

August 7, 2023

Work Order No. 22-076.07
File No. 128F-11.07B

CDD North Parcel

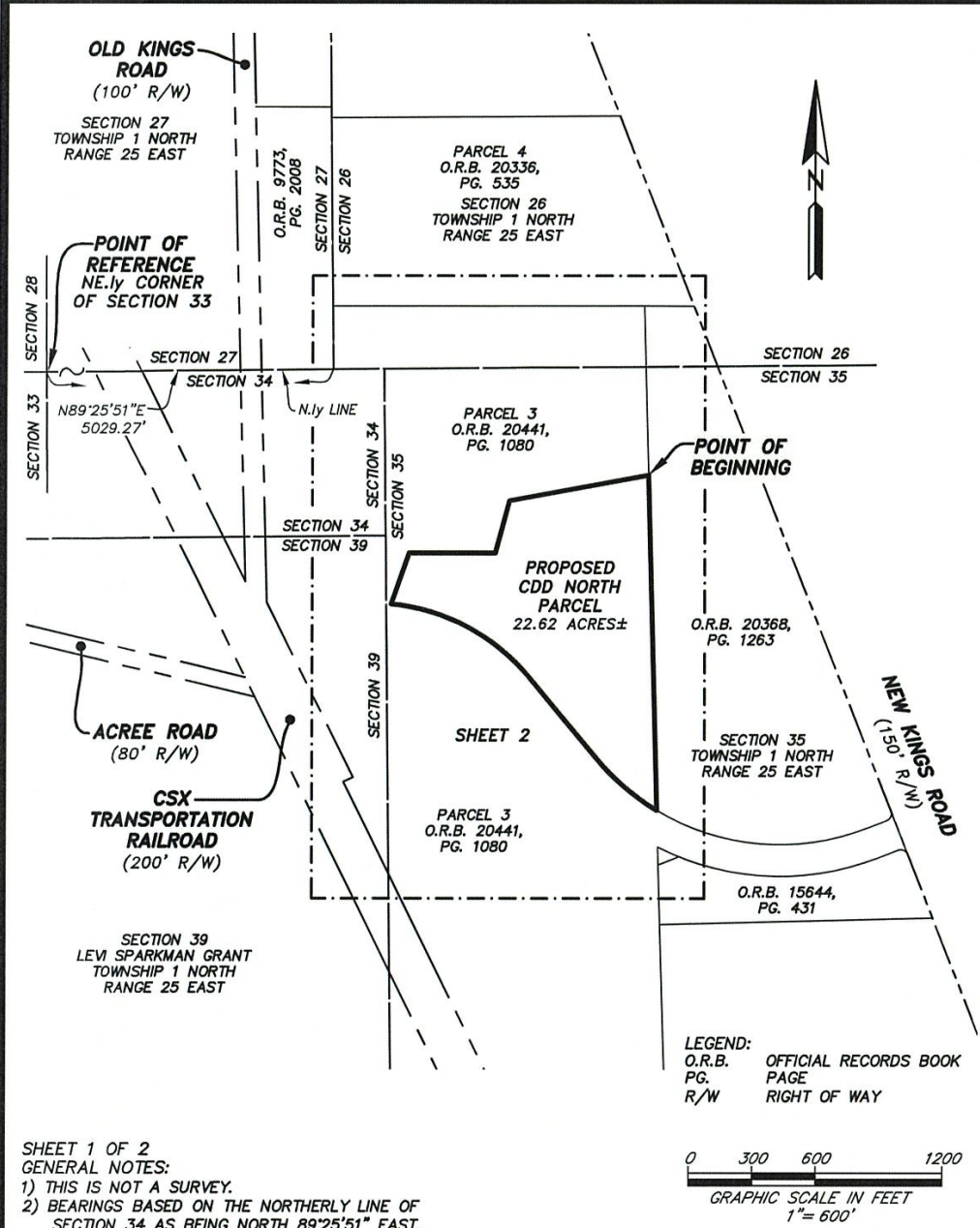
A portion of Section 35, Township 1 North, Range 25 East, Duval County, Florida, being a portion of Parcel 3, as described and recorded in Official Records Book 20441, page 1080, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 33, said township and range; thence North $89^{\circ}25'51''$ East, along the Northerly line of Section 34, said township and range, 5029.27 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 9773, page 2008, of said current Public Records; thence North $00^{\circ}40'50''$ West, along the Easterly line of last said lands, 299.61 feet to the Southwesterly corner of Parcel 4, as described and recorded in Official Records Book 20336, page 535, of said current Public Records; thence North $89^{\circ}58'09''$ East, departing said Easterly line and along the Southerly line of said Parcel 4, a distance of 1472.52 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 20368, page 1263, of said current Public Records; thence South $01^{\circ}29'45''$ East, departing said Southerly line and along the Westerly line of last said lands, 802.26 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $01^{\circ}29'45''$ East, along said Westerly line, 1592.49 feet to the Southwesterly corner thereof; thence Northwesterly, along the arc of a non-tangent curve concave Northeasterly having a radius of 1125.00 feet, through a central angle of $19^{\circ}22'40''$, an arc length of 380.48 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $49^{\circ}11'25''$ West, 378.67 feet; thence North $39^{\circ}30'04''$ West, 495.27 feet to the point of curvature of a curve concave Southwesterly having a radius of 975.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $44^{\circ}48'26''$, an arc length of 762.48 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $61^{\circ}54'17''$ West, 743.20 feet; thence North $19^{\circ}18'54''$ East, 256.65 feet; thence Due East, 407.75 feet; thence North $15^{\circ}07'51''$ East, 256.97 feet; thence North $79^{\circ}27'40''$ East, 667.24 feet to the Point of Beginning.

Containing 22.62 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA, BEING A PORTION OF PARCEL 3,
AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20441,
PAGE 1080, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



SHEET 1 OF 2
GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 34 AS BEING NORTH 89°25'51" EAST.

ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

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

SCALE: 1"=600'
DATE: AUGUST 7, 2023

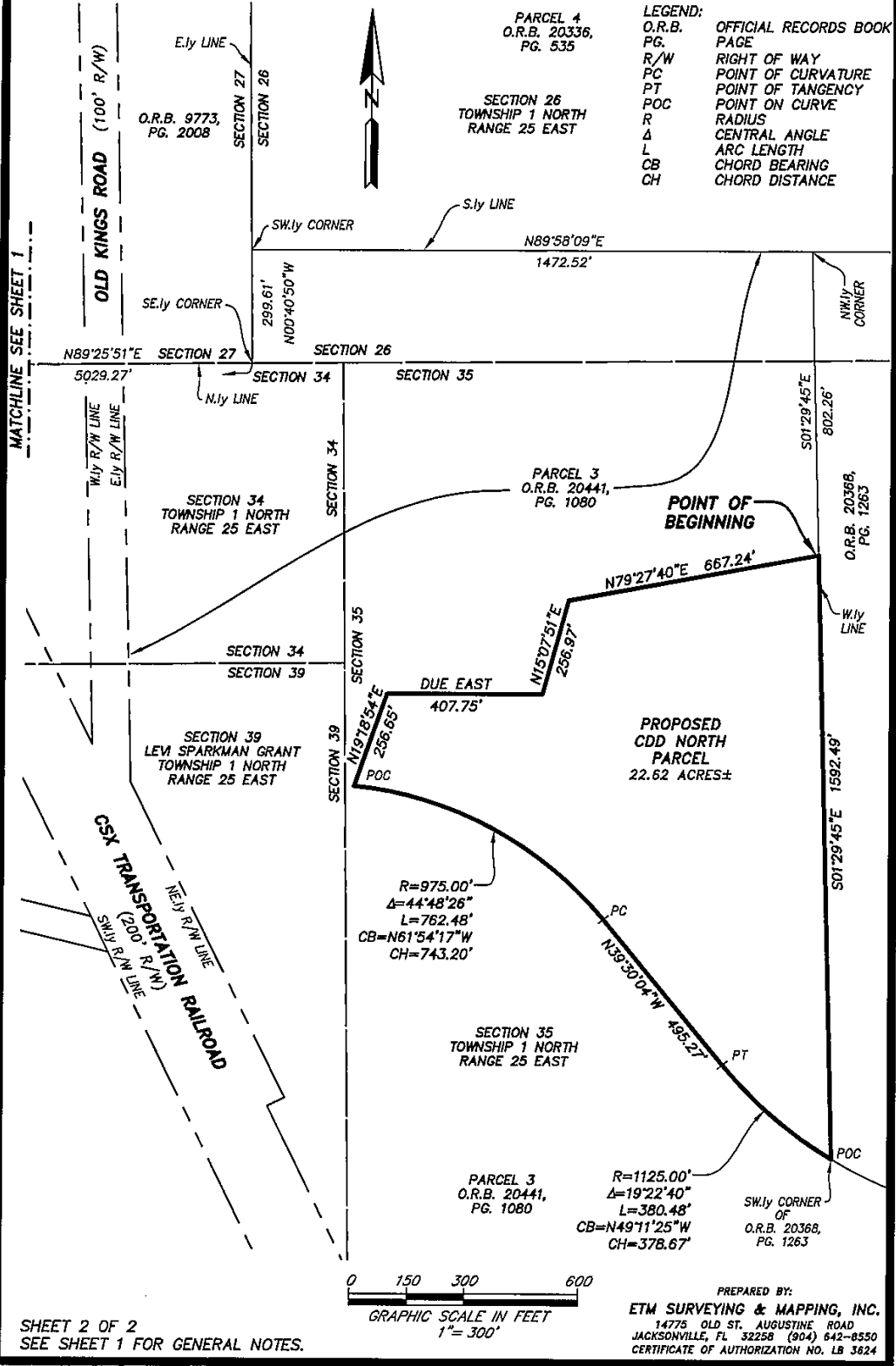
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Digital Signature
by: Bob L.
Pittman, P.S.M.

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF PARCEL 3, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20441, PAGE 1080, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



SHEET 2 OF 2
 SEE SHEET 1 FOR GENERAL NOTES.

ORDER NO.: 22-076.07 FILE NO.: 128F-11.07B DRAWN BY: ADC CAD FILE: I:\Survey\RM\Apro\Aeres Road Route\Sketch\CDD\North Parcel.dwg

August 7, 2023

Work Order No. 22-076.07
File No. 128F-11.07C

CDD South Parcel

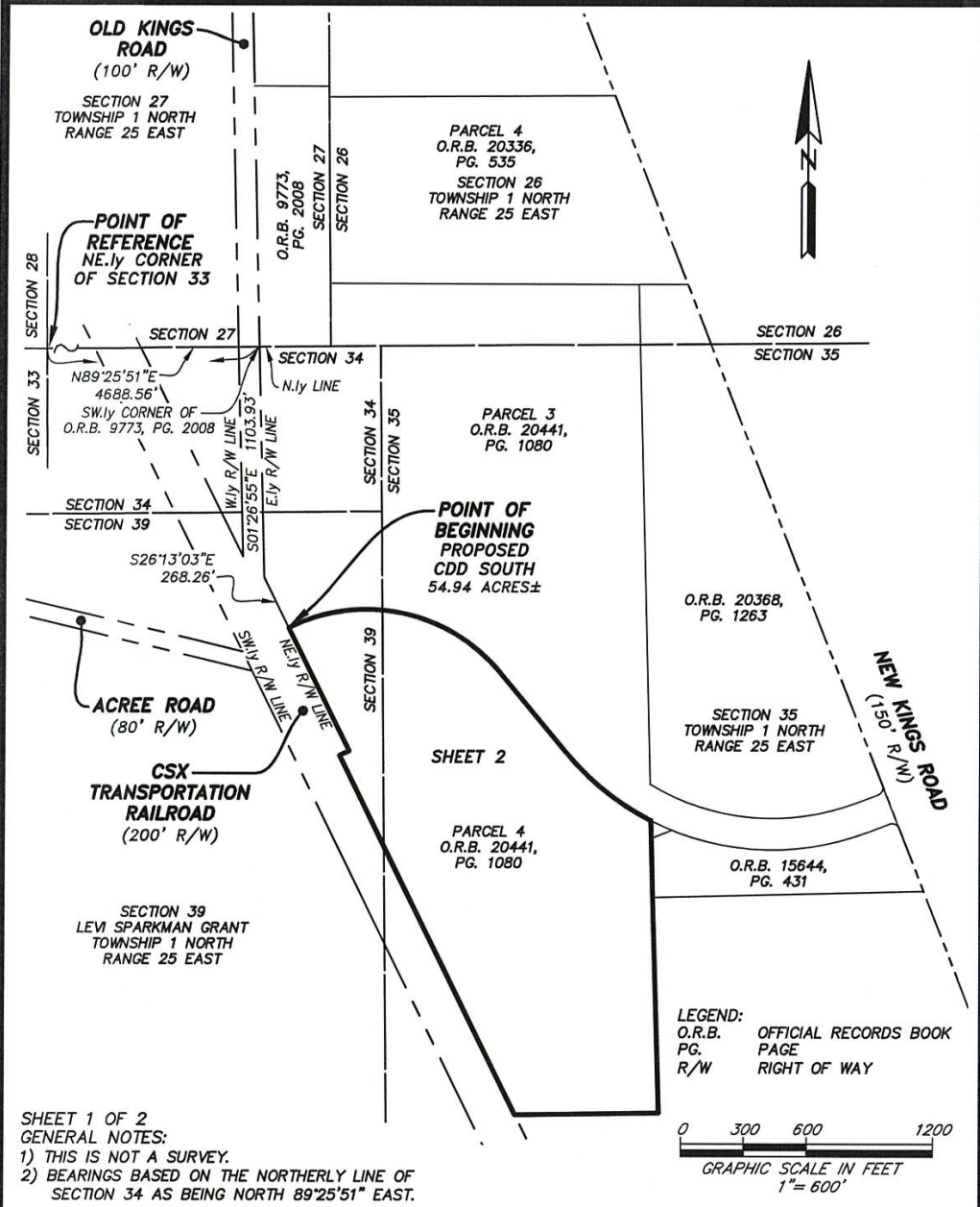
A portion of Section 35 and a portion of Section 39 of the Levi Sparkman Grant, Township 1 North, Range 25 East, Duval County, Florida, being a portion of Parcel 3, as described and recorded in Official Records Book 20441, page 1080, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 33, of said Township and Range; thence North $89^{\circ}25'51''$ East, along the Northerly line of Section 34 of said Township and Range, a distance of 4688.56 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 9773, page 2008, of said current Public Records, said corner lying on the Easterly right of way line of Old Kings Road, a 100 foot right of way as presently established; thence South $01^{\circ}26'55''$ East, departing said Northerly line and along said Easterly right of way line, 1103.93 feet to its intersection with the Northeasterly right of way line of CSX Transportation Railroad, a 200 foot right of way as presently established; thence South $26^{\circ}13'03''$ East, departing said Easterly right of way line and along said Northeasterly right of way line, 268.26 feet to the Point of Beginning.

From said Point of Beginning, thence Easterly departing said Northeasterly right of way line and along the arc of a curve concave Southerly having a radius of 825.00 feet, through a central angle of $77^{\circ}17'03''$, an arc length of 1112.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $78^{\circ}08'36''$ East, 1030.35 feet; thence South $39^{\circ}30'04''$ East, 495.27 feet to the point of curvature of a curve concave Northeasterly having a radius of 1275.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $23^{\circ}35'46''$, an arc length of 525.08 feet to a point lying on the Northerly prolongation of the Westerly line of those lands described and recorded in Official Records Book 15644, page 431, of said current Public Records, said arc being subtended by a chord bearing and distance of South $51^{\circ}17'57''$ East, 521.38 feet; thence South $01^{\circ}30'41''$ East, along said Northerly prolongation, along said Westerly line and along a non-tangent line, 366.52 feet to the Southwesterly corner thereof, said corner lying on the boundary line of said Parcel 4; thence South $01^{\circ}41'47''$ East, along said boundary line, 1030.15 feet; thence South $89^{\circ}04'38''$ West, continuing along said boundary line, 684.49 feet to a point lying on said Northeasterly right of way line of CSX Transportation Railroad, a 150 foot right of way in this location; thence Northwesterly along said Northeasterly right of way line the following 3 courses: Course 1, thence North $26^{\circ}06'33''$ West, 1911.28 feet; Course 2, thence North $64^{\circ}34'42''$ East, 50.07 feet; Course 3, thence North $26^{\circ}13'03''$ West, 656.79 feet to the Point of Beginning.

Containing 54.94 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 35 AND A PORTION OF SECTION 39 OF
THE LEVI SPARKMAN GRANT, TOWNSHIP 1 NORTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA, BEING A PORTION OF PARCEL 3,
AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20441,
PAGE 1080, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



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

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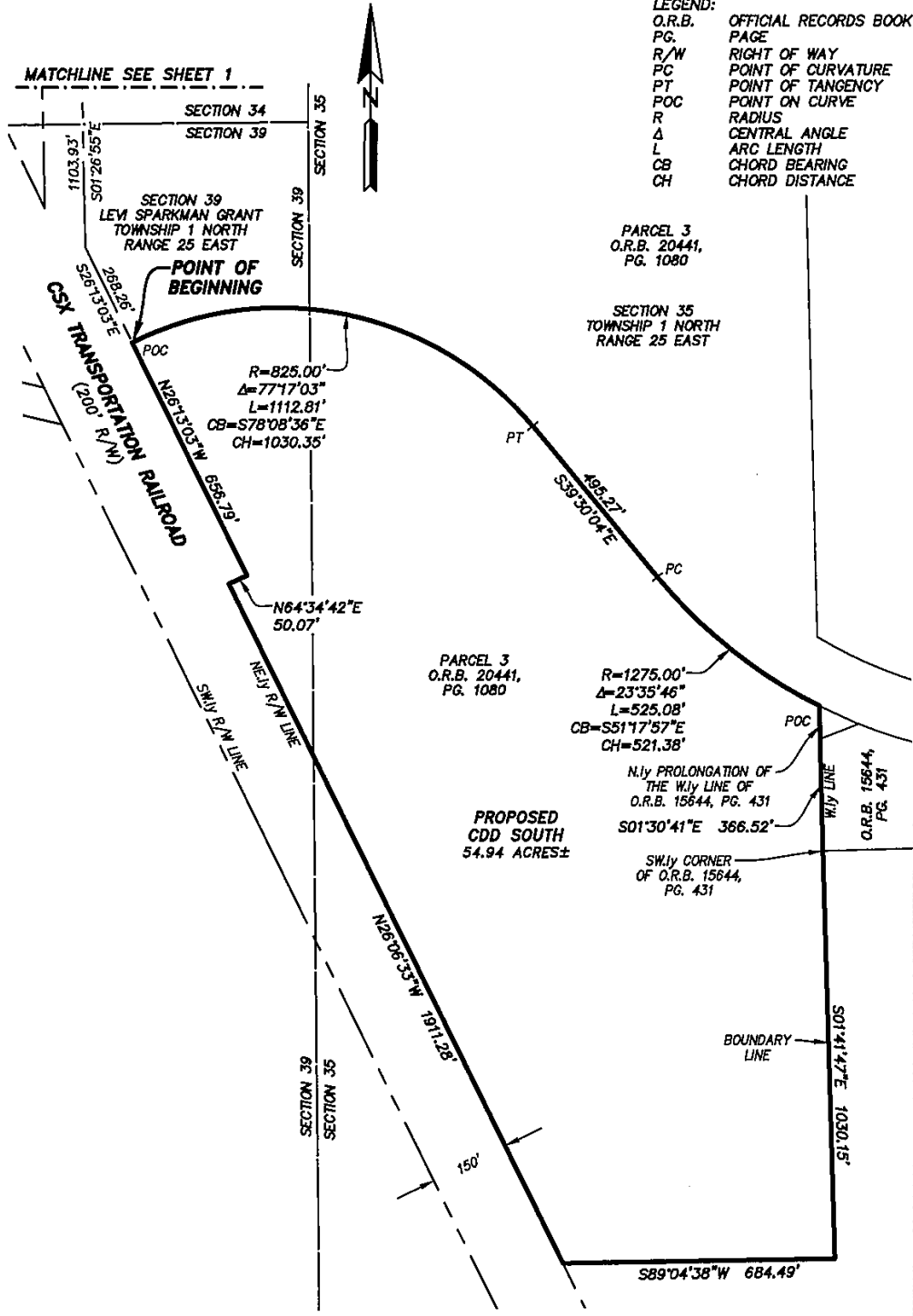
Digital Signature
by: Bob L.
Pittman, P.S.M.

SCALE: 1"=600'
DATE: AUGUST 7, 2023
BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

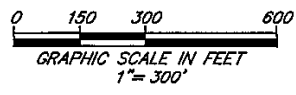
A PORTION OF SECTION 35 AND A PORTION OF SECTION 39 OF THE LEVI SPARKMAN GRANT, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF PARCEL 3, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20441, PAGE 1080, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	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



SHEET 2 OF 2
SEE SHEET 1 FOR GENERAL NOTES.

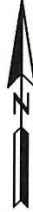


PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL. 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 22-076.07 FILE NO.: 128F-11.07C DRAWN BY: BNC CAD FILE: F:\Survey\HMA\Proj\Acree Road Route\Sketch\CDD\CDD South Parcel.dwg

EXHIBIT TO SHOW MAP OF PROPERTY

A PORTION OF SECTIONS 26, 33, 34, 35 AND A PORTION OF SECTION 39 OF THE LEVI SPARKMAN GRANT, TOWNSHIP 1 NORTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF SECTION 42 OF THE LEVI SPARKMAN GRANT, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



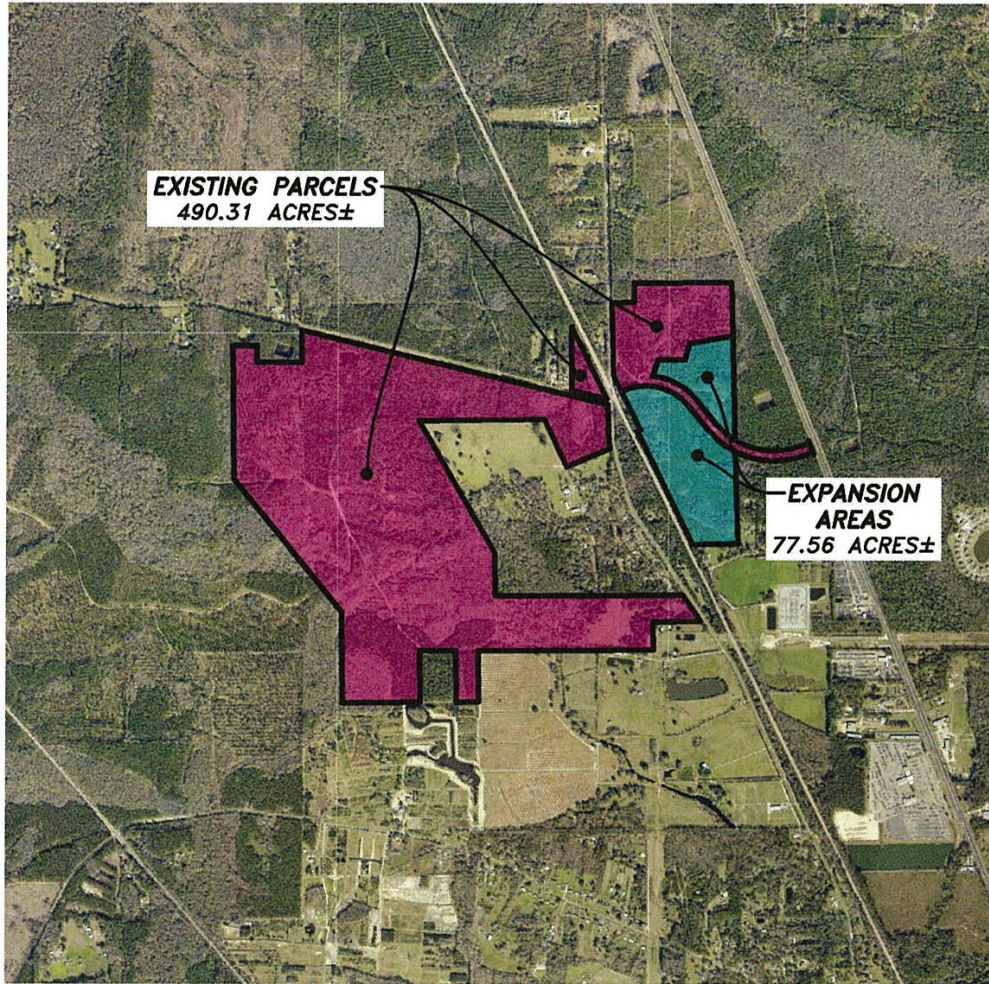
LEGEND:



EXPANSION AREAS



EXISTING PARCELS



GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) EXHIBIT TO SHOW PROPERTY.

0 1000 2000 4000
GRAPHIC SCALE IN FEET
1" = 2000'

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SCALE: 1"=2000'
DATE: SEPTEMBER 1, 2023

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

ORDER NO.: 22-076.07 FILE NO.: 12BF-11.07H DRAWN BY: BNC CAD FILE: I:\Survey\RM\Apr\Acre Road Route\Sketch\CDD\Exhibit\Existing & Expansion Parcels.dwg