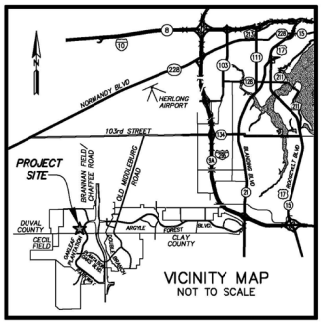
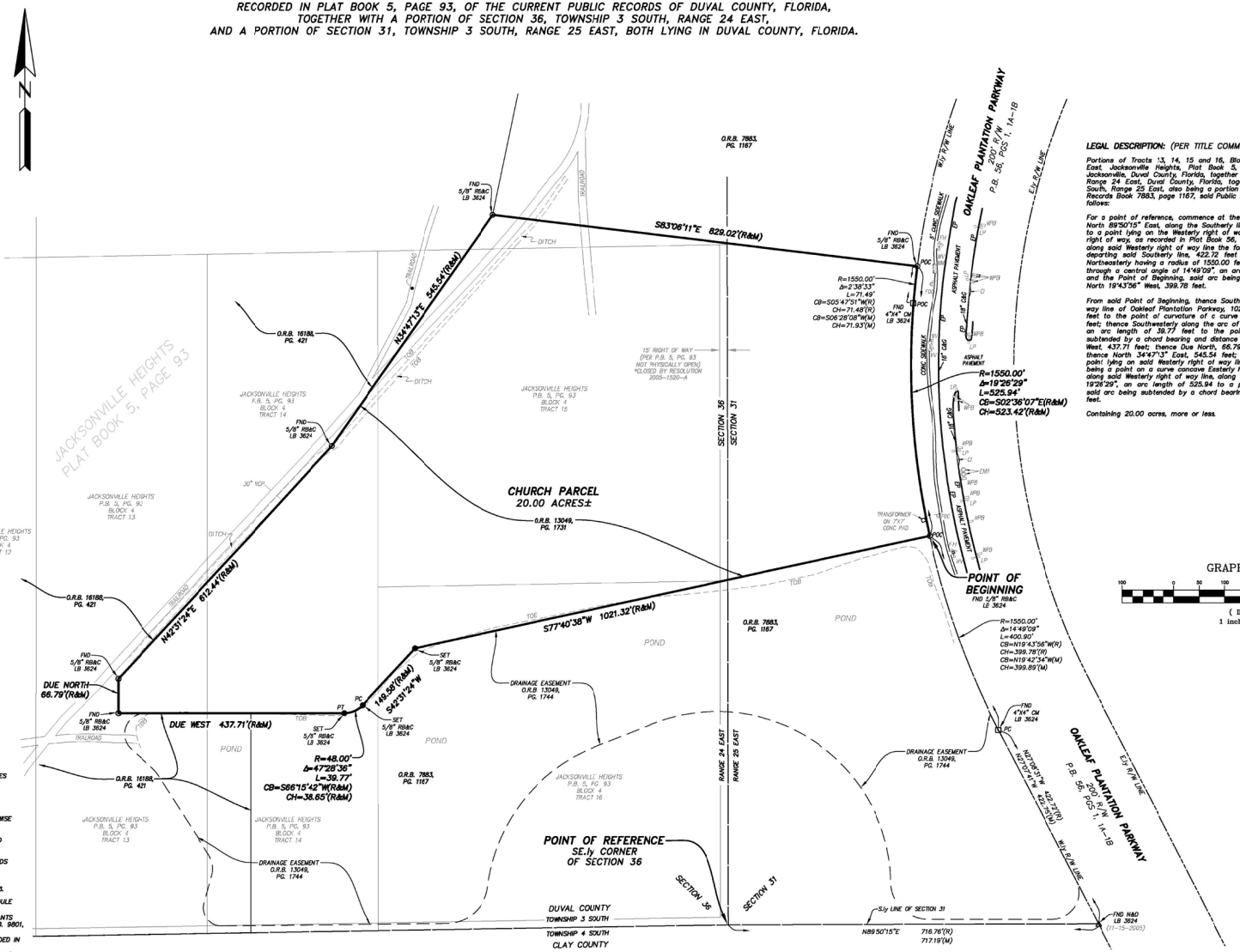
MAP SHOWING BOUNDARY SURVEY OF

PORTIONS OF TRACTS 13, 14, 15 AND 16, BLOCK 4, SECTION 36, TOWNSHIP 3 SOUTH, RANGE 24 EAST, AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 24 EAST, AND A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST, BOTH LYING IN DUVAL COUNTY, FLORIDA.





LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

Portions of Tracts 13, 14, 15 and 16, Block 4, Section 36, Township 3 South, Range 24 East, Jacksonville Heights, Plat Book 5, page 93, of the current Public Records of Jacksonville, Duval County, Florida, together with a portion of Section 36, Township 3 South, Range 24 East, Duval County, Florida, together with a portion of Section 31, Township 3 South, Range 25 East, also being a portion of those lands described and recorded in Official Records Book 7883, page 1167, said Public Records, and being more particularly described as follows:

For a point of reference, commence at the Southeasterly corner of said Section 36; thence North 89°50'15" East, along the Southerly line of said Section 31, a distance of 716.76 feet to a point lying on the Westerly right of way line of Oakleaf Plantation Parkway, a 200 foot right of way, as recorded in Plat Book 56, pages 1, 1A and 1B, said Public Records; thence along said Westerly right of way line the following two (2) courses: 1) North 27°08'31" West, departing said Southerly line, 422.72 feet to the point of curvature of a curve concave Northeasterly having a radius of 1550.00 feet; 2) Northwesterly along the arc of said curve, through a central angle of 14°49'09", an arc length of 400.90 feet to a point on said curve and the Point of Beginning, said arc being subtensed by a chord bearing and distance of North 19°43'56" West, 399.78 feet.

From said Point of Beginning, thence South 77°40'38" West, departing said Westerly right of way line of Oakleaf Plantation Parkway, 1021.32 feet; thence South 42°31'24" West, 149.58 feet to the point of curvature of a curve concave Northwesterly having a radius of 48.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 47°28'36", an arc length of 39.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 66°15'42" West, 38.65 feet; thence Due West, 437.71 feet; thence Due North, 66.79 feet; thence North 42°31'24" East, 612.44 feet; thence North 34°47'13" East, 545.54 feet; thence South 83°06'11" East, 829.02 feet to a point lying on said Westerly right of way line of Oakleaf Plantation Parkway, said point also being a point on a curve concave Easterly having a radius of 1550.00 feet; thence Southerly along said Westerly right of way line, along the arc of said curve, through a central angle of 19°26'29", an arc length of 525.94 to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 02°36'07" East, 523.42 feet.

Containing 20.00 acres, more or less.

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
(R)	DATA OF RECORD
(M)	FIELD MEASURED DATA
ID	IDENTIFICATION
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
FND	FOUND
CMON	CONCRETE MONUMENT
RB	REBAR
RB&C	REBAR AND CAP
IP&C	IRON PIPE AND CAP
N&D	NAIL AND DISK
PC	POINT OF CURVATURE
POC	POINT ON CURVE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
C&G	CONCRETE CURB AND GUTTER
EMH	ELECTRIC MANHOLE
LP	LIGHT POLE
WPB	WIRE PULL BOX
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
FOC	FIBER OPTIC CABLE
RCP	REINFORCED CONCRETE PIPE
CI	CURB INLET
TOB	TOP OF BANK
⊙	INFORMATION SIGN (UNLESS OTHERWISE NOTED)

GENERAL NOTES:

1) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 31 AS BEING NORTH 89°50'15" EAST. RECORD BEARINGS DEPICTED HEREON ARE REFLECTIVE OF ADJUSTMENT OF DEED TO STATE PLANE COORDINATES AND ARE NOT TRANSCRIBED VERBATIM FROM DEEDS OF RECORD.

2) CERTAIN BOUNDARY INFORMATION DEPICTED HEREON PER PREVIOUS SURVEY BY ROBERT M. ANGAS ASSOCIATES, INC., FILE No. 1186-35, DATED NOVEMBER 15, 2005.

3) SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.

4) UNDERGROUND IMPROVEMENTS AND UTILITIES NOT LOCATED. EXCEPT AS EVIDENCED BY ABOVE GROUND FEATURES THEREOF.

5) TRAILROADS DEPICTED HEREON FIELD LOCATED AT PERIMETER ONLY. INTERIOR DEPICTION OF TRAILROADS PER AERIAL MAPPING.

6) SURVEY PERFORMED WITH BENEFIT OF AMERICAN LAND TITLE ASSOCIATION COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No.: 11275754, COMMITMENT DATE: JULY 23, 2023.

THE SURVEYED PROPERTY IS SUBJECT TO OR BENEFITED BY THE FOLLOWING ITEMS LISTED IN SCHEDULE B, PART II OF SAID COMMITMENT AS BASED ON THEIR LEGAL DESCRIPTIONS:

ITEM 7) LAND COVENANTS AGREEMENT AS RECORDED IN AMENDED AND RESTATED LAND COVENANTS AGREEMENT IN O.R.B. 9562, PG. 472, AND CORRECTIVE AMENDMENT RECORDED IN O.R.B. 9801, PG. 1185. (BLANKET IN NATURE)

ITEM 9) UTILITY SERVICE AGREEMENT RECORDED IN O.R.B. 12750, PG. 2397, AMENDMENT RECORDED IN O.R.B. 12750, PG. 2428. (BLANKET IN NATURE)

ITEM 10) NON-EXCLUSIVE DRAINAGE EASEMENT RECORDED IN O.R.B. 13049, PG. 1744. (AS DEPICTED)

ITEM 11) ALLOCATION OF DEVELOPMENT RIGHTS RECORDED IN O.R.B. 13049, PG. 1755. (BLANKET IN NATURE)

THE SURVEYED PROPERTY IS NOT SUBJECT TO OR BENEFITED BY THE FOLLOWING ITEMS LISTED IN SCHEDULE B, PART II OF SAID COMMITMENT AS BASED ON THEIR LEGAL DESCRIPTIONS:

ITEM 8) MEMORANDUM OF AGREEMENT RECORDED IN O.R.B. 10720, PG. 2094, AND RE-RECORDED IN O.R.B. 10747, PG. 2448. (OFFSITE)

THE FOLLOWING ITEMS LISTED IN SCHEDULE B, PART II OF SAID COMMITMENT BLANKET THE SURVEYED PROPERTY AS BASED ON THEIR LEGAL DESCRIPTIONS BUT ARE NOT SURVEY MATTERS:

ITEM 12) COST SHARING AGREEMENT RECORDED IN O.R.B. 13049, PG. 1762.

ALL OTHER ITEMS NOT LISTED ARE NOT SURVEY MATTERS OR ARE NOT IDENTIFIED BY A RECORDING REFERENCE.

ALL THE ABOVE ITEMS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
REGIONAL DEVELOPMENT, LLC, a Florida Limited liability company; NORTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC., a Florida non-profit corporation; Driver, McAfee, Hawthorne, & Diebenow PLLC; Fidelity National Title Insurance Company.

ETM SURVEYING & MAPPING
Trusted Advisors, Creating Community.
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8550
www.etminc.com
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.

PRELIMINARY 11-03-2023

SCALE 1"=100'
DATE SEPTEMBER 1, 2023

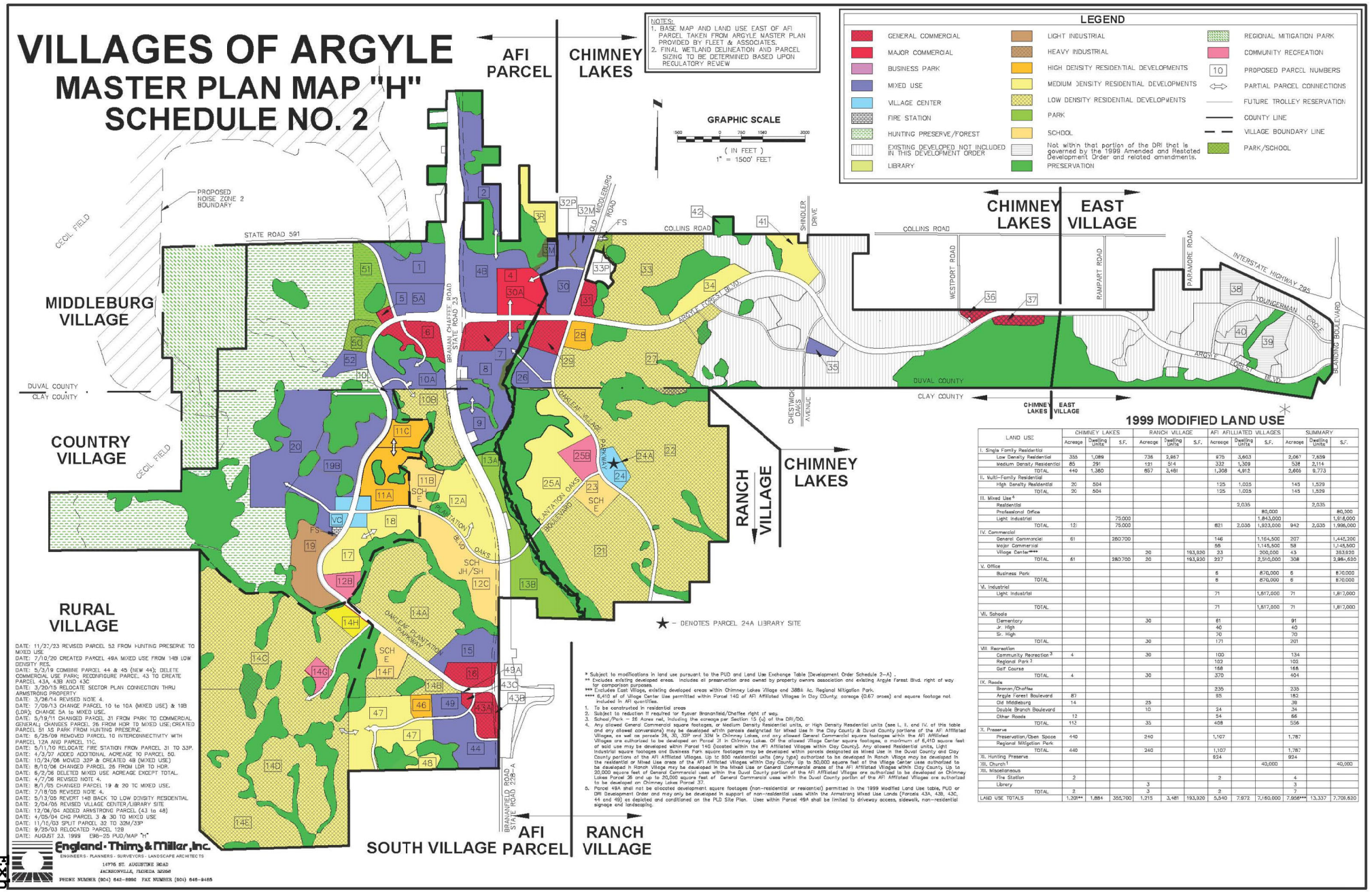
G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA LS No. 6963
ColyerC@etmsurvey.com

CAD FILE: I:\Survey\RMApro\Oakleaf Plantation\Church Sites\Brady\Relocated Methodist Church Boundary Update 2023.dwg FIELD BOOK: ETB3 "23325" DRAWN BY: PSC/DMS/ASH CHECKED BY: AGK

COUNTY: DUVAL ORDER NO.: 23-325.00 FILE NO.: 129G-GL00A

November 3, 2023

Exhibit 4
Page 1 of 2



LAND USE	CHIMNEY LAKES			RANCH VILLAGE			AFI AFFILIATED VILLAGES			SUMMARY		
	Acreage	Dwelling Units	S.F.	Acreage	Dwelling Units	S.F.	Acreage	Dwelling Units	S.F.	Acreage	Dwelling Units	S.F.
I. Single Family Residential												
Low Density Residential	355	1,089		738	2,867		975	3,603		2,067	7,559	
Medium Density Residential	85	291		121	514		332	1,309		538	2,114	
TOTAL	440	1,380		857	3,481		1,308	4,912		2,605	9,773	
II. Multi-Family Residential												
High Density Residential	20	504					125	1,025		145	1,529	
TOTAL	20	504					125	1,025		145	1,529	
III. Mixed Use[4]												
Residential								2,035			2,035	
Professional Office									80,000			80,000
Light Industrial			75,000						1,843,000			1,918,000
TOTAL	121		75,000				821	2,035	1,923,000	942	2,035	1,998,000
IV. Commercial												
General Commercial	61		280700				146		1,164,500	207		1,445,200
Major Commercial							58		1,145,500	58		1,145,500
Village Center****				20		193,920	23		200,000	43		393,920
TOTAL	61		280700	20		193,920	227		2,510,000	308		2,984,620
V. Office												
Business Park							6		870,000	6		870,000
TOTAL							6		870,000	6		870,000
VI. Industrial												
Light Industrial							71		1,817,000	71		1,817,000
TOTAL							71		1,817,000	71		1,817,000
VII. Schools												
Elementary				30			61			91		
Jr. High							40			40		
Sr. High							70			70		
TOTAL				30			171			201		
VIII. Recreation												
Community Recreation[3]	4			30			100			134		
Regional Park[2]							102			102		
Golf Course							168			168		
TOTAL	4			30			370			404		
IX. Roads												
Branan/Chaffee							235			235		
Argyle Forest Boulevard	87						95			182		
Old Middleburg	14			25						39		
Double Branch Boulevard				10			24			34		
Other Roads	12						54			66		
TOTAL	113			35			408			556		
X. Preserve												
Preservation/Open Space	440			240			1,107			1,787		
Regional Mitigation Park												
TOTAL	440			240			1,107			1,787		
XI. Hunting Preserve							924			924		
XII. Church[1]									40,000			40,000
XIII. Miscellaneous												
Fire Station	2						2			4		
Library				3						3		
TOTAL	2			3			2			7		
LAND USE TOTALS	1,201**	1,884	355,700	1,215	3,481	193,920	5,540	7,972	7,160,000	7,956***	13,337	7,709,620

* Subject to modifications in land use pursuant to the PUD and Land Use Exchange Table (Development Order Schedule 2-A) .
** Excludes existing developed areas. Includes all preservation area owned by property owners association and existing Argyle Forest Blvd. right of way for comparison purposes.
*** Excludes East Village, existing developed areas within Chimney Lakes Village and 388± Ac. Regional Mitigation Park.
**** 6,410 sf of Village Center Use permitted within Parcel 14G of AFI Affiliated Villages in Clay COunty; acreage (0.67 acres) and square footage not included in AFI quantities.

1. To be constructed in residential areas
2. Subject to reduction if required for flyover Brananfield/Chaffee right of way.
3. School/Park - 26 Acres net, including the acreage per Section 15 (g) of the DRI/DO.
4. Any allowed General Commercial square footages, or Medium Density Residential units, or High Density Residential units (see I., II. and IV. of this table and any allowed conversions) may be developed within parcels designated for Mixed Use in the Clay County & Duval County portions of the AFI Affiliated Villages, as well as parcels 36, 30, 33P and 30M in Chimney Lakes, and any allowed General Commercial square footages within the AFI Affiliated Villages are authorized to be developed on Parcel 31 in Chimney Lakes. Of the allowed Village Center square footages, a maximum of 6,410 square feet of said use may be developed within Parcel 14G (located within the AFI Affiliated Villages within Clay County). Any allowed Residential units, Light Industrial square footages and Business Park square footages may be developed within parcels designated as Mixed Use in the Duval County and Clay County portions of the AFI Affiliated Villages. Up to 800 residential units (any type) authorized to be developed in Ranch Village may be developed in the residential or Mixed Use areas of the AFI Affiliated Villages within Clay County. Up to 50,000 square feet of the Village Center uses authorized to be developed in Ranch Village may be developed in the Mixed Use or General Commercial areas of the AFI Affiliated Villages within Clay County. Up to 20,000 square feet of General Commercial uses within the Duval County portion of the AFI Affiliated Villages are authorized to be developed on Chimney Lakes Parcel 36 and up to 20,000 square feet of General Commercial uses within the Duval County portion of the AFI Affiliated Villages are authorized to be developed on Chimney Lakes Parcel 37.
5. Parcel 49A shall not be allocated development square footages (non-residential or residential) permitted in the 1999 Modified Land Use table, PUD or DRI Development Order and may only be developed in support of non-residential uses within the Armstrong Mixed Use Lands (Parcels 43A, 43B, 43C, 44 and 49) as depicted and conditioned on the PUD Site Plan. Uses within Parcel 49A shall be limited to driveway access, sidewalk, non-residential signage and landscaping.

November 3, 2023

Exhibit 4
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