

2019.490



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14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised July 19, 2019

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°15'27" West, along the Southerly line of said Section 17, a distance of 268.53 feet; thence North 01°44'33" West, departing said Southerly line, 141.57 feet; thence North 85°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°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°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°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°14'01" West, 134.85 feet; thence South 84°18'06" West, 507.68 feet; thence South 89°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°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°14'29" West, 56.28 feet; thence South 88°46'17" West, 47.48 feet; thence South 01°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°15'27" West, 140.01 feet; Course 2, thence South 43°15'27" West, 39.60 feet; Course 3, thence South 88°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 line as depicted on Florida Department of Transportation Right of Way Map Section 72002-2534; thence North 01°44'38" West, along said Easterly limited access right of way line, 17.89 feet; thence South 88°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°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

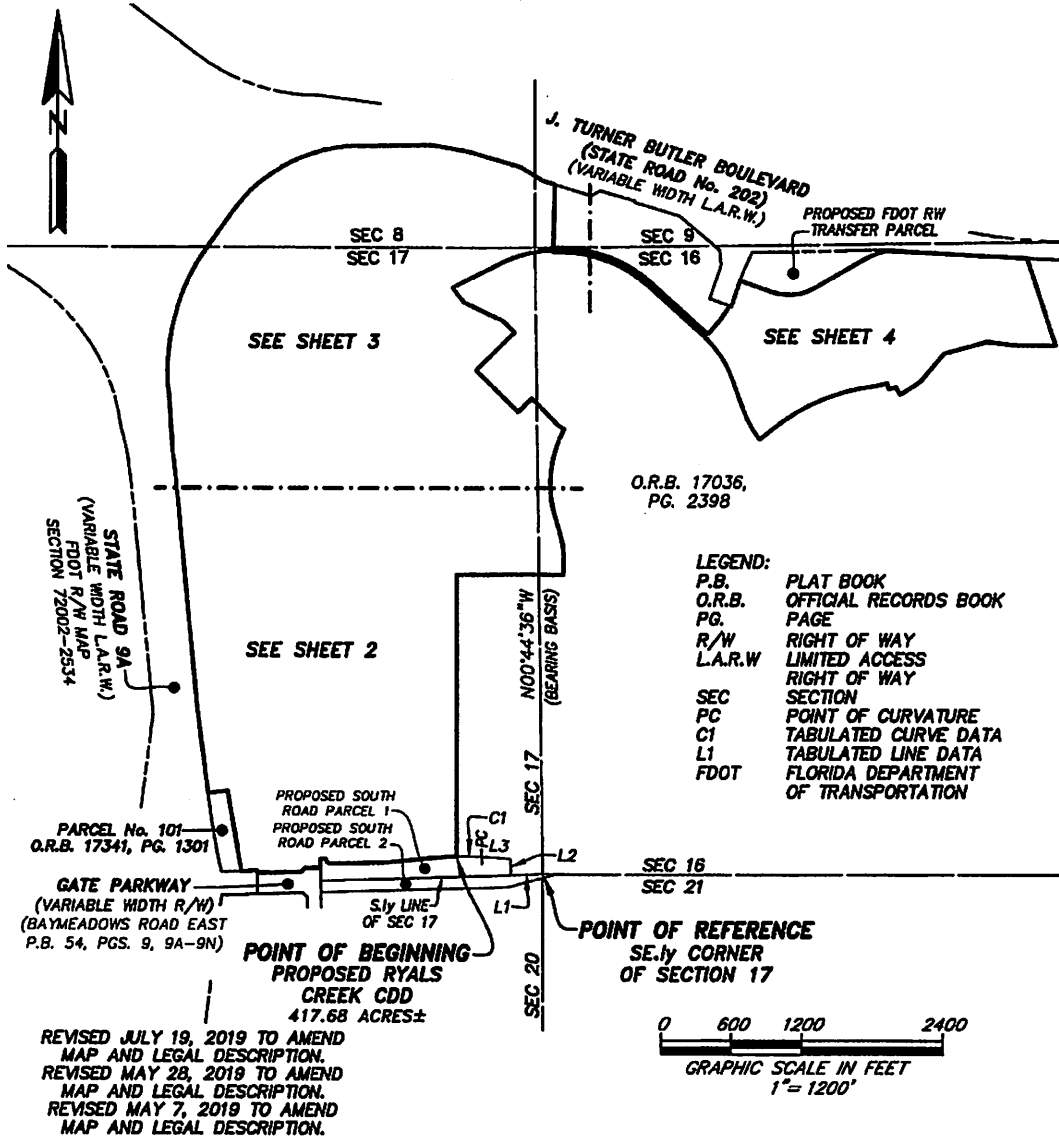
Ryals Creek CDD (Continued)

South 54°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°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°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°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°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°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°06'50" East, 124.97 feet; thence South 03°28'08" West, 45.63 feet; thence Due West, 900.86 feet; thence Due South, 2379.25 feet to the Point of Beginning.

Containing 417.68 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.



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

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

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

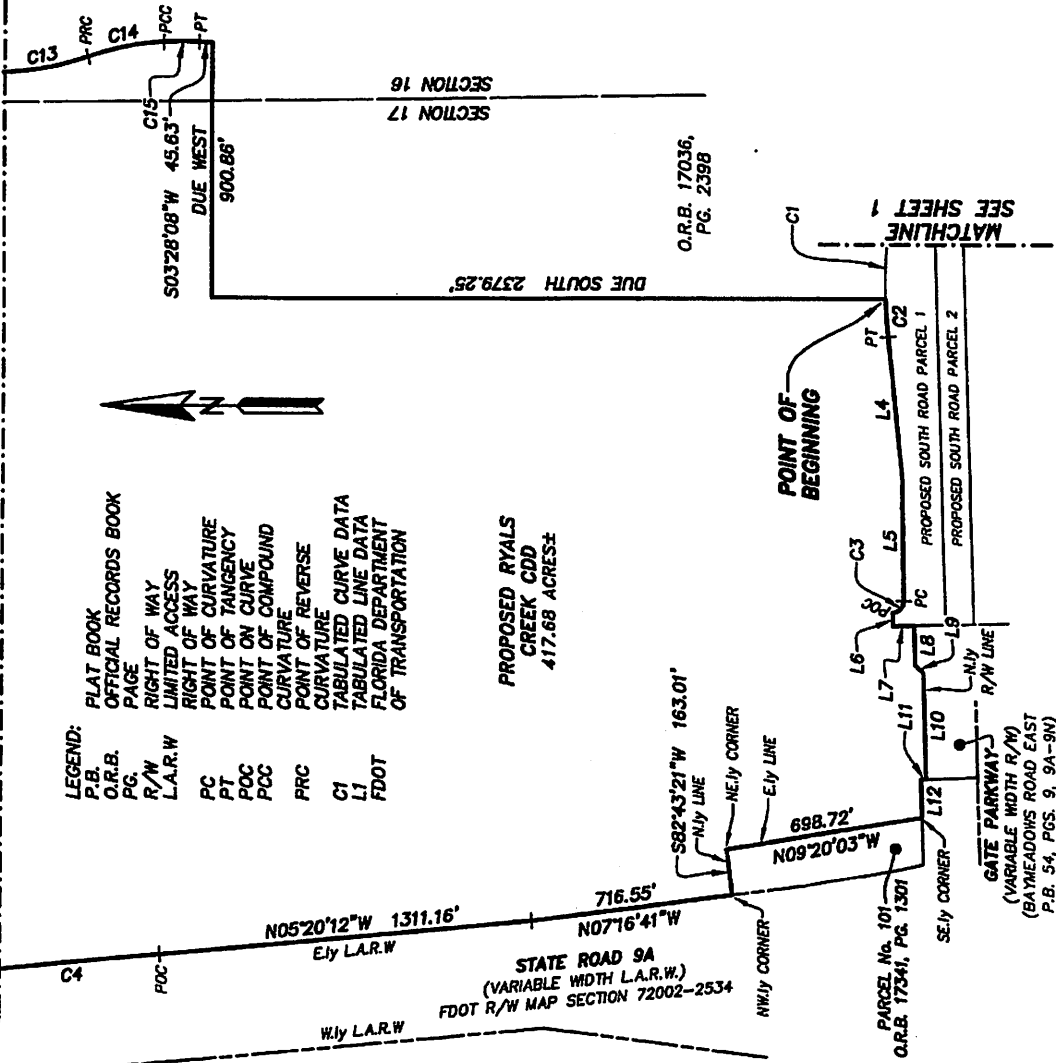


Digital Signature By:
 Damon J. Kelly, PSM

SCALE: 1"=1200'
 DATE: APRIL 30, 2019
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA

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



- LEGEND:**
- P.B. FLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - R/W RIGHT OF WAY
 - L.A.R.W. LIMITED ACCESS
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PCC POINT ON CURVE
 - PRC CURVATURE
 - POINT OF REVERSE CURVATURE
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

PROPOSED RYALS
CREEK CDD
417.68 ACRES±

STATE ROAD 9A
(VARIABLE WIDTH L.A.R.W.)
FDOT R/W MAP SECTION 72002-2534

PARCEL No. 101
O.R.B. 17341, PG. 1301

GATE PARKWAY
(VARIABLE WIDTH R/W)
(BAYMEADOWS ROAD EAST
P.B. 54, PGS. 9, 9A-9N)



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	915.36'
C13	1000.00'	4°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	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 32256 (904) 642-1550
CERTIFICATE OF AUTHORIZATION NO. LB 3424

Revised Exhibit 2

ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 643-6550
 CERTIFICATE OF AUTHORIZATION NO. 19 1024

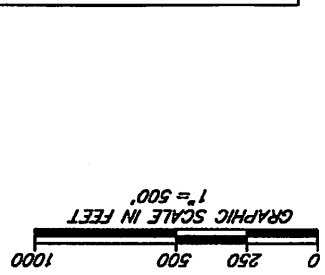
SEE SHEET 1 FOR GENERAL NOTES.

SHEET 3 OF 4

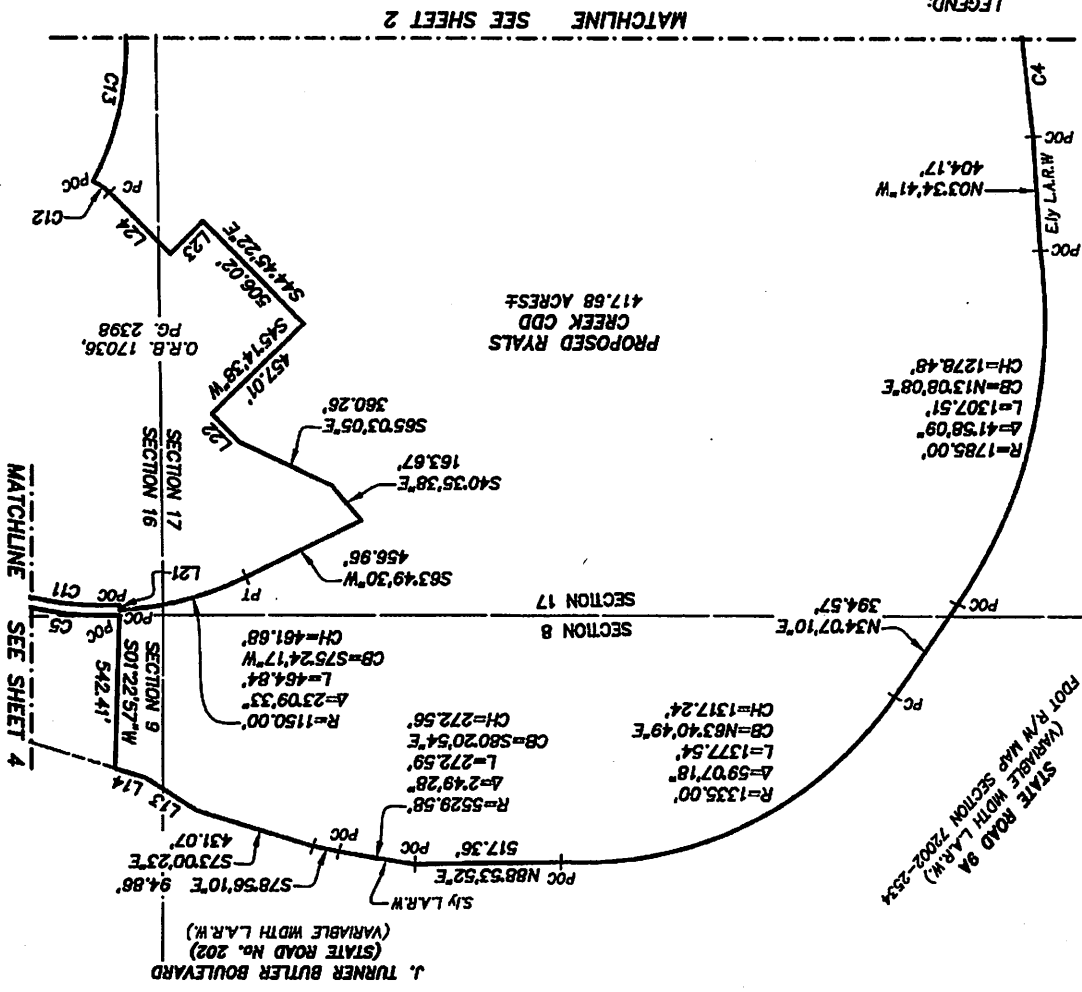
PREPARED BY:

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'

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'



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - R/W RIGHT OF WAY
 - L.A.R.W. LIMITED ACCESS
 - R/W RIGHT OF WAY
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. 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
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION



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.

PREPARED BY:
 ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32256 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3024

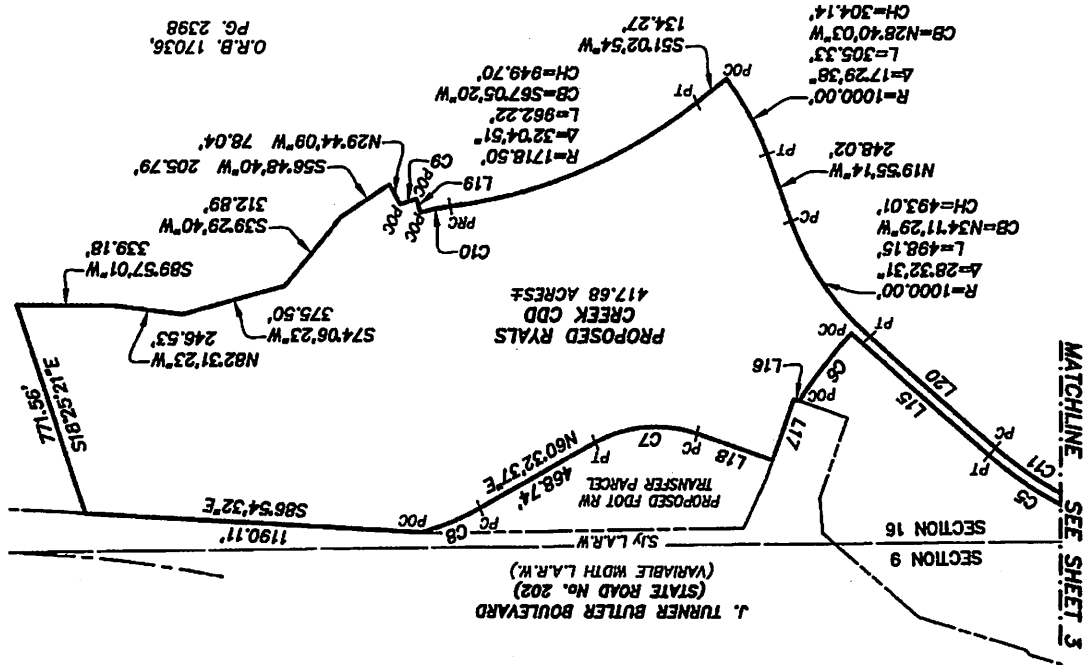
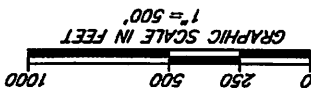
SEE SHEET 1 FOR GENERAL NOTES.

SHEET 4 OF 4

LINE	BEARING	LENGTH
L15	S48°27'45"W	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'

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'

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 P.G. PAGE
 R/W RIGHT OF WAY
 L.A.R.W. LIMITED ACCESS
 RIGHT OF WAY
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 P.O.C. POINT ON CURVE
 P.R.C. POINT OF REVERSE CURVATURE
 R. RADIUS
 Δ. CENTRAL ANGLE
 L. ARC LENGTH
 C.B. CHORD BEARING
 C.H. CHORD DISTANCE
 C.I. TABULATED CURVE DATA
 L.I. TABULATED LINE DATA



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.