

A parcel of land situated in the East 1/2 of Section 36, Township 3 South, Range 23 East, Duval County, Florida; Said parcel being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 36 and run N 88 deg 34 min 29 sec W, along the South line of said Section 36, a distance of 1049.88 feet to a concrete monument at the Southeast corner of lands described in Official Records Book 10891, Page 2041 of the public records of said county; thence run N 02 deg 07 min 38 sec E, along the East line of said lands, 211.63 feet to an Iron Rod and the Point of Beginning; thence continue N 02 deg 07 min 38 sec E, along said the East line, 248.26 feet to an Iron Rod; thence run N 40 deg 01 min 38 sec E, 628.00 feet to the southerly right of way of Forest Trail Road No.29 as described in Deed of Dedication in Official Records Book 3092 on page 664 and Official Records Book 5432 on Page 235 of the public records of said County, thence run S 40 deg 44 min 18 sec E, along said right of way line, 154.50 feet; thence leave said right of way and run S 40 deg 01 min 38 sec W, 799.10 feet to the Point of Beginning.

**SUBJECT TO:** Any Portion of the above described lands lying within an Easement for Access and Drainage across the west 50 feet of the above described lands known as "DOE ROAD"

*A parcel of land situated in the East 1/2 of Section 36, Township 3 South, Range 23 East, Duval County, Florida, said parcel being more particularly described as follows:*

*Commence at a concrete monument at the Southeast corner of Section 36 and run North 88°34'29" West along the South line of said Section 36, a distance of 705.34 feet to the POINT OF BEGINNING; thence continue North 88°34'29" West along said South line, 343.54 feet to a concrete monument at the Southeast corner of lands described in Official Records Book 10891, page 2041 of the public records of said county; thence run North 40°01'38" East, 944.95 feet to the Southerly right of way of Forest Trail Road No. 29 as described in Deed of Dedication in Official Records Book 3092, page 664 and Official Records Book 5432, page 235 of the public records of said county; thence run South 40°44'18" East along said right of way line, 272.0 feet; thence leave said right of way and run South 40°01'38" West, 686.95 feet to the POINT OF BEGINNING.*

*Subject to any portion of the above described lands lying within an easement for access and drainage across the west 50 feet of the above described lands known as "Doe Road".*

# BOUNDARY SURVEY

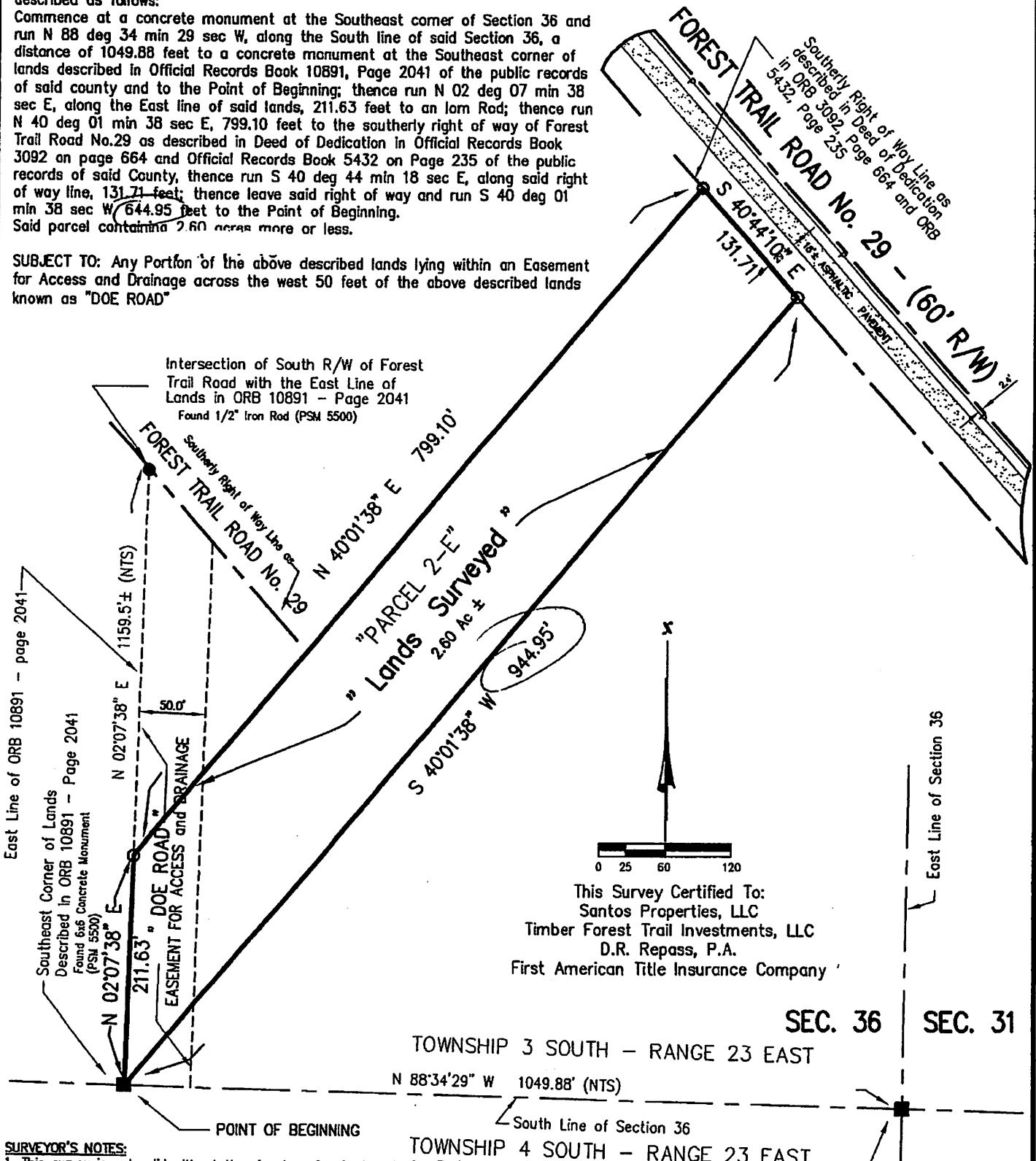
## DESCRIPTION OF LANDS SURVEYED:

### PARCEL 2E: (2.60 Ac. more or less)

A parcel of land situated in the East 1/2 of Section 36, Township 3 South, Range 23 East, Duval County, Florida; Said parcel being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 36 and run N 88 deg 34 min 29 sec W, along the South line of said Section 36, a distance of 1049.88 feet to a concrete monument at the Southeast corner of lands described in Official Records Book 10891, Page 2041 of the public records of said county and to the Point of Beginning; thence run N 02 deg 07 min 38 sec E, along the East line of said lands, 211.63 feet to an Iron Rod; thence run N 40 deg 01 min 38 sec E, 799.10 feet to the southerly right of way of Forest Trail Road No.29 as described in Deed of Dedication in Official Records Book 3092 on page 664 and Official Records Book 5432 on Page 235 of the public records of said County, thence run S 40 deg 44 min 18 sec E, along said right of way line, 131.71 feet; thence leave said right of way and run S 40 deg 01 min 38 sec W, 644.95 feet to the Point of Beginning. Said parcel contains 2.60 acres more or less.

**SUBJECT TO:** Any Portion of the above described lands lying within an Easement for Access and Drainage across the west 50 feet of the above described lands known as "DOE ROAD"



This Survey Certified To:  
 Santos Properties, LLC  
 Timber Forest Trail Investments, LLC  
 D.R. Repass, P.A.  
 First American Title Insurance Company

- SURVEYOR'S NOTES:**
1. This survey is not valid without the signature & raised seal of a Florida Licensed Surveyor and Mapper.
  2. This survey is NOT covered by Professional Liability Insurance.
  3. No Improvements were mapped nor shown hereon.
  4. Bearings refer to the South Line of Section 36 as N 88°34'29" W, as determined from State Plane Coordinates for Florida East Zone.
  5. Underground encroachments such as other utilities or foundations, may exist and have not been located.
  6. This survey was prepared without the benefit of a title commitment there may be

POINT OF COMMENCEMENT  
 Southeast Corner of Section 36  
 Township 3 South, Range 23 East  
 Duval County, Florida  
 Found 4 x 4 Concrete Monument

SEC. 1 Exhibit SEC. 6  
 Legal Description  
 July 11, 2019  
 Page 3 of 7

**A PARCEL OF LAND SITUATED IN THE EAST 1/2 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 36 AND RUN N 88 DEG 34 MIN 29 SEC W, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 706.34 FEET; THENCE RUN N 40 DEG 01 MIN 38 SEC E, 686.95 FEET TO THE SOUTHERLY RIGHT OF WAY OF FOREST TRAIL ROAD NO.29 AS DESCRIBED IN DEED OF DEDICATION IN OFFICIAL RECORDS BOOK 3092 ON PAGE 664 AND OFFICIAL RECORDS BOOK 5432 ON PAGE 235 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN S 40 DEG 44 MIN 18 SEC E, ALONG SAID RIGHT OF WAY LINE, 411.00 FEET TO AN IRON ROD ON THE EAST LINE OF SAID SECTION 36; THENCE RUN S 00 DEG 57 MIN 43 SEC W, ALONG SAID EAST LINE, 232.29 FEET TO THE POINT OF BEGINNING.**

**Parcel Number: 001010-6200**

A parcel of land situated in the East 1/2 of Section 36, Township 3 South, Range 23 East, Duval County, Florida; Said parcel being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 36 and run N 88 deg 34 min 29 sec W, along the South line of said Section 36, a distance of 1049.88 feet to a concrete monument at the Southeast corner of lands described in Official Records Book 10891, Page 2041 of the public records of said county; thence run N 02 deg 07 min 38 sec E, along the East line of said lands, 459.89 feet to an Iron Rod and the Point of Beginning; thence continue N 02 deg 07 min 38 sec E, along said the East line, 911.22 feet to an Iron Rod at the intersection of said east line with the southerly right of way of Forest Trail Road No.29 as described in Deed of Dedication in Official Records Book 3092 on page 664 and Official Records Book 5432 on Page 235 of the public records of said County, thence run S 40 deg 44 min 18 sec E, along said right of way line, 567.11 feet; thence leave said right of way and run S 40 deg 01 min 38 sec W, 628.0 feet to the Point of Beginning.

SUBJECT TO: Any Portion of the above described lands lying within an Easement for Access and Drainage across the west 50 feet of the above described lands known as "DOE ROAD"

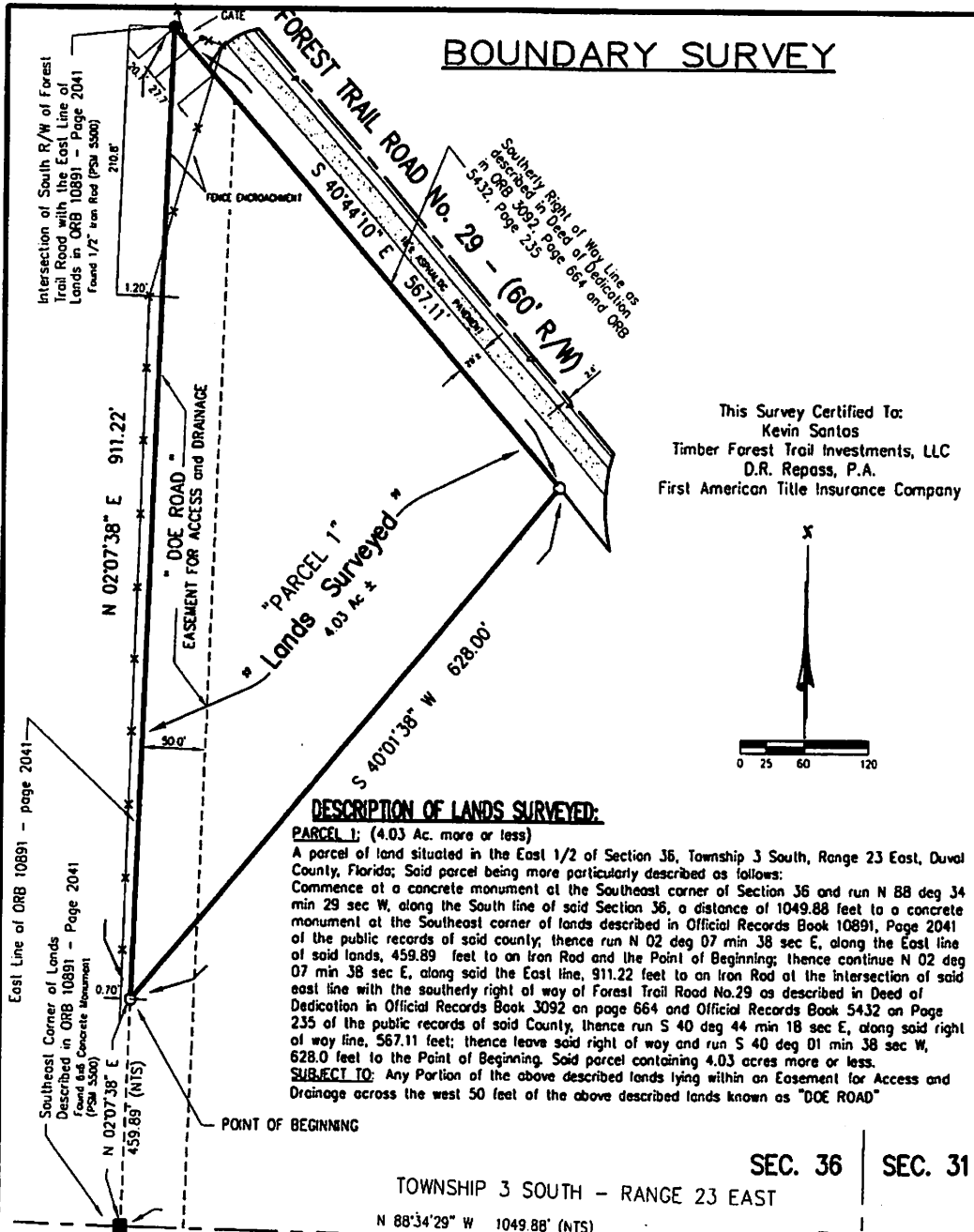
Grantor reserves unto itself, successors, or assigns, a non-exclusive easement for ingress/egress, equestrian uses, utility and drainage. Said easement is identified as:

Being situated in the East 1/2 of Section 36, Township 3 South, Range 23 East, Duval County, Florida; Said Easement lying 50 feet Right (East) of the following described line:

Commence at a concrete monument at the Southeast corner of Section 36 and run N 88 deg 34 min 29 sec W, along the South line of said Section 36, a distance of 1049.88 to a concrete monument at the Southeast corner of lands described in Official Records Book 10891, Page 2041 of the public records of said county and the Point of Beginning; thence run N 02 deg 07 min 38 sec E, along the East line of said lands, a distance of 1371.11 feet to an Iron Rod on the southerly right of way of Forest Trail Road No.29 as described in Deed of Dedication in Official Records Book 3092 on page 664 and Official Records Book 5432 on Page 235 of the public records of said County and the End of said Easement.

Said easement is also shown on the attached survey dated May 2, 2014.

# BOUNDARY SURVEY



This Survey Certified To:  
 Kevin Santos  
 Timber Forest Trail Investments, LLC  
 D.R. Repass, P.A.  
 First American Title Insurance Company



**SURVEYOR'S NOTES:**

- This survey is not valid without the signature & raised seal of a Florida Licensed Surveyor and Mapper.
- This survey is NOT covered by Professional Liability Insurance.
- No improvements were mapped nor shown hereon.
- Bearings refer to the South Line of Section 36 as N 88°34'29" W, as determined from State Plane Coordinates for Florida East Zone.
- Underground encroachments such as other utilities or foundations, may exist and have not been located.
- This survey was prepared without the benefit of a title commitment, there may be easements, right of ways or other encumbrances, not shown, but be in the public records of Duval County, Florida.
- Legal description hereon prepared by this surveyor
- Some information on this map may not be drawn to scale. Refer to dimensions for accurate distances.

**ABBREVIATIONS:**

L = Curve Arc Length  
 R = Curve Radius  
 Δ = Curve Central Angle (Delta)  
 Ch = Curve Chord Data  
 PRM = Permanent Reference Monument  
 PCP = Permanent Control Point

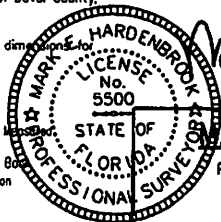
PSM = Professional Surveyor and Mapper  
 R/W = Right-of-Way (Fm) = Field Monument  
 ORB = Official Records Book (DB) = Deed Book  
 DB = Deed Book  
 NTS = Not To Scale  
 SEC. (Sec.) = Section  
 ID = Identification Number

○ SRC = Set 1/2" Iron Rod w/ Cap (PSM 5500)  
 ● FIC = Found 1" Iron Pipe (NO - ID)  
 ■ FDM = Found Concrete Monument as Noted

SEC. 36    SEC. 31  
 TOWNSHIP 3 SOUTH - RANGE 23 EAST  
 N 88°34'29" W    1049.88' (NTS)  
 South Line of Section 36  
 TOWNSHIP 4 SOUTH - RANGE 23 EAST

**POINT OF COMMENCEMENT**  
 Southeast Corner of Section 36,  
 Township 3 South, Range 23 East;  
 Duval County, Florida

Found 4 x 4 Concrete Monument with  
 Alum. Plate and Screw (NO - ID)



*Mark E. Hardenbrook*  
**MARK E. HARDENBROOK**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 Florida Certificate: L.S. 5500  
 1656 NE 161st Street  
 Starke, Florida 32091

May 2, 2014  
 Scale: 1" = 120'    File No. H-13-188-1    PHONE: (352)-473-8523 & (904)-964-5777