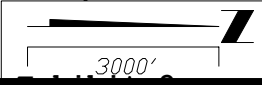
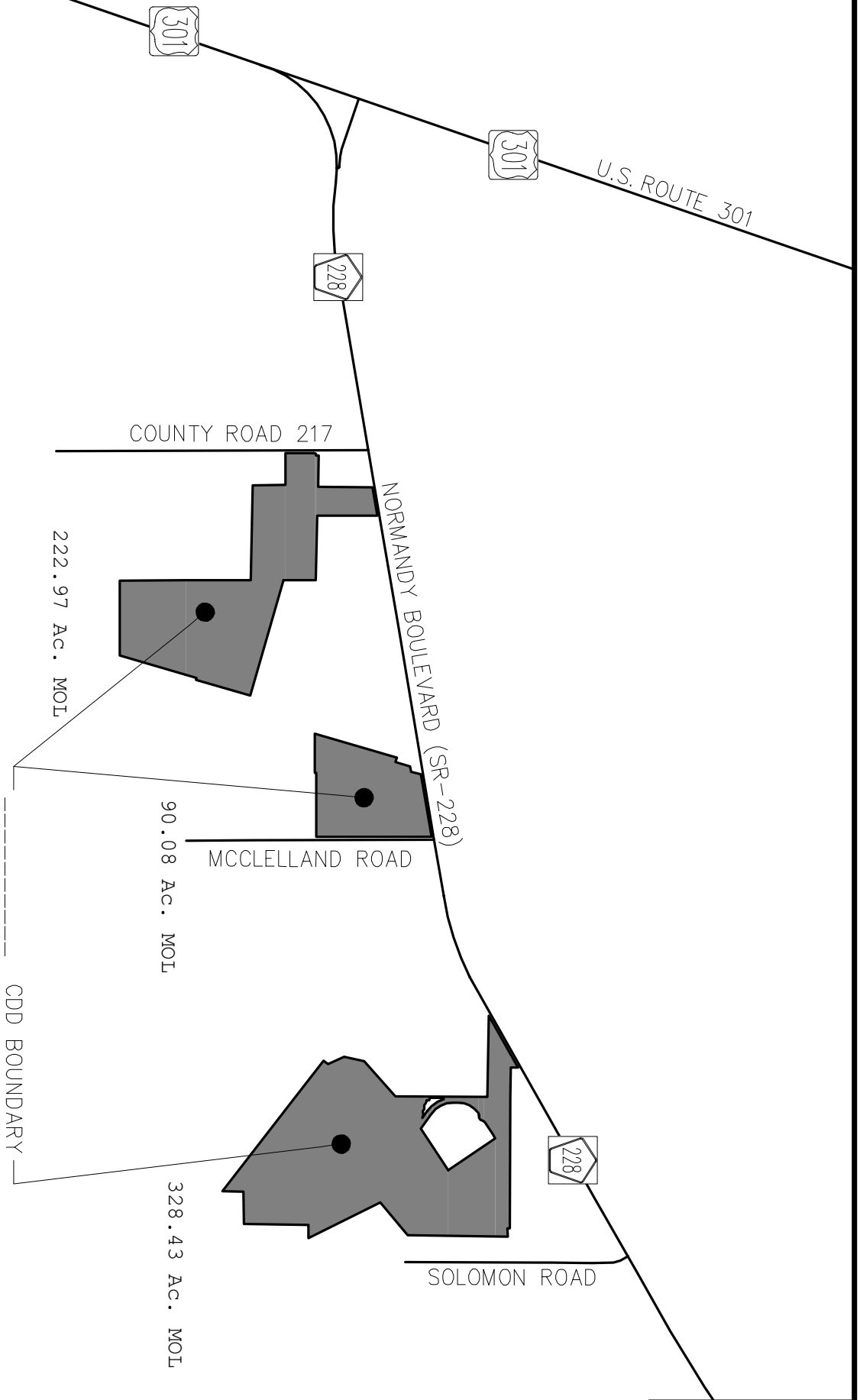


ETM
 VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584, LC - 0000316

MASTER VICINITY MAP

**NORMANDY CDD EXHIBIT
 JACKSONVILLE, FLORIDA**

ETM NO. 21-282-04
 DRAWN BY: ARK
 DATE: 11/18/2021
 DRAWING NO. 1 OF 1



MARK E. HARDENBROOK P.S.M.

Professional Surveyor and Mapper

Fla. Cert. No. 5500

Member Florida Land Surveyors Council

(352) - 473 - 8523 (904) - 964 - 5777 (904) - 282 - 3136

1656 NE 161st Street - Starke, Florida 32091

December 13, 2021

Job No. H-21-062_CDD_PARCEL WEST

DESCRIPTION OF LANDS: (TAX PARCEL No: 001256-0015)

A Tract of land situated in Portions of Sections 27, 34 and 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows: Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34 (said corner being in the centerline of County Road No. 217) and run S 00 deg 07 min 55 sec E, along said centerline, 1342.05 feet to a point on a westerly prolongation of the South of Farm Lot 4 of said Section 34; thence run S 88 deg 45 min 33 sec E, along said prolongation and the South line of said Farm Lot 4, a distance of 40.01 feet to a concrete monument on the Easterly right of way line of said County Road No. 217; thence run N 00 deg 07 min 55 sec W, along said right of way line, 656.20 feet to an Iron Pipe at the northwest corner lands described in Official Records Book 18637 on Page 2337 (Formerly Official Records Book 17537, Page 225) of the public records of said county and the Point of Beginning; thence continue N 00 deg 07 min 55 sec W, along said right of way, 584.39 feet to an Iron Pipe and a point of curve; thence run northeasterly along said right of way line with a curve concave southeasterly, said curve having a radius of 50.0 feet, an arc length of 79.86 feet and a chord bearing and distance of N 45 deg 37 min 29 sec E, 71.64 feet to an Iron Rod; thence run N 01 deg 38 min 39 sec W, along said right of way line, 50.0 feet to an Iron Rod on the South line of Section 27; thence run S 88 deg 37 min 06 sec E, along said South line, 645.89 feet to an Iron Rod lying 76.0 feet as measured perpendicular to the west line of Farm Lot 30 of said Section 27 as shown on said Plat; thence leave said south line and run N 00 deg 20 min 41 sec E, parallel with said west line, 1113.14 feet to an Iron Rod on the southerly right of way of Normandy Boulevard (also known as State Road 228); thence run N 80 deg 23 min 47 sec E, along said right of way line, 589.36 feet to an Iron Pipe on the east line of said Farm Lot 30; thence leave said right of way line and run S 00 deg 11 min 26 sec W, along said east line and a southerly prolongation thereof, 1225.53 feet to the south line of said Section 27; thence run S 88 deg 37 min 06 sec E, along said south line, 1319.80 feet Iron Pipe at the southeast corner of said Section 27 and the Northeast corner of said Section 34; thence run S 00 deg 08 min 46 sec E, along the line common the said Section 34 and Section 35, a distance of 662.12 feet to an Iron Rod; thence run S 73 deg 52 min 59 sec E, 2462.62 feet to an Iron Rod on the Westerly line of a 330' Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 4114, Page 294 and Official Records Book 5620, page 582 of the public records of said County; thence run S 16 deg 07 min 01 sec W, along said westerly right of way line, 1153.68 feet to an Iron Rod on a 50' Right of Way for Peoples Gas System as recorded in Official Records Book 9599, page 1735 of the public records of said County; thence run N 73 deg 52 min 59 sec W, along right of way line, 50.0 feet to an Iron Rod; thence run S 16 deg 07 min 01 sec W, along said 50.0' right of way line, 1638.44 feet to a concrete monument on the south line of Farm Lot 22 of said Section 35; thence run N 89 deg 43 min 01 sec W, along the South line of said Farm Lot 22, along the South line of Farm Lots 23 and 24 of said Section 35 and a westerly prolongation of the South line of said Farm Lot 24, a distance of 1534.19 feet to a concrete monument on the West line of said Section 35; thence run N 00 deg 08 min 46 sec W, along said West line and along the East line of Section 34, a distance of 2671.12 feet to a concrete monument on a Easterly prolongation of the South line of Farm Lot 1 of said Section 34; thence run N 88 deg 45 min 33 sec W, along said prolongation and along the South line of Farm Lots 1, 2, and 3, a distance of 1943.57 to an Iron Rod at the southeast corner of lands described in Official Records Book 19425 on Page 370 and currently described in Official Records Book 19672 on Page 200 of said public records: thence run N 00 deg 07 min 56 sec W, along the east line of aforesaid lands and the east line of lands described in Official Records Book 17530 on Page 2006: Official Records Book 19672 on Page 204 and Official Records Book 18637 on Page 2337 (Formerly Official Records Book 17537, Page 225) of said public records a distance of 671.92 feet to an Iron Rod at the northeast corner of the last aforesaid lands; thence run S 89 deg 52 min 05 sec W, along the north lands of aforesaid lands, 656.0 feet to an Iron Rod on the easterly right of way line of County Road 217 and the Point of Beginning

MARK E. HARDENBROOK, PSM - LS 5500

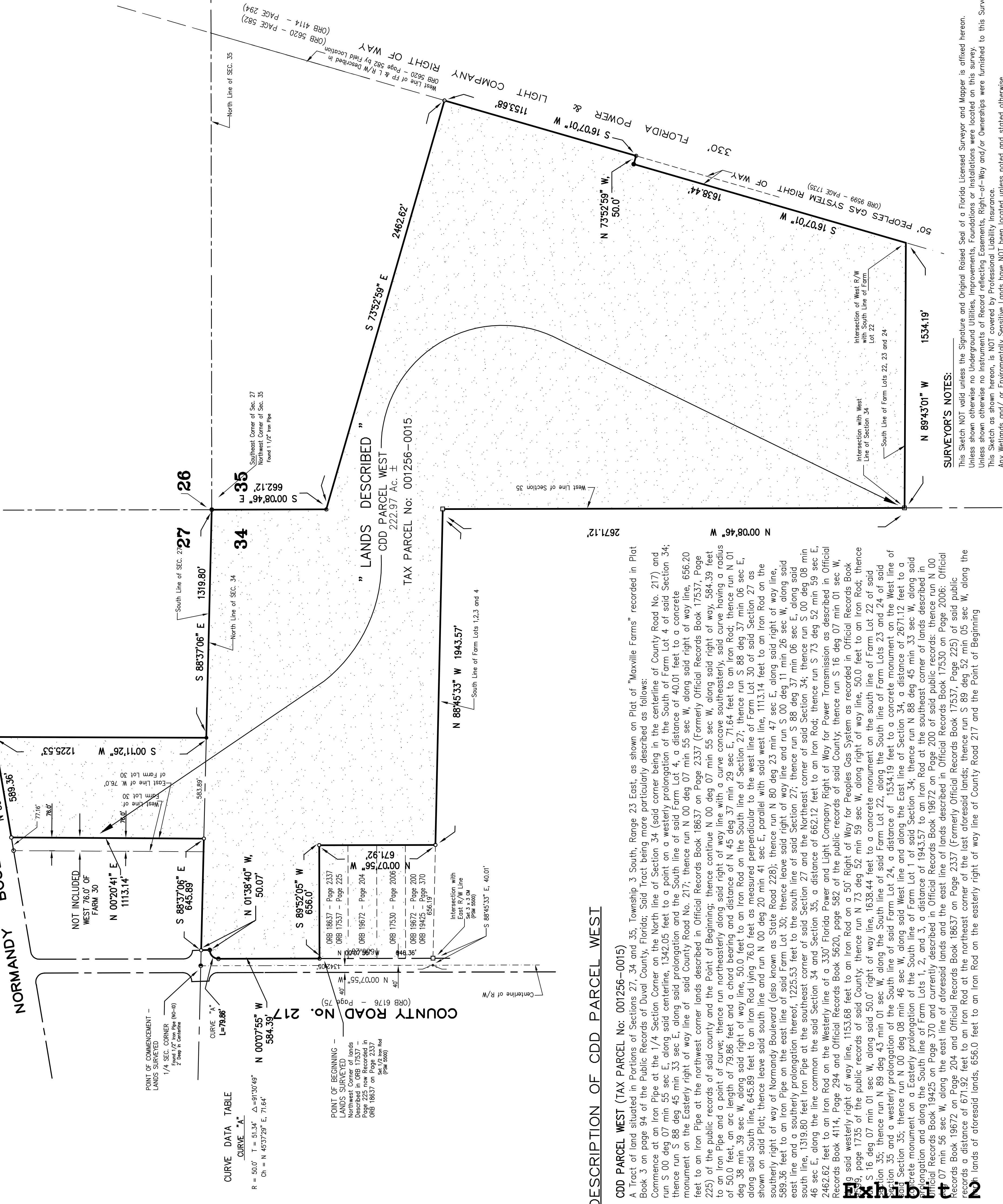


DESCRIPTION SKETCH

OF CDD PARCEL WEST
LANDS IN SECTION'S 27, 34 & 35, TOWNSHIP 3 SOUTH, RANGE 23 EAST;
OF
" MAXVILLE FARMS " AS PER PLAT BOOK 3 - PAGE 94 OF THE PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

STATE ROAD 228
NORMANDY BOULEVARD (STATE ROAD 228)
N 80°23'47" E 100' R/W

STATE ROAD 228
NORMANDY BOULEVARD (STATE ROAD 228)
N 80°23'47" E 100' R/W



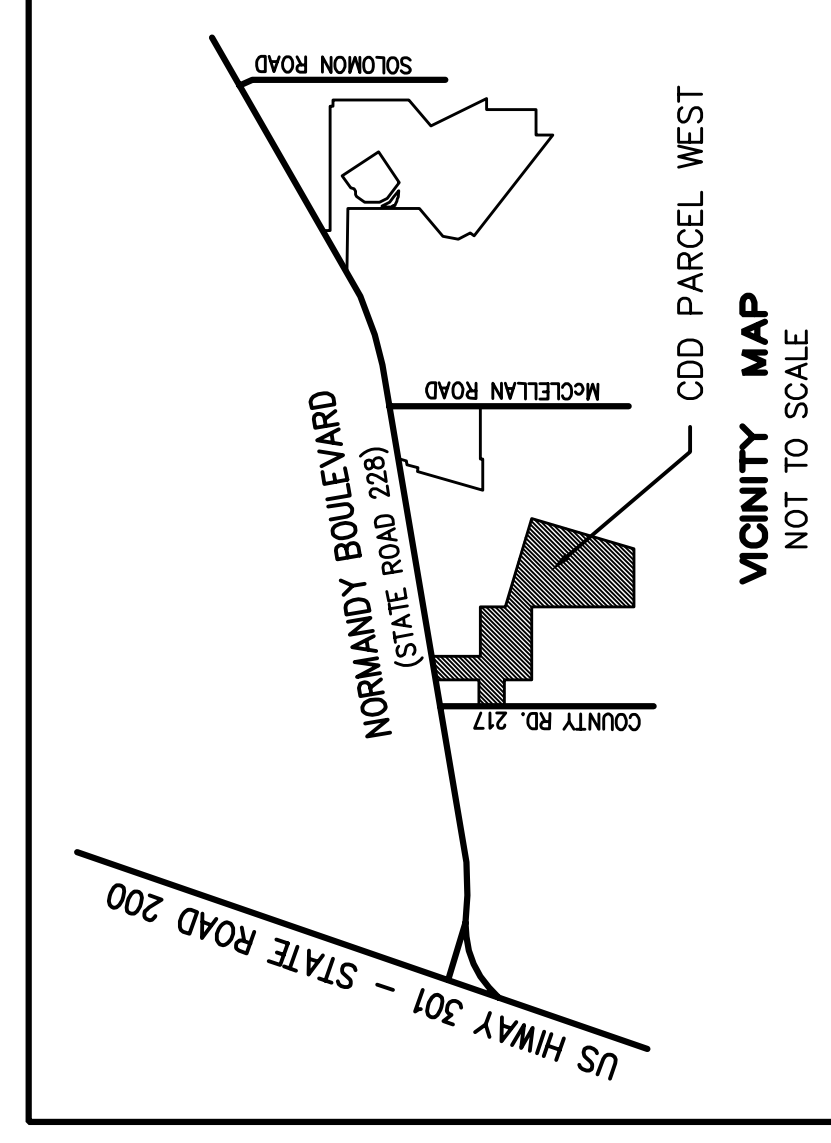
CURVE DATA TABLE
CURVE "A"

R = 50.0'	T = 51.34'	Δ = 91°30'49"
Ch = N 45°37'28" E, 71.64'		

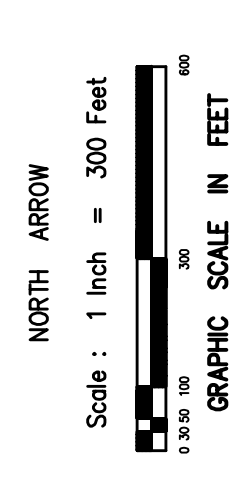
POINT OF BEGINNING -
Northwest corner of lands
described in Plat Book 3,
Page 225, now recorded in
ORB 18637 on Page 2337
(Plat 225)

DESCRIPTION OF CDD PARCEL WEST

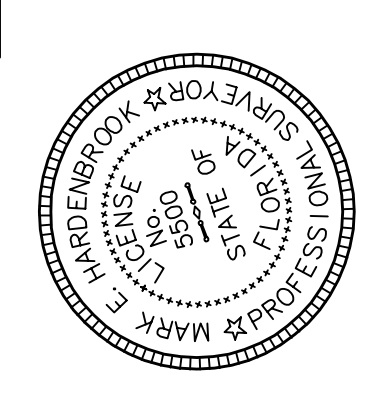
CDD PARCEL WEST (TAX PARCEL No: 001256-0015)
A Tract of land situated in Portions of Sections 27, 34 and 35, Township 3 South, Range 23 East, as shown on Plot of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida. Said Tract being more particularly described as follows:
Commence at an Iron Pipe at the center of the 1/4 Section Corner on the North line of Section 34 (said corner being in the centerline of County Road No. 217) and run S 00 deg 07 min 55 sec E, along said centerline, 1342.05 feet to a point on a westerly prolongation of the South line of Farm Lot 4 of said Section 34; thence run S 88 deg 45 min 33 sec E, along said prolongation and the South line of said Farm Lot 4, a distance of 40.01 feet to a concrete monument on the Easterly right of way line of said County Road No. 217; thence run N 00 deg 07 min 55 sec W, along said right of way line, 656.20 feet to an Iron Pipe at the northwest corner lands described in Official Records Book 18637 (Formerly Official Records Book 17537, Page 225) of the public records of said county and the Point of Beginning; thence continue N 00 deg 07 min 55 sec W, along said right of way line, 584.39 feet to an Iron Pipe and a point of curve; thence run northeasterly along said right of way line with a curve concave southeasterly, said curve having a radius of 50.0 feet, an arc length of 79.86 feet and a chord bearing and distance of N 45 deg 37 min 29 sec E, 71.64 feet to an Iron Rod; thence run N 01 deg 38 min 39 sec W, along said right of way line, 50.0 feet to an Iron Rod on the South line of Section 27; thence run S 88 deg 37 min 06 sec E, along said South line, 645.89 feet to an Iron Rod lying 76.0 feet as measured perpendicular to the west line of Farm Lot 30 of said Section 27 as shown on said Plat; thence leave said south line and run N 00 deg 20 min 41 sec E, parallel with said west line, 1113.14 feet to an Iron Rod on the southerly right of way of Normandy Boulevard (also known as State Road 228); thence run N 80 deg 23 min 47 sec E, along said right of way line, 656.20 feet to an Iron Pipe on the east line of said Farm Lot 30; thence leave said right of way line and run S 00 deg 11 min 26 sec W, along said east line and a southerly prolongation thereof, 1225.53 feet to the south line of said Section 27; thence run S 88 deg 37 min 06 sec W, along said south line, 1319.80 feet from Pipe at the southeast corner of said Section 27 and the Northeast corner of said Section 34; thence run S 00 deg 08 min 46 sec E, along the line common to the said Section 34 and Section 35, a distance of 682.12 feet to an Iron Rod; thence run S 73 deg 52 min 59 sec E, 2462.62 feet to an Iron Rod on the Westerly line of a 330' Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 4114, Page 294 and Official Records Book 5620, page 582 of the public records of said County; thence run S 16 deg 07 min 01 sec W, along said westerly right of way line, 1153.68 feet to an Iron Rod on a 50' Right of Way for Peoples Gas System as recorded in Official Records Book 19672, page 1735 of the public records of said County; thence run N 73 deg 52 min 59 sec W, along right of way line, 50.0 feet to an Iron Rod; thence run S 16 deg 07 min 01 sec W, along said 50.0' right of way line, 1638.44 feet to a concrete monument on the south line of Farm Lot 22 of said Section 35; thence run N 89 deg 43 min 01 sec W, along the South line of said Farm Lot 22, along the South line of Farm Lots 23 and 24 of said Section 35 and a westerly prolongation of the South line of said Farm Lot 24, a distance of 1534.19 feet to a concrete monument on the West line of said Section 35; thence run N 00 deg 08 min 46 sec W, along said West line and along the East line of Section 34, a distance of 2671.12 feet to a concrete monument on a Easterly prolongation of the South line of Farm Lot 1 of said Section 34; thence run N 88 deg 45 min 33 sec W, along said prolongation and along the South line of Farm Lots 1, 2, and 3, a distance of 1943.57 feet to an Iron Rod at the southeast corner of lands described in Official Records Book 19425 on Page 370 and currently described in Official Records Book 18637 on Page 2337 (Formerly Official Records Book 17530 on Page 2006. Official Records Book 19425 on Page 370 and currently described in Official Records Book 18637 on Page 2337 (Formerly Official Records Book 17530 on Page 2006. Official Records Book 19672, on Page 204 and Official Records Book 18637 (Formerly Official Records Book 17537, Page 225) of said public records a distance of 671.92 feet to an Iron Rod at the northeast corner of the last aforesaid lands; thence run S 88 deg 52 min 05 sec W, along the east line of aforesaid lands, 656.0 feet to an Iron Rod on the Easterly right of way line of County Road 217 and the Point of Beginning



- ABBREVIATIONS:
- PSM Professional Surveyor and Mapper
 - CB Concrete Block
 - ORB Official Records Book
 - ASD As Shown
 - N/S Not to Scale
 - Deg Degrees
 - Sec. Sections
 - ID Identification Number
 - R Curve Radius
 Δ Curve Central Angle (Delta) | - Ch Chord
 - CL Centerline
 - GOV Government
 - N/D Not Discussed
 - PC Point of Curvature
 - PL Point of Tangency
 - Bd Dead End
 - Pm Point of Measurement
 - IR Iron Rod
 - IR Chain Link Fence
 - C/L/F Chain Link Fence



SURVEYOR'S SIGNATURE:
By: *Mark E. Hardenbrook*
Date: DECEMBER 13, 2021



MARK E. HARDENBROOK
PROFESSIONAL SURVEYOR AND MAPPER
Florida Certificate: L.S. 5500
1656 NE 161st Street
Stark, Florida 32091
E-Mail = MEH5500@hotmail.com
PHONE: (352)-473-8523 & (904)-964-5777

SURVEYOR'S NOTES:
This Sketch NOT valid unless the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper is affixed hereon.
Unless shown otherwise no Underground Utilities, Improvements, Foundations or Installations were located on this survey.
This Sketch as shown hereon, is NOT covered by Professional Liability Insurance.
Any Wetlands and/or Environmentally Sensitive Lands have NOT been located unless noted and stated otherwise.
Bearings refer to Florida East Zone of the State Plane Coordinate System, Centerline of State Road 228 as N 89°23'47" E.
"Road No. 7 - Gainesville Road" Shown As per Resolution Dated, August 20, 1930, Legal Status Not Known

MARK E. HARDENBROOK P.S.M.
Professional Surveyor and Mapper
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1656 NE 161st Street - Starke, Florida 32091

Job No. H-21-062_CDD PARCEL EAST-3

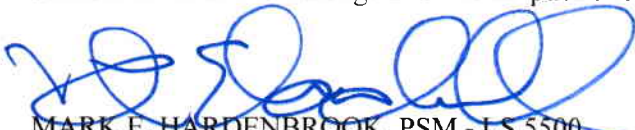
DESCRIPTION OF LANDS: (TAX PARCEL No: 001131-3105)

A Tract of land situated in Portions of Farm Lots 17,18,19,29,30,31 and 32 of Section 26, Township 3 South, Range 23 East; In Portions of Farm Lots 3 and 4 of Section 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida Said Portions Lying South of Normandy Boulevard (State Road 228) and East of Lands Described in Official Records Book 9599, Page 1735 of said public records and being more particularly described as follows:

Commence at the Northeast corner of Section 35 and run S 89 deg 54 min 37 sec W, along the North line of said Section 35, a distance of 30.0 feet to a concrete monument on the West right of way line of McClellan Road, a county right of way and the Point of Beginning; thence continue S 89 deg 54 min 37 sec W, along said North line, 1296.43 feet to a concrete monument; thence run S 00 deg 07 min 57 sec E, 30.0 feet to an Iron Rod on the South line of the North 15.0 feet of Farm Lot 3 and 4 of said Section 35; thence run S 89 deg 54 min 37 sec W, along said south line, 814.02 feet to an Iron Rod on the Easterly line of a 50 foot Right of Way to People's Gas System as described in Official Records Book 9599 on Page 1735 of said public records; thence run N 16 deg 07 min 01 sec E, along said easterly line, 1752.54 feet to an Iron Rod at the southwesterly corner of lands described in Official Records Book 17849 on Page 1510 of said public records; thence run in a general northeasterly direction along the easterly line of said lands with the following courses and distances; S 73 deg 52 min 59 sec E, 100.0 feet; N 16 deg 07 min 01 sec E, 315.0 feet; N 80 deg 22 min 43 sec E, 104.52 feet; N 16 deg 07 min 01 sec E, 210.0 feet to an Iron Rod on the southerly right of way line of said Normandy Boulevard; thence run N 80 deg 23 min 47 sec E, along said southerly right of way line, 1289.13 feet to an intersection with the west right of way line of McClellan Road, (a county right of way); thence run S 00 deg 11 min 35 sec E, along said right of way line, 2359.51 feet to the Point of Beginning

Said Tract containing 90.08 acres more or less

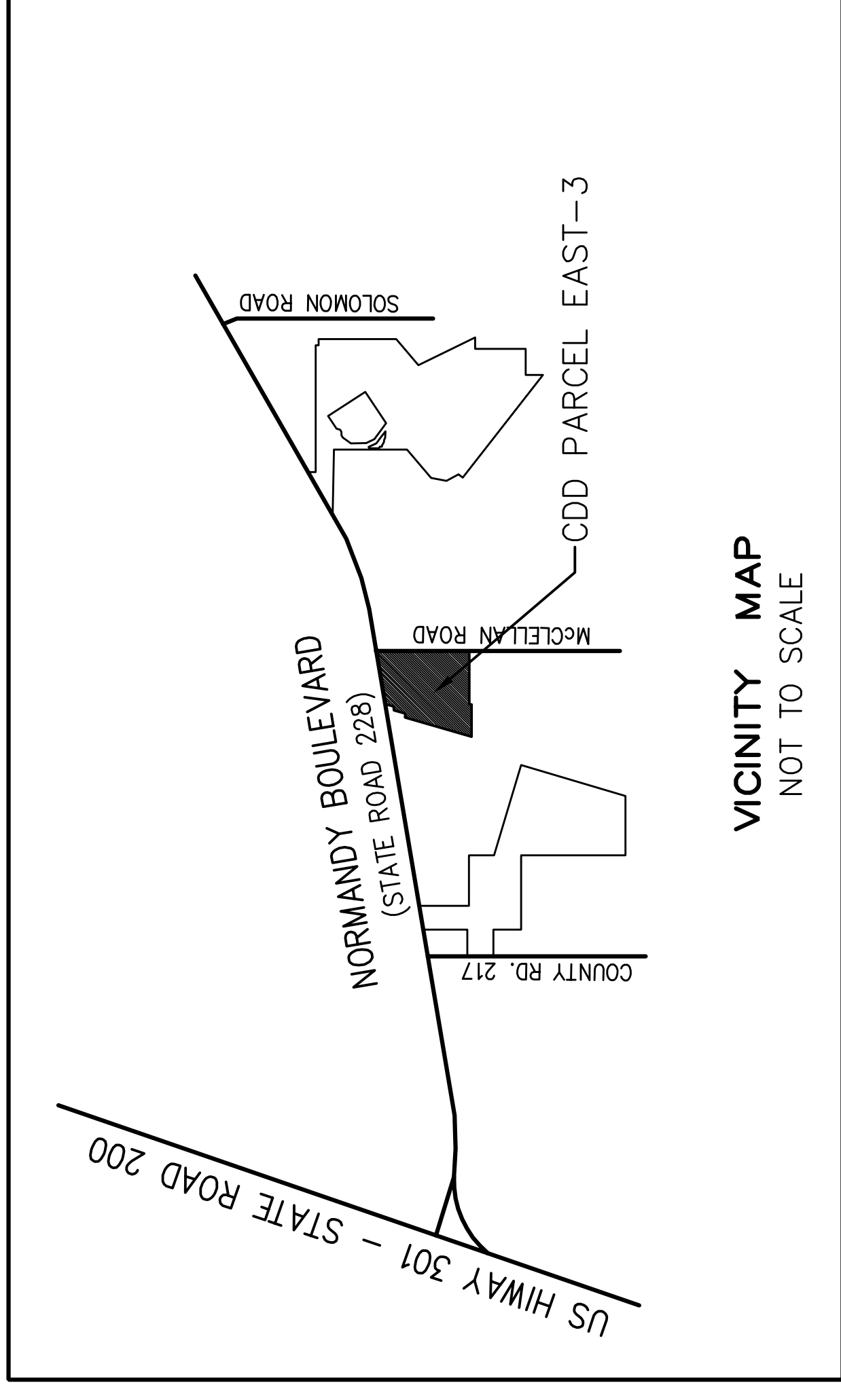
SUBJECT TO: An Easement to Peoples Gas System as Described in Official Records Book 13776 on Page 1206 across the westerly 50 feet of the above described lands; Lying southerly of the lands described in Official Records Book 17849 on Page 1510 of the public records of Duval County, Florida


MARK E. HARDENBROOK, PSM - LS 5500



DESCRIPTION SKETCH

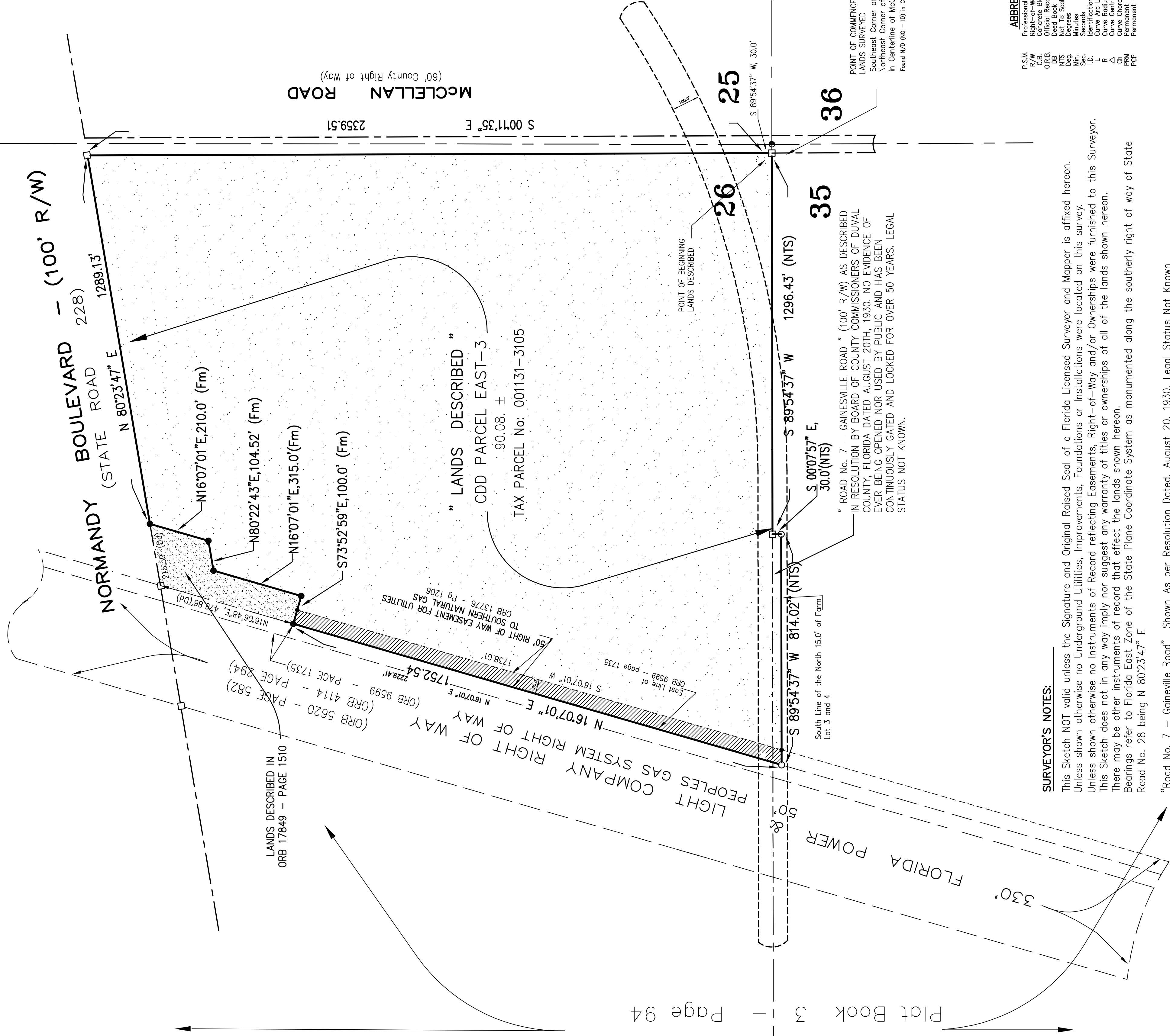
OF CDD PARCEL EAST-3
 IN SECTIONS 25 & 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST;
 OF "MAXVILLE FARMS" AS PER PLAT BOOK 3 - PAGE 94
 OF THE PUBLIC RECORDS OF
 DUVAL COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

NORTH
ARROW

23 24
26 25



DESCRIPTION OF CDD PARCEL EAST-3

CDD PARCEL WEST-3: (TAX PARCEL No: 001131-3105)

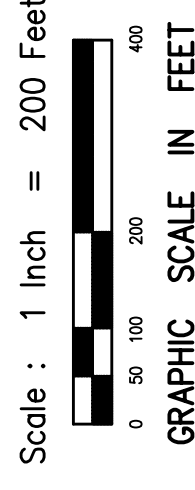
A Tract of land situated in Portions of Farm Lots 17,18,19,29,30,31 and 32 of Section 26, Township 3 South, Range 23 East; in Portions of Farm Lots 3 and 4 of Section 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida Said Portions Lying South of Normandy Boulevard (State Road 228) and East of Lands Described in Official Records Book 9599, Page 1735 of said public records and being more particularly described as follows:

Commence at the Northeast corner of Section 35 and run S 89 deg 54 min 37 sec W, along the North line of said Section 35, a distance of 30.0 feet to a concrete monument on the West right of way line of McClellan Road, a county right of way and the Point of Beginning; thence continue S 89 deg 54 min 37 sec W, along said North line, 1296.43 feet to a concrete monument; thence run S 00 deg 07 min 57 sec E, 30.0 feet to an Iron Rod on the South line of the North 15.0 feet of Farm Lot 3 and 4 of said Section 35; thence run S 89 deg 54 min 37 sec W, along said south line, 814.02 feet to an Iron Rod on the Easterly line of a 50 foot Right of Way to People's Gas System as described in Official Records Book 9599 on Page 1735 of said public records; thence run N 16 deg 07 min 01 sec E, along said easterly line, 1752.54 feet to an Iron Rod at the southwesterly corner of lands described in Official Records Book 17849 on Page 1510 of said public records; thence run in a general northeasterly direction along the easterly line of said lands with the following courses and distances; S 73 deg 52 min 59 sec E, 100.0 feet; N 16 deg 07 min 01 sec E, 315.0 feet; N 80 deg 22 min 43 sec E, 104.52 feet; N 16 deg 07 min 01 sec E, 210.0 feet to an Iron Rod on the southerly right of way line of said Normandy Boulevard; thence run N 80 deg 23 min 47 sec E, along said southerly right of way line, 1289.13 feet to an intersection with the west right of way line of McClellan Road, (a county right of way); thence run S 00 deg 11 min 35 sec E, along said right of way line, 2359.51 feet to the Point of Beginning Said Tract containing 90.08 acres more or less

SUBJECT TO:

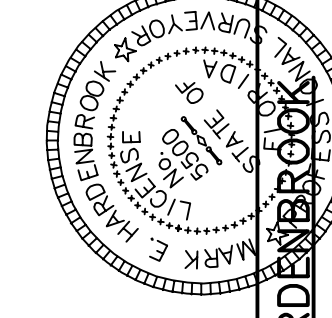
An Easement to Peoples Gas System as Described in Official Records Book 13776 on Page 1206 across the westerly 50 feet of the above described lands; Lying southerly of the lands described in Official Records Book 17849 on Page 1510 of the public records of Duval County, Florida.

ABBREVIATIONS:
 P.S.M. Professional Surveyor and Mapper
 R/W Right-of-Way
 O.R.B. Official Records Book
 D.B. Deed Book
 S.S. Surveyor's Sketch
 Min. Minutes
 Sec. Seconds
 I.D. Identification Number
 C.L. Curve Arc Length
 C.A. Curve Central Angle (Delta)
 C.D. Curve Chord Data
 P.C. Permanent Control Point



SURVEYOR'S CERTIFICATION:

By: *[Signature]*
 MARK E. HARDENBROOK
 Professional Surveyor and Mapper
 Florida Certificate No. 5500



DECEMBER 13, 2021

MARK E. HARDENBROOK
 PROFESSIONAL SURVEYOR AND MAPPER
 Florida Certificate: L.S. 5500
 1656 NE 161st STREET
 STARKE, FLORIDA 32091
 PHONE: (352)-473-8523 & (904)-964-5777

SURVEYOR'S NOTES:

This Sketch NOT valid unless the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper is affixed hereon. Unless shown otherwise no Underground Utilities, Improvements, Foundations or Installations were located on this survey. This Sketch does not in any way imply nor suggest any warranty of titles or ownerships of all of the lands shown hereon. There may be other instruments of record that effect the lands shown hereon. Bearings refer to Florida East-Zone of the State Plane Coordinate System as monumented along the southerly right of way of State Road No. 28 being N 80°23'47" E

"Road No. 7 - Gainesville Road" Shown As per Resolution Dated, August 20, 1930, Legal Status Not Known

MARK E. HARDENBROOK P.S.M.

Professional Surveyor and Mapper

Fla. Cert. No. 5500

Member Florida Land Surveyors Council

(352) - 473 - 8523 (904) - 964 - 5777 (904) - 282 - 3136

1656 NE 161st Street - Starke, Florida 32091

Job No. H-21-062_CDD PARCEL EAST (Rev: Jan 10, 2022)

DESCRIPTION OF LANDS: (PORTION OF TAX PARCEL No: 002398-0100)

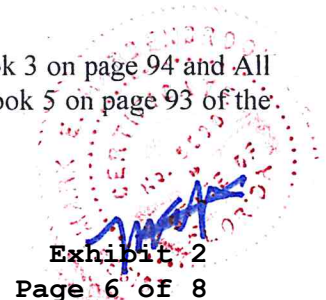
A Tract of land situated in A Portion of Sections 25 & 36, Township 3 South, Range 23 East as shown on Plat of "Maxville Farms"; recorded in Plat Book 3 on Page 94 and A Portion of Sections 30 and 31, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southwest Corner of Section 30 also being the Northwest Corner of said Section 31 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on the northerly line of a 305' Florida Power & Light Right of Way for Power Transmission as recorded in Official Records Book 5780 on Page 215 of said public records and the Point of Beginning; thence run S 52 deg 10 min 49 sec E, along said right of way, 2474.21 feet to a point on the west line of Tract 15 - Block 2 of Section 31 as shown on said Plat; thence run N 01 deg 02 min 42 sec E, along said west line, 433.37 feet to the northwest corner of said Tract 15; thence run N 89 deg 24 min 21 sec E, along the north line of said Tract 15 and along a easterly prolongation thereof, a distance of 662.98 feet to the east line of the NW 1/4 of said Section 31; thence run N 00 deg 56 min 58 sec E, along said east line, 1315.47 feet to the southeast corner of the SW 1/4 of Section 30; thence run N 89 deg 29 min 13 sec E, along the south line of said Section 30, a distance of 260.96 feet to an Iron Rod at the northwest corner of lands described in Official Records Book 17184 on Page 121 and Official Records Book 19698, Pg. 218; thence leave said south line and run N 26 deg 16 min 56 sec W, 1641.47 feet to an Iron Rod on the approximate northerly limits of an easement for underground gas and oil transmission to Houston Texas Gas and Oil Corporation as described in Official Records Book 762 on Pg. 584 of the said public records; thence run N 50 deg 15 min 27 sec E, along said northerly line, 874.24 feet to an Iron Rod; thence leave said north line and run N 00 deg 44 min 10 sec E, 2044.02 feet to an Iron Rod on the North line of the S 1/2 of NW 1/4 of said Section 30; thence run S 89 deg 03 min 56 sec W, along said north line 165.88 feet to a concrete monument on the east line of said NW 1/4; thence run N 00 deg 56 min 21 sec E, along said east line; 50.33 to a concrete monument on the south line of the N 1/2 of NW 1/4 of Section 30, as locally recognized and accepted; thence run N 89 deg 50 min 46 sec W, along said accepted line, 2632.53 feet to a concrete monument; thence run N 89 deg 29 min 00 sec W, 658.10 feet to a concrete monument; thence run N 00 deg 29 min 40 sec E, 153.63 feet to a concrete monument on the southerly right of way line of Normandy Boulevard (also known as State Road No. 228); thence run S 60 deg 23 min 11 sec W, along said right of way, 62.59 feet to a concrete monument; thence continue S 60 deg 23 min 11 sec W, along said right of way, 1160.52 feet to a concrete monument on the north line of the South 300 feet of Farms Lots 14, 15 and 16 of said Section 25 and the northwesterly corner of "Winchester Ridge Phase 1-A"; as shown on plat thereof recorded in Plat Book 63 on Pages 139 thru 148 of the public records of said county; thence run S 89 deg 15 min 28 sec E, along said south line and north line as shown on said plat, 1666.36 feet to a concrete monument on the west line of said Section 30 and the northeasterly corner of said plat; thence run S 00 deg 22 min 28 sec W, along the east line of said Plat a distance of 587.40 feet to a Point hereinafter referred to as POINT "A" feet; thence continue S 00 deg 22 min 28 sec W, along said east line a distance of 1295.32 feet: thence leave the west line of said Section 30 and run along the east line of said Plat with the following courses and distances: S 48 deg 09 min 08 sec W, 962.47 feet; S 12 deg 31 min 44 sec W, 415.64 feet; S 22 deg 53 min 27 sec E, 367.42 feet; N 37 deg 51 min 52 sec W, 110.0 feet to the northerly line of said 305' Florida Power & Light Right of Way for Power Transmission; thence run S 52 deg 08 min 08 sec E, along said northerly line, 905.95 feet to the Point of Beginning

TOGETHER WITH:

All Portions of 15' Roadways as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 and All Portions of 15' Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 of the Public Records of said County Lying Within the above described lands.

(Con't. on Page 2)



Con't from Page 1)

LESS AND EXCEPT:

EXCEPTION "A"

Commence at the above described "POINT A" and run S 89 deg 37 min 32 sec E, 125.0 feet to the Point of Beginning; thence run northeasterly with a curve concave southeasterly having an arc length of 467.16 feet, a radius of 500.0 feet and a chord bearing and distance of N 27 deg 08 min 26 sec E, 450.35 feet ; thence run N 55 deg 15 min 40 sec E, 21.27 feet; thence run easterly with a curve concave southerly having an arc length of 48.01 feet, a radius of 60.0 feet and a chord bearing and distance of N 75 deg 40 min 18 sec E, 46.74 feet to a point of reverse curve; thence run northeasterly with a curve concave northwesterly having an arc length of 148.26 feet, a radius of 96.35 feet and a chord bearing and distance of N 54 deg 30 min 47 sec E, 134.06 feet to a point of reverse curve; thence run northeasterly with a curve concave southeasterly having an arc length of 47.42 feet, a radius of 60.0 feet and a chord bearing and distance of N 33 deg 04 min 22 sec E, 46.20 feet; thence run N 55 deg 42 min 56 sec E, 401.35 feet; thence run S 34 deg 15 min 33 sec E, 1152.57 feet; thence run S 55 deg 44 min 27 sec W, 1031.65 feet, thence run northwesterly with a curve concave southwesterly having an arc length of 53.20 feet, a radius of 650.0 feet and a chord bearing and distance of N 52 deg 18 min 18 sec W, 53.18 feet; thence run N 54 deg 04 min 15 W, 380.17 feet to a point hereinafter referred to as "POINT B": thence run northerly with a curve concave easterly having an arc length of 463.16 feet, a radius of 550.0 feet and a chord bearing and distance of N 23 deg 45 min 01 sec W, 449.60 feet; thence run N 00 deg 22 min 28 sec E, 99.17 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

EXCEPTION "B"

Commence at the above described "POINT B" and run S 38 deg 53 min 51 sec W, 100.13 feet to the Point of Beginning; thence run S 54 deg 04 min 15 sec E, 251.13 feet; thence run in a general westerly and northwesterly direction with the following Eight (8) courses and distances: N 75 deg 58 min 42 sec W, 73.19 feet; S 85 deg 24 min 39 sec W, 72.19 feet; N 57 deg 55 min 22 sec W, 56.80 feet; S 87 deg 01 min 02 sec W, 72.59 feet; N 50 deg 34 min 42 sec W, 53.68 feet; N 68 deg 13 min 46 sec W, 61.65 feet; N 12 deg 21 min 16 sec W, 43.46 feet; N 74 deg 09'11" W, 40.17 feet; thence run N 00 deg 00 min 00 sec E, 224.20 feet; thence run N 67 deg 49 min 36 sec E, 39.70 feet; thence run southeasterly with a curve concave northeasterly having an arc length of 297.21 feet, a radius of 650.0 feet and a chord bearing and distance of S 35 deg 16 min 22 sec E, 294.63 feet to the Point of Beginning.

MARK E. HARDENBROOK, PSM - LS 5500



