'
L22	S44°45'22"E	137.62'
L23	N45°14'38"E	164.01'
L24	S44°45'22"E	304.42'

SHEET 3 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



- LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 R/W RIGHT OF WAY  
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 PRC POINT OF REVERSE CURVATURE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 C1 TABULATED CURVE DATA  
 L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1167.50'	44°29'14"	906.50'	S70°42'22"E	883.90'
C6	1653.99'	10°25'02"	300.72'	N37°42'38"E	300.30'
C7	441.00'	48°31'13"	373.46'	N84°48'13"E	362.40'
C8	895.00'	14°18'03"	223.39'	N67°41'38"E	222.81'
C9	780.00'	4°26'06"	60.38'	S72°24'01"W	60.36'
C10	731.50'	8°30'41"	108.67'	S78°52'25"W	108.57'
C11	1132.50'	44°37'17"	881.98'	N70°46'23"W	859.86'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S48°27'45"E	644.57'
L16	S70°56'02"E	19.12'
L17	N19°03'58"E	229.26'
L18	S70°56'10"E	285.36'
L19	N15°22'56"W	48.50'
L20	N48°27'45"W	589.38'

SHEET 4 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624