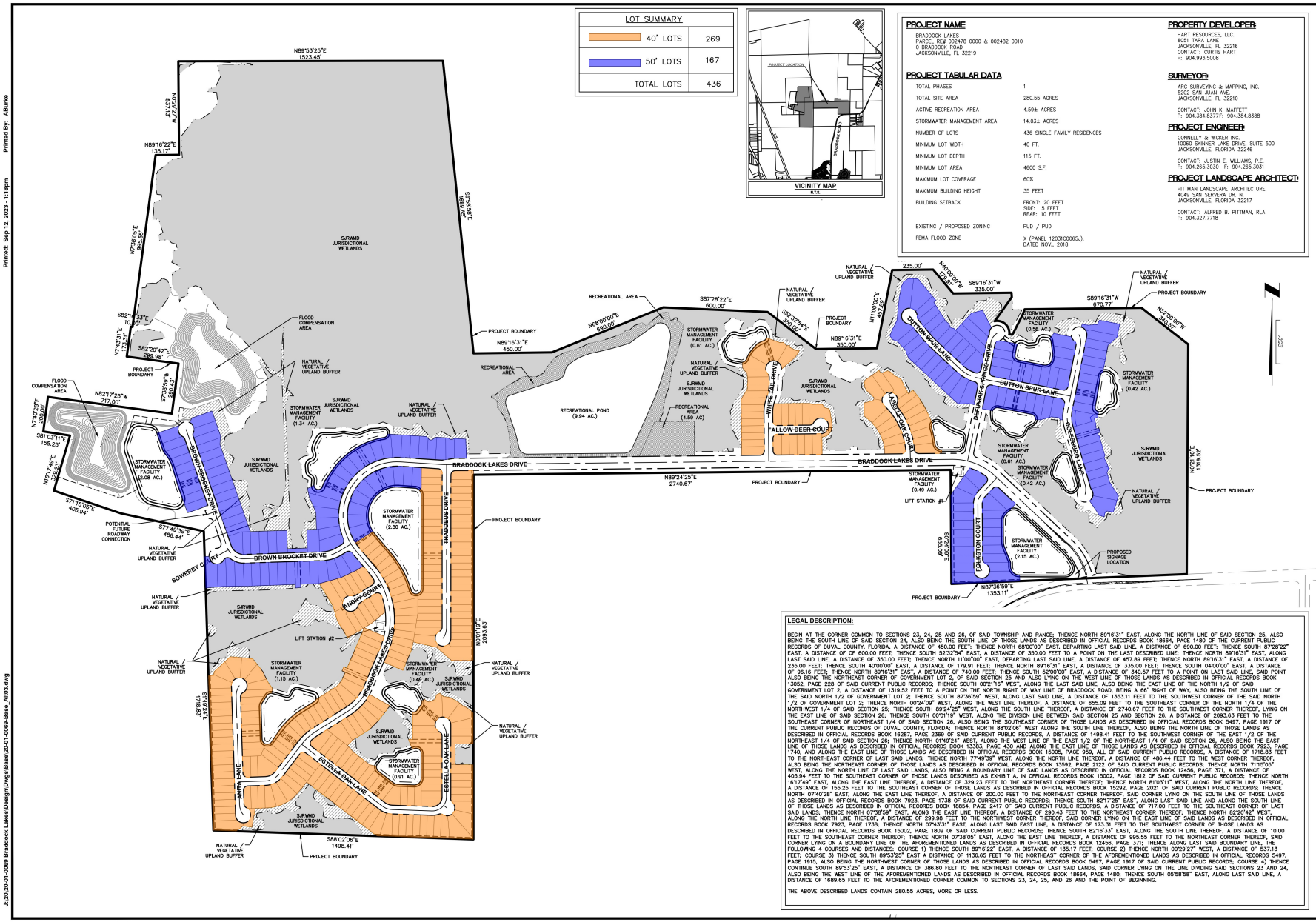
September 12, 2023



LEGAL DESCRIPTION:

BEGIN AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, OF SAID TOWNSHIP AND RANGE; THENCE NORTH 89°16'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 25, ALSO BEING THE SOUTH LINE OF SAID SECTION 24, ALSO BEING THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18664, PAGE 1480 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 450.00 FEET; THENCE NORTH 68°00'00" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 690.00 FEET; THENCE SOUTH 87°28'22" EAST, A DISTANCE OF OF 600.00 FEET; THENCE SOUTH 52°32'54" EAST, A DISTANCE OF 350.00 FEET TO A POINT ON THE LAST DESCRIBED LINE; THENCE NORTH 89°16'31" EAST, ALONG LAST SAID LINE, A DISTANCE OF 350.00 FEET; THENCE NORTH 11°00'00" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 457.89 FEET; THENCE NORTH 89°16'31" EAST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 40°00'00" EAST, A DISTANCE OF 179.91 FEET; THENCE NORTH 89°16'31" EAST, A DISTANCE OF 335.00 FEET; THENCE SOUTH 04°00'00" EAST, A DISTANCE OF 96.16 FEET; THENCE NORTH 89°16'31" EAST, A DISTANCE OF 740.00 FEET; THENCE SOUTH 52°00'00" EAST, A DISTANCE OF 340.57 FEET TO A POINT ON LAST SAID LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 2, OF SAID SECTION 25 AND ALSO LYING ON THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13052, PAGE 228 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°21'16" WEST, ALONG THE LAST SAID LINE, ALSO BEING THE EAST LINE OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1319.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BRADDOCK ROAD, BEING A 66' RIGHT OF WAY, ALSO BEING THE SOUTH LINE OF THE SAID NORTH 1/2 OF GOVERNMENT LOT 2; THENCE SOUTH 87°36'59" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1353.11 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTH 1/2 OF GOVERNMENT LOT 2; THENCE NORTH 00°24'09" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 655.09 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH 89°24'25" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 2740.67 FEET TO THE SOUTHWEST CORNER THEREOF, LYING ON THE EAST LINE OF SAID SECTION 26; THENCE SOUTH 00°01'19" WEST, ALONG THE DIVISION LINE BETWEEN SAID SECTION 25 AND SECTION 26, A DISTANCE OF 2093.63 FEET TO THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SAID SECTION 26, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5497, PAGE 1917 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 88°02'06" WEST ALONG THE SOUTH LINE THEREOF, ALSO BEING THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 16287, PAGE 2369 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1498.41 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 01°49'24" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALSO BEING THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13383, PAGE 430 AND ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7923, PAGE 1740, AND ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 15005, PAGE 959, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1718.83 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 77°49'39" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 486.44 FEET TO THE WEST CORNER THEREOF; ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13592, PAGE 2122 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 71°15'05" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, ALSO BEING A BOUNDARY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12456, PAGE 371, A DISTANCE OF 405.94 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AS EXHIBIT A, IN OFFICIAL RECORDS BOOK 15002, PAGE 1812 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 16°17'49" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 329.23 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 81°03'11" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 155.25 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 15292, PAGE 2021 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 07°40'28" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER LYING ON THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7923, PAGE 1738 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 82°17'25" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18854, PAGE 2417 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 717.00 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 07°38'59" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 290.43 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 82°20'42" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 299.98 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER LYING ON THE EAST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7923, PAGE 1736; THENCE NORTH 07°43'31" EAST, ALONG LAST SAID EAST LINE, A DISTANCE OF 173.31 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 15002, PAGE 1809 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 82°16'33" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 07°38'05" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 995.55 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER LYING ON A BOUNDARY LINE OF THE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12456, PAGE 371; THENCE ALONG LAST SAID BOUNDARY LINE, THE FOLLOWING 4 COURSES AND DISTANCES: COURSE 1) THENCE SOUTH 89°16'22" EAST, A DISTANCE OF 135.17 FEET; COURSE 2) THENCE NORTH 00°29'27" WEST, A DISTANCE OF 537.13 FEET; COURSE 3) THENCE SOUTH 89°53'25" EAST A DISTANCE OF 1136.65 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS 5497, PAGE 1915, ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5497, PAGE 1917 OF SAID CURRENT PUBLIC RECORDS; COURSE 4) THENCE CONTINUE SOUTH 89°53'25" EAST, A DISTANCE OF 386.80 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS, SAID CORNER LYING ON THE LINE DIVIDING SAID SECTIONS 23 AND 24, ALSO BEING THE WEST LINE OF THE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18664, PAGE 1480; THENCE SOUTH 05°58'58" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1689.65 FEET TO THE AFOREMENTIONED CORNER COMMON TO SECTIONS 23, 24, 25, AND 26 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 280.55 ACRES, MORE OR LESS.

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Florida Registry 36501 L.A. Number LC26000111

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			

PUD SITE PLAN REVISED
EXHIBIT E

BRADDOCK LAKES
JACKSONVILLE, FLORIDA
PREPARED FOR
HART RESOURCES, LLC.

JUSTIN E. WILLIAMS
P.E. NUMBER 69260
Reg. Engineer

Project No.: 20-01-0069	
Designed: JEW	Drawn: DCG
Checked: JEW	Q.C.: RCW
Date: APRIL, 2023	
Scale: 1"=250'	
Sheet 1 OF 1	

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Printed: Sep 12, 2023 - 1:18pm Printed By: ABurke

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Exhibit 4
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