

PARCEL 1 - EXHIBIT A-1

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PART OF BLOCK 4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 10, SAID BLOCK 4; THENCE NORTH 89°52'49" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 553.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 290.47 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 176.03 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°43'40" EAST AND A CHORD DISTANCE OF 174.81 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 23°27'21" EAST, A DISTANCE OF 771.15 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 92.40 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°25'27" EAST AND A CHORD DISTANCE OF 91.72 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°36'26" WEST, A DISTANCE OF 74.95 FEET TO A POINT ON THE SOUTH LINE OF TIMUQUANA COMMERCE CENTER, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 62, PAGES 96-99 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°33'44" EAST, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°36'26" EAST, DEPARTING LAST SAID SOUTH LINE, A DISTANCE OF 74.77 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 117.59 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°25'27" WEST AND A CHORD DISTANCE OF 116.73 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 23°27'21" WEST, A DISTANCE OF 771.15 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 151.47 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°43'40" WEST AND A CHORD DISTANCE OF 150.42 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 290.35 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 4; THENCE SOUTH 89°52'49" WEST, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.94 ACRES/ 84,310 SQUARE FEET

CERTIFIED TO: RCBF PROPERTIES

(SEE SHEET 2 FOR SKETCH)

SHEET 1 OF 2

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF BLOCK 4, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, AS N89°52'49"E, NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- (3) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA FIRM MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE

PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
POC	POINT ON CURVE
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
BRL	BUILDING RESTRICTION LINE
CLF	CHAIN LINK FENCE
RW	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK
OL	ON LINE
—	BREAK LINE

LEGEND

R	RADIUS
Δ	DELTA (CENTRAL ANGLE)
AL	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
(R)	LINE RADIUS TO CURVE
AC	AIR CONDITIONER
CONC	CONCRETE
ED	EOUND
IP	IRON PIPE
(M)	MEASURED
(O)	DEED
—	FENCE

SCALE 1"=150'

07-28-2021

DATE OF SKETCH

Nathan P. Perret
NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715

F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO

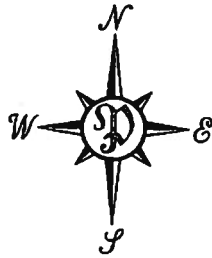
2018-2682-7

PARCEL 1 - EXHIBIT A-1

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

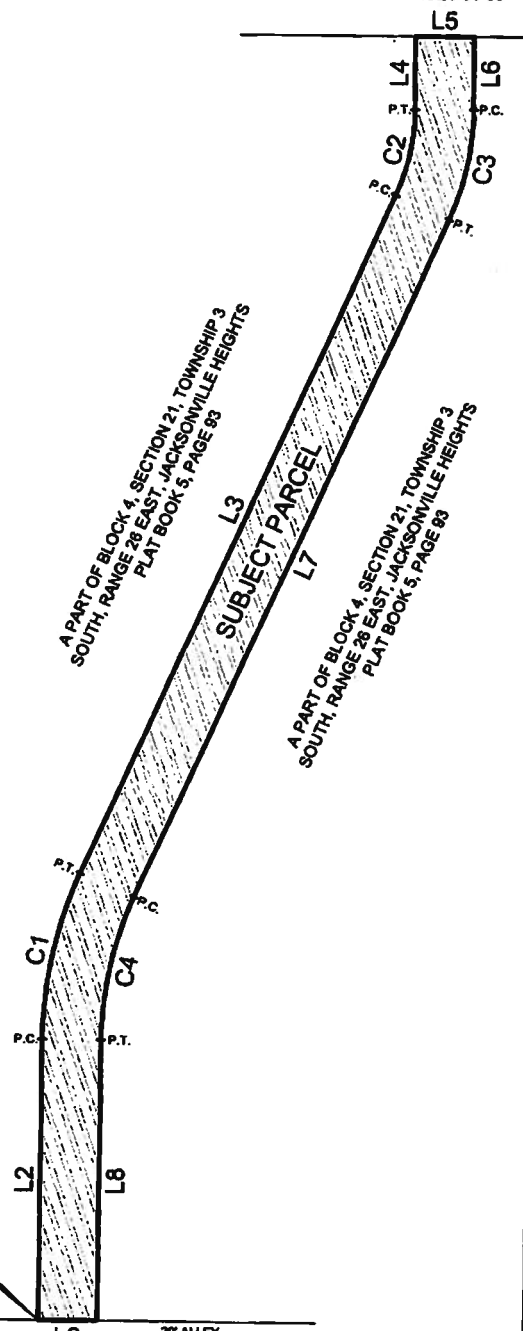
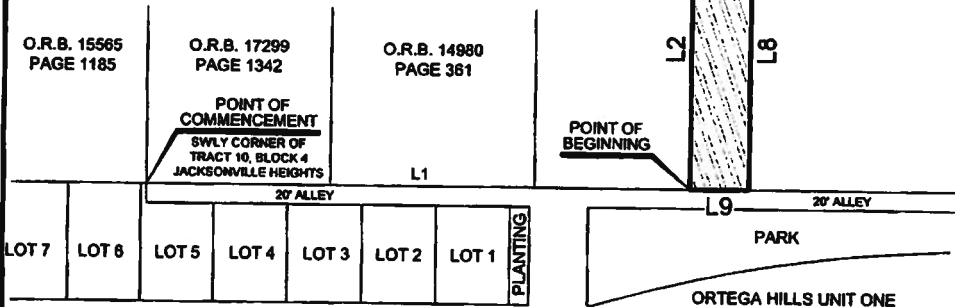
(SEE SHEET 1 FOR LEGAL DESCRIPTION)

TIMUQUANA COMMERCE CENTER
PLAT BOOK 62 PAGES 96-99



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	553.30'	N89°52'49"E
L2	290.47'	N00°00'00"W
L3	771.15'	N23°27'21"E
L4	74.95'	N00°36'28"W
L5	60.00'	N89°33'44"E
L6	74.77'	S00°38'26"E
L7	771.15'	S23°27'21"W
L8	290.35'	S00°00'00"E
L9	60.00'	S89°52'49"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	176.03'	430.00'	23°27'21"	N11°43'40"E	174.81'
C2	92.40'	220.00'	24°03'47"	N11°25'27"E	91.72'
C3	117.59'	280.00'	24°03'47"	S11°25'27"W	116.73'
C4	151.47'	370.00'	23°27'21"	S11°43'40"W	150.42'



O.R.B. 15565
PAGE 1185

O.R.B. 17299
PAGE 1342

O.R.B. 14980
PAGE 361

POINT OF COMMENCEMENT
SWLY CORNER OF TRACT 10, BLOCK 4 JACKSONVILLE HEIGHTS

POINT OF BEGINNING

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0930

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF BLOCK 4, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, AS N89°52'49"E, NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
 - THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
 - THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
 - IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

- LEGEND**
- P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVE
 - P.C.C. POINT OF COMPOUND CURVE
 - P.O.C. POINT ON CURVE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - B.R.L. BUILDING RESTRICTION LINE
 - CLF CHAIN LINK FENCE
 - R.W. RIGHT-OF-WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - OL ON LINE
 - BL BREAK LINE

- R RADIUS
- Δ or D DELTA (CENTRAL ANGLE)
- A or L ARC LENGTH
- C or CH CHORD
- CB CHORD BEARING
- LR LINE RADIAL TO CURVE
- AC AIR CONDITIONER
- CONC. CONCRETE
- FD. FOUND
- IP. IRON PIPE
- (M) MEASURED
- (D) DEED
- (F) FENCE



SCALE 1"=150'
DATE OF SKETCH 07-28-2021

LB ~ 6715

PARCEL 2 - EXHIBIT B-2

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PART OF BLOCK 4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 10, SAID BLOCK 4; THENCE NORTH 89°52'49" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 613.30 FEET; THENCE NORTH 00°00'00" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 290.35 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 370.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 151.47 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°43'40" EAST AND A CHORD DISTANCE OF 150.42 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 23°27'21" EAST, A DISTANCE OF 384.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°27'21" EAST, A DISTANCE OF 171.49 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVED SOUTHERLY AND HAVING A RADIUS 45.00 FEET; THENCE EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 25.45 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°50'42" EAST AND A CHORD DISTANCE OF 25.11 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 75°57'20" EAST, A DISTANCE OF 193.92 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 71.63 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 30°21'15" EAST AND A CHORD DISTANCE OF 64.30 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 15°14'50" WEST, A DISTANCE OF 60.91 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 53.89 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°33'28" WEST AND A CHORD DISTANCE OF 50.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 39.06 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°13'05" WEST AND A CHORD DISTANCE OF 38.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 45.14 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 75°18'22" WEST AND A CHORD DISTANCE OF 43.27 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 75°57'20" WEST, A DISTANCE OF 157.39 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 40.23 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°20'41" WEST AND A CHORD DISTANCE OF 38.90 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE AND THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.14 ACRES/ 49,833 SQUARE FEET
 CERTIFIED TO: RCBF PROPERTIES

(SEE SHEET 2 FOR SKETCH)

SHEET 1 OF 2

PERRET AND ASSOCIATES, INC.

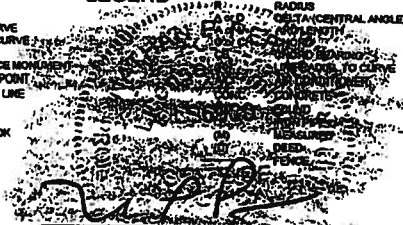
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

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- BL BREAK LINE

LEGEND



SCALE 1"=150'

07-28-2021
DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900

LB ~ 6715

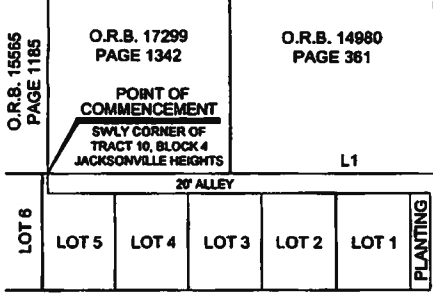
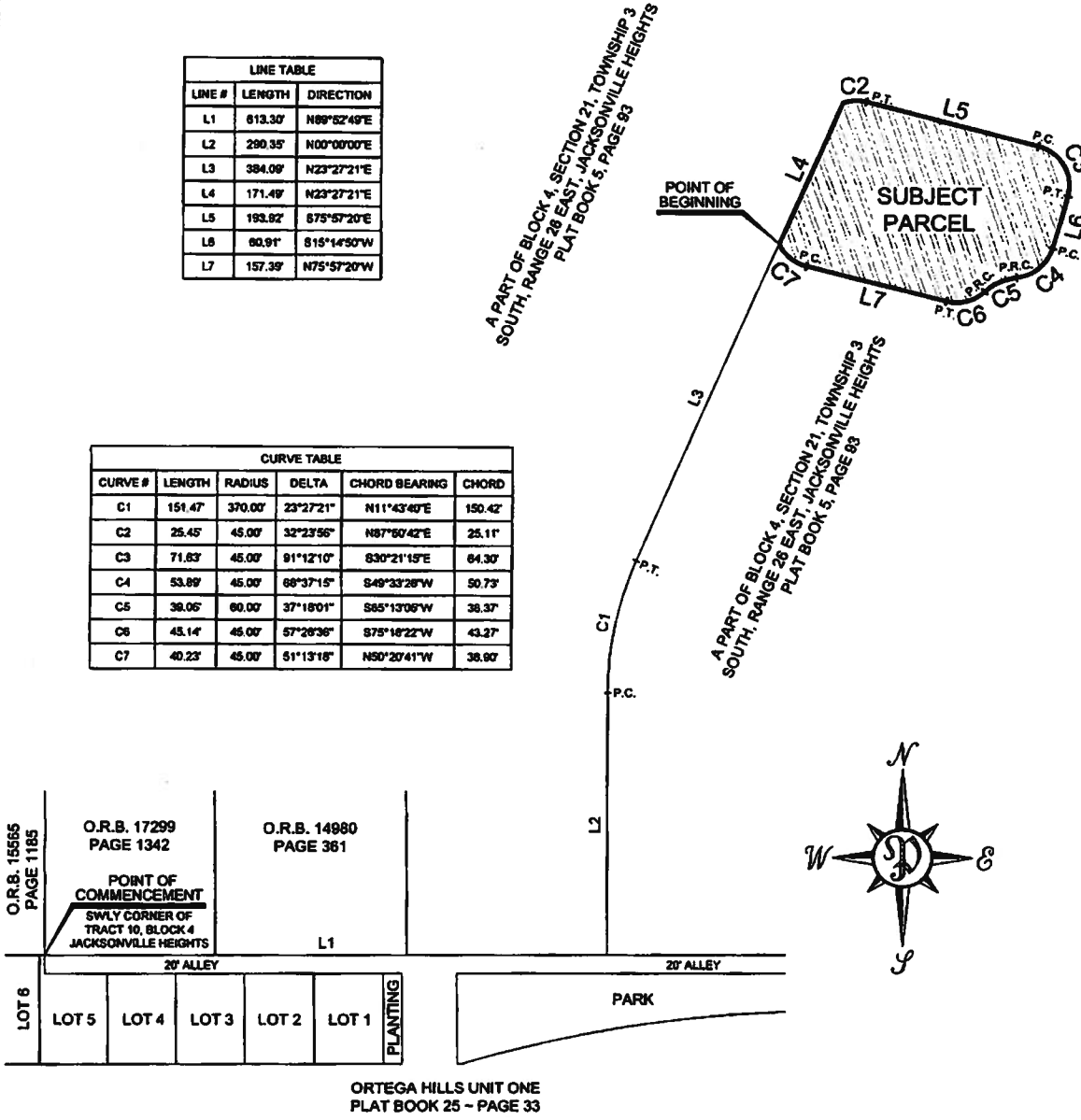
PARCEL 2 - EXHIBIT B-2

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

(SEE SHEET 1 FOR LEGAL DESCRIPTION)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	613.30'	N89°52'49"E
L2	290.35'	N00°00'00"E
L3	384.09'	N23°27'21"E
L4	171.49'	N23°27'21"E
L5	193.92'	S75°57'20"E
L6	60.91'	S15°14'50"W
L7	157.39'	N75°57'20"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	151.47'	370.00'	23°27'21"	N11°43'40"E	150.42'
C2	25.45'	45.00'	32°23'56"	N87°50'42"E	25.11'
C3	71.63'	45.00'	91°12'10"	S30°21'15"E	64.30'
C4	53.89'	45.00'	68°37'15"	S49°23'28"W	50.73'
C5	36.06'	60.00'	37°18'01"	S85°13'06"W	36.37'
C6	45.14'	45.00'	57°28'36"	S75°18'22"W	43.27'
C7	40.23'	45.00'	51°13'18"	N50°20'41"W	36.90'



ORTEGA HILLS UNIT ONE
PLAT BOOK 25 - PAGE 33

SHEET 2 OF 2

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

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 - P.C.P. PERMANENT CONTROL POINT
 - B.R.L. BUILDING RESTRICTION LINE
 - C.L.F. CHAIN LINK FENCE
 - R.W. RIGHT-OF-WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - OL ON LINE
 - - - BREAK LINE

SCALE 1"=150'

DATE OF SKETCH
07-28-2021

- R RADIUS
- Δ or D DELTA (CENTRAL ANGLE)
- A or L ARC LENGTH
- C or CH CHORD
- CB CHORD BEARING
- (R) LINE RADIAL TO CURVE
- A/C AIR CONDITIONER
- CONC. CONCRETE
- FD. FOUND
- I.P. IRON PIPE
- (M) MEASURED
- (D) DIBED
- FENCE FENCE



LB - 6715

F.B. - PG. - NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2018-2682-9

PARCEL 3 - EXHIBIT B-3

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

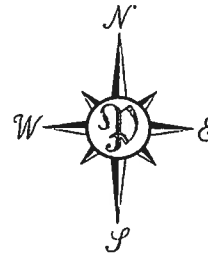
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COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 10, SAID BLOCK 4; THENCE NORTH 89°52'49" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 613.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'49" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 258.98 FEET; THENCE NORTH 00°38'56" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 30.28 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 46.85 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°23'03" WEST AND A CHORD DISTANCE OF 42.23 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 89°52'49" WEST, A DISTANCE OF 198.64 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.06 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°56'25" WEST AND A CHORD DISTANCE OF 42.38 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.06 FEET TO THE POINT OF BEGINNING.

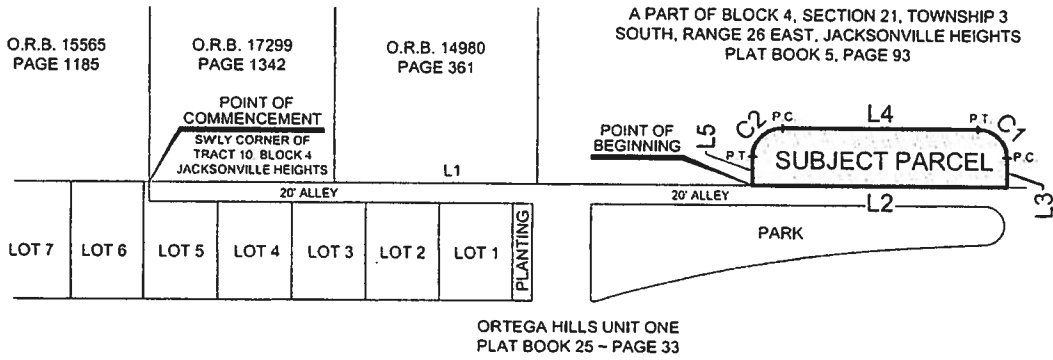
SAID LANDS CONTAINING 0.35 ACRES/ 15,137 SQUARE FEET

CERTIFIED TO: RCBF PROPERTIES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	613.30'	N89°52'49"E
L2	258.98'	N89°52'49"E
L3	30.28'	N00°38'56"W
L4	198.64'	S89°52'49"W
L5	30.06'	S00°00'00"E



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	46.85'	30.00'	89°28'15"	N45°23'03"W	42.23'
C2	47.06'	30.00'	89°52'49"	S44°56'25"W	42.38'



PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

GENERAL NOTES:

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LEGEND

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
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O.R.B.	OFFICIAL RECORDS BOOK
OL	ONLINE
BL	BREAK LINE

SCALE 1"=150'

07-28-2021
DATE OF SKETCH

LEGEND

R	RADIUS
Δ & D	DELTA (CENTRAL ANGLE)
A.G.L.	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
R	RADIUS
AC	ARC
CONC	CONCRETE
FD	FOUND
IP	IRON PIPE
(M)	MEASURED
(D)	DEED
—	FENCE

NATHAN P. PERRET, FLA. CERT. NO. 6900

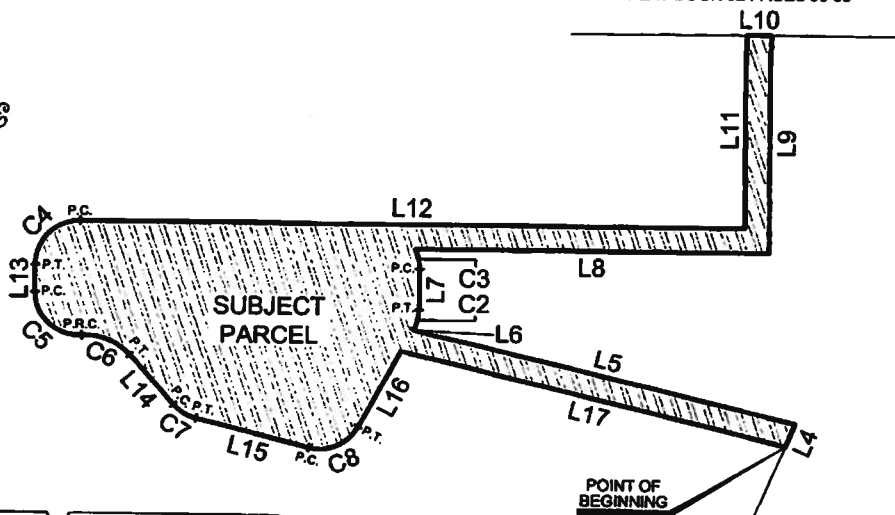
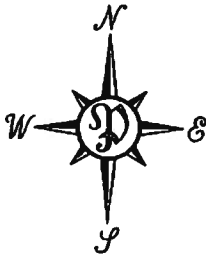


PARCEL 4 - EXHIBIT B-4

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

(SEE SHEET 1 FOR LEGAL DESCRIPTION)

TIMUQUANA COMMERCE CENTER
PLAT BOOK 82 PAGES 98-99



LINE #	LENGTH	DIRECTION
L1	553.30'	N89°52'49"E
L2	290.47'	N00°00'00"W
L3	484.34'	N23°27'21"E
L4	25.38'	N23°27'21"E
L5	400.87'	N78°31'07"W
L6	0.28'	N28°16'18"E
L7	41.88'	N00°08'23"W
L8	359.85'	N89°53'37"E
L9	225.87'	N00°13'21"W

LINE #	LENGTH	DIRECTION
L10	25.00'	S89°33'44"W
L11	200.72'	S00°13'21"E
L12	876.13'	S89°53'38"W
L13	27.86'	S00°13'18"E
L14	88.55'	S41°08'10"E
L15	119.11'	S75°58'12"E
L16	90.36'	N28°16'18"E
L17	403.05'	S78°31'07"E

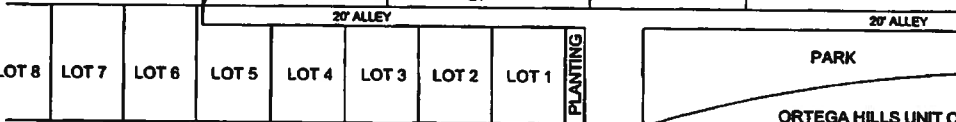
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	178.03'	430.00'	23°27'21"	N11°43'40"E	174.81'
C2	22.29'	45.00'	28°22'39"	N14°04'58"E	22.08'
C3	20.72'	45.00'	28°23'01"	N13°17'54"W	20.54'
C4	70.78'	45.00'	90°08'58"	S44°50'09"W	63.70'
C5	73.33'	45.00'	93°21'48"	S46°54'12"E	65.48'
C6	54.96'	90.00'	52°28'56"	S67°20'38"E	63.08'
C7	27.49'	45.00'	34°53'02"	S58°32'41"E	28.98'
C8	59.49'	45.00'	75°44'32"	N88°08'32"E	55.25'

O.R.B. 15565
PAGE 1185

O.R.B. 17299
PAGE 1342

O.R.B. 14980
PAGE 361

POINT OF COMMENCEMENT
SWLY CORNER OF TRACT 10, BLOCK 4 JACKSONVILLE HEIGHTS



A PART OF BLOCK 4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS PLAT BOOK 5, PAGE 89

A PART OF BLOCK 4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS PLAT BOOK 5, PAGE 89

SHEET 2 OF 2

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF BLOCK 4, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 89, AS N89°52'49"E, NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

- LEGEND
- P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVE
 - P.C.C. POINT OF COMPOUND CURVE
 - P.O.C. POINT ON CURVE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - B.R.L. BUILDING RESTRICTION LINE
 - CLF CHAIN LINK FENCE
 - R/W RIGHT-OF-WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - OL ON LINE
 - BL BREAK LINE

- R RADIUS
- Δ or D DELTA (CENTRAL ANGLE)
- A or L ARC LENGTH
- C or CH CHORD
- CB CHORD BEARING
- LRC LINE RADIAL TO CURVE
- (F) FOUNTAIN
- AC AIR CONDITIONER
- CONC. CONCRETE
- FD FOUNDATION
- IP IRON PIPE
- (M) MEASURED
- (D) DEED
- FENCE FENCE



SCALE 1"=150'
07-28-2021
DATE OF SKETCH

F.B. PG.

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO.

2018-2882-10

PARCEL 4 - EXHIBIT B-4

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PART OF BLOCK 4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 10, SAID BLOCK 4; THENCE NORTH 89°52'49" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 553.30 FEET; THENCE NORTH 00°00'00" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 290.47 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 176.03 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°43'40" EAST AND A CHORD DISTANCE OF 174.81 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 23°27'21" EAST, A DISTANCE OF 484.34 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°27'21" EAST, A DISTANCE OF 25.38 FEET; NORTH 76°31'07" WEST, A DISTANCE OF 400.87 FEET; THENCE NORTH 28°16'16" EAST, A DISTANCE OF 0.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE NORTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 22.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14°04'56" EAST AND A CHORD DISTANCE OF 22.06 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°06'23" WEST, A DISTANCE OF 41.88 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE NORTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 20.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°17'54" WEST AND A CHORD DISTANCE OF 20.54 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°53'37" EAST, A DISTANCE OF 359.35 FEET; THENCE NORTH 00°13'21" WEST, A DISTANCE OF 225.87 FEET TO A POINT ON THE SOUTH LINE OF TIMUQUANA COMMERCE CENTER, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 62, PAGES 96-99 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°33'44" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°13'21" EAST, DEPARTING LAST SAID SOUTH LINE, A DISTANCE 200.72 FEET; THENCE SOUTH 89°53'38" WEST, A DISTANCE OF 676.13 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 70.78 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°50'09" WEST AND A CHORD DISTANCE OF 63.70 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°13'18" EAST, A DISTANCE OF 27.66 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 73.33 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 46°54'12" EAST AND A CHORD DISTANCE OF 65.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 54.96 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°20'38" EAST AND A CHORD DISTANCE OF 53.06 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 41°06'10" EAST, A DISTANCE OF 68.55 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 27.40 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 58°32'41" EAST AND A CHORD DISTANCE OF 26.98 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 75°59'12" EAST, A DISTANCE OF 119.11 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 59.49 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°08'32" EAST AND A CHORD DISTANCE OF 55.25 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 28°16'16" EAST, A DISTANCE OF 90.36 FEET; THENCE SOUTH 76°31'07" EAST, A DISTANCE OF 403.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2.13 ACRES/ 92,822 SQUARE FEET

CERTIFIED TO: RCBF PROPERTIES

(SEE SHEET 2 FOR SKETCH)

SHEET 1 OF 2

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

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- R.W. RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- O.L. ON LINE
- BL. BREAK LINE

LEGEND



SCALE 1"=150'

07-28-2021

DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB - 6715

F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO.

2018-2682-10