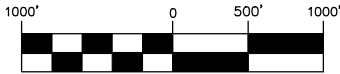


MAP SHOWING SKETCH & DESCRIPTION OF

(SEE SHEETS 5 & 6 FOR LEGAL DESCRIPTIONS)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=1000'

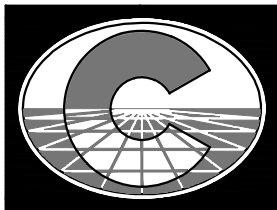


NOTES:

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. NO ELEVATIONS SHOWN OR DETERMINED BY THIS SURVEY.
4. NO IMPROVEMENTS LOCATED OR SHOWN.
5. NO WETLANDS SHOWN OR DETERMINED BY THIS SURVEY.
6. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
7. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
9. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

CERTIFIED TO:
CORNER LOT DEVELOPMENT GROUP

SHEET 1 OF 6
SEE SHEET 4 FOR LINE & CURVE TABLE
SEE SHEETS 5 & 6 FOR DESCRIPTIONS
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveys in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

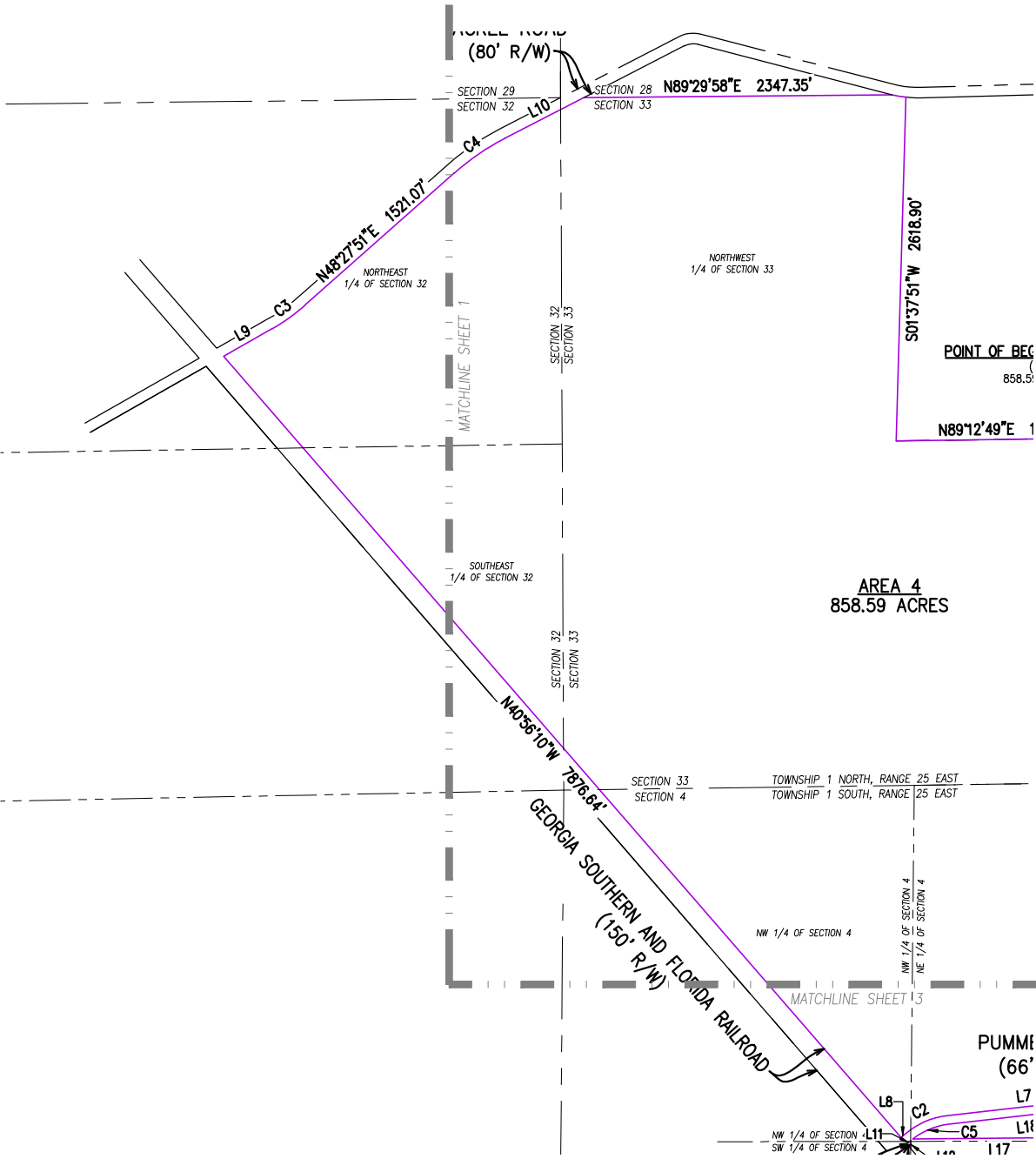
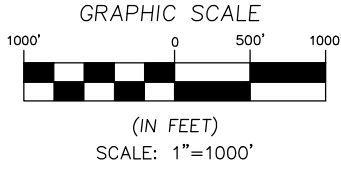
Date of Survey: APRIL 6, 2022 Drafted By: DNS
Survey Scale: 1"=1000' Reviewed By: TWS
Field Bk/Pg: N/A Project No. 21-100
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

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MAP SHOWING SKETCH & DESCRIPTION OF

(SEE SHEETS 5 & 6 FOR LEGAL DESCRIPTIONS)



AREA 4
858.59 ACRES

GEORGIA SOUTHERN AND FLORIDA RAILROAD
(150' R/W)



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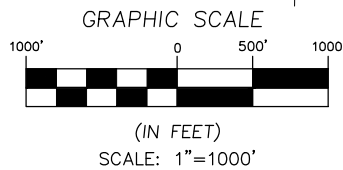
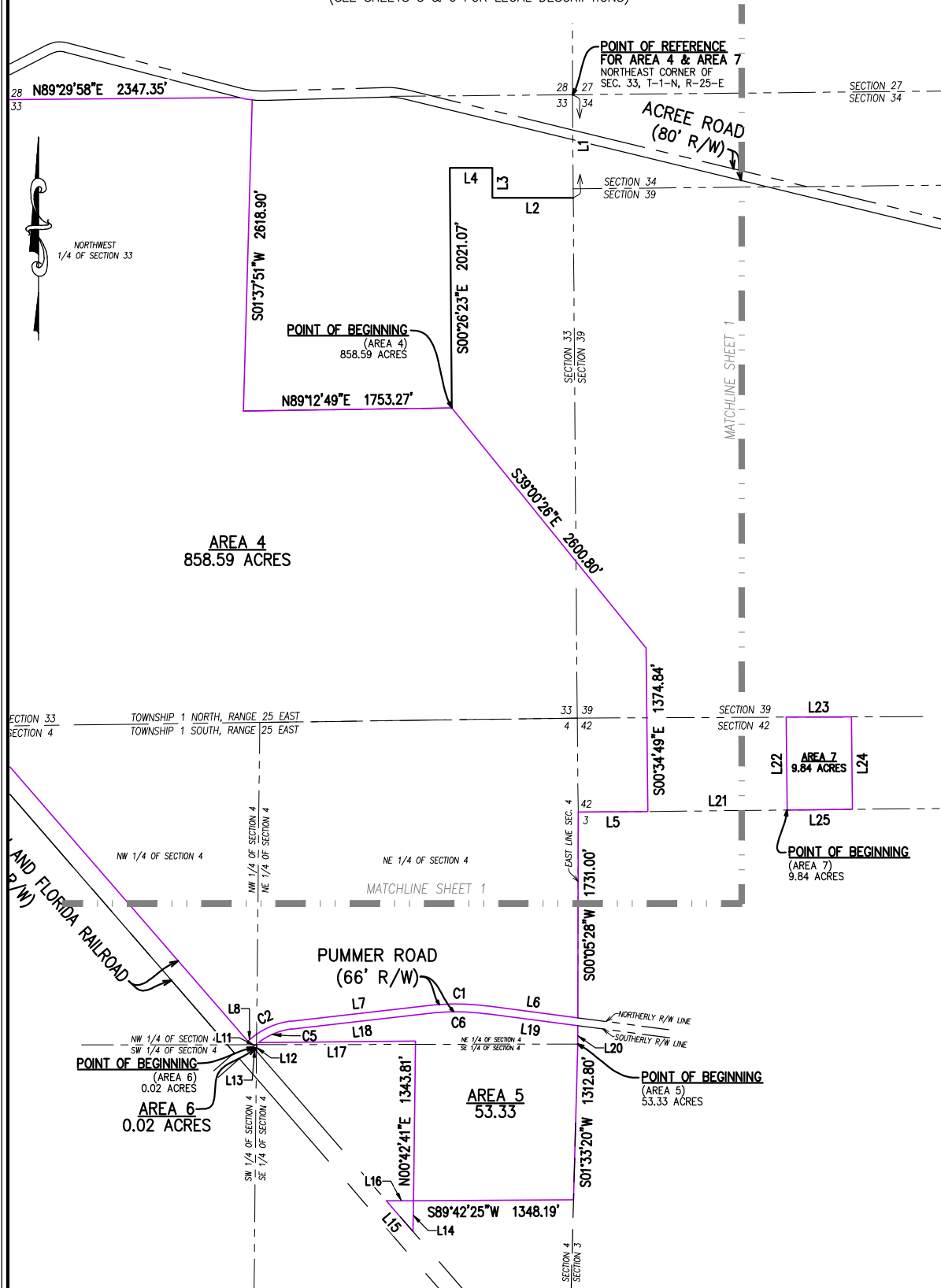
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SHEET 2 OF 6
SEE SHEET 4 FOR LINE & CURVE TABLE
SEE SHEETS 5 & 6 FOR DESCRIPTIONS
(NOT VALID WITHOUT ALL SHEETS)

MAP SHOWING SKETCH & DESCRIPTION OF

(SEE SHEETS 5 & 6 FOR LEGAL DESCRIPTIONS)



SHEET 3 OF 6
 SEE SHEET 4 FOR LINE & CURVE TABLE
 SEE SHEETS 5 & 6 FOR DESCRIPTIONS
 (NOT VALID WITHOUT ALL SHEETS)



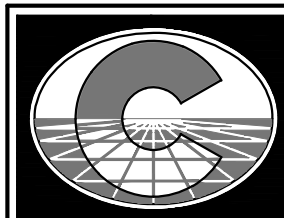
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	867.42'	S00°25'57"E
L2	679.93'	N89°57'57"W
L3	251.29'	N00°01'13"W
L4	358.30'	N89°59'59"W
L5	586.58'	S89°25'12"W
L6	772.80'	N82°30'35"W
L7	1191.04'	S83°30'25"W
L8	35.61'	S49°18'55"W
L9	427.27'	N60°22'27"E
L10	677.90'	N62°43'24"E
L11	39.23'	N49°08'58"E
L12	59.21'	S00°34'27"W
L13	44.39'	N40°55'51"W
L14	259.31'	S00°47'13"W
L15	341.77'	N40°56'16"W
L16	227.51'	N89°43'20"E
L17	1321.08'	S89°28'53"W
L18	1191.02'	N83°30'19"E
L19	781.39'	S82°30'35"E
L20	153.95'	S00°04'41"W
L21	1171.69'	N89°25'12"E
L22	781.50'	N00°33'44"W
L23	550.01'	N89°45'39"E
L24	778.23'	S00°32'00"E
L25	549.61'	S89°25'12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	474.01'	1941.55'	13°59'18"	N89°30'14"W	472.84'
C2	363.48'	605.86'	34°22'28"	S66°19'11"W	358.06'
C3	306.22'	1429.82'	12°16'15"	N54°23'37"E	305.63'
C4	466.17'	1857.22'	14°22'54"	N55°36'49"E	464.95'

SHEET 4 OF 6
 SEE SHEETS 1-3 FOR SKETCH
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(AREA 4)

A PORTION OF SECTIONS 33 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, A PORTION OF SECTIONS 4 AND 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 65 AND PORTIONS OF FARMS 66 AND 67, BLOCK 1, NORTH DINSMORE FARMS, AND ALL OF FARMS 17-22 AND 13 FARMS 26-47, BLOCK 2, NORTH DINSMORE FARMS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION 33, 687.42 FEET TO A POINT ON THE SOUTH LINE OF LANDS OF SUSAN HARMON; THENCE DEPARTING EAST LINE OF SAID SECTION 33 NORTH 89° 57' 57" WEST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE NORTH 00° 01' 13" WEST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE NORTH 89° 59' 59" WEST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 26' 23" EAST, A DISTANCE OF 2,021.07 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 39° 00' 26" EAST, A DISTANCE OF 2,600.80 FEET; THENCE SOUTH 00° 34' 49" EAST, A DISTANCE OF 1,374.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG SAID SOUTH LINE, 586.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 42, SAID POINT LYING ON THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 00° 05' 28" WEST, ALONG EAST LINE OF SAID SECTION 4, 1,731.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: COURSE NO. 1: NORTH 82° 30' 35" WEST, 772.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,940.24 FEET, A CENTRAL ANGLE OF 13° 59' 52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89° 30' 14" WEST, 472.84 FEET; COURSE NO. 2: IN A WESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 474.01 FEET TO A POINT OF TANGENCY; COURSE NO. 3: SOUTH 83° 30' 25" WEST, 1,191.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 604.60 FEET, A CENTRAL ANGLE OF 34° 26' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66° 19' 11" WEST, 358.06 FEET; COURSE NO. 4: THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 363.51 FEET TO A POINT OF TANGENCY; COURSE NO. 5: SOUTH 49° 18' 55" WEST, 35.61 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 40° 56' 10" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 7,876.64 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ACREE ROAD; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; COURSE NO 1: NORTH 60° 22' 27" EAST, 427.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,429.82 FEET, A CENTRAL ANGLE OF 12° 16' 15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54° 23' 37" EAST, 305.63 FEET; COURSE NO. 2: THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 306.22 FEET TO A POINT OF TANGENCY; COURSE NO. 3: NORTH 48° 27' 51" EAST, 1,521.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,857.22 FEET, A CENTRAL ANGLE FOR 14° 22' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55° 36' 49" EAST, 464.95 FEET; COURSE NO. 4: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 466.17 FEET TO THE POINT OF TANGENCY; COURSE NO. 5: NORTH 62° 43' 24" EAST, 677.90 FEET TO THE NORTH LINE OF AFOREMENTIONED SECTION 33; THENCE NORTH 89° 29' 58" EAST, ALONG THE NORTH LINE OF SAID SECTION 33, 2,347.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ACREE ROAD AND A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 859.02 FEET, A CENTRAL ANGLE OF 7° 11' 14" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80° 06' 08" EAST, 107.68 FEET; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 107.76 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 01° 37' 51" WEST, ALONG SAID WEST LINE, 2,618.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89° 12' 49" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 1,753.27 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13758, PAGE 2297 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 858.59 ACRES, MORE OR LESS.

SHEET 5 OF 6
SEE SHEETS 1-3 FOR SKETCH
SEE SHEET 4 FOR LINE & CURVE TABLES
(NOT VALID WITHOUT ALL SHEETS)



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AREA 5:

A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH 01° 33' 07" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1,313.07 FEET; THENCE SOUTH 89° 43' 20" WEST, A DISTANCE OF 1,348.35 FEET; SOUTH 00° 47' 13" WEST, A DISTANCE OF 259.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 40° 56' 16" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GEORGIA SOUTHERN AND FLORIDA RAILROAD, A DISTANCE OF 341.77 FEET; THENCE DEPARTING EASTERLY RIGHT-OF-WAY LINE NORTH 89° 43' 20" EAST, A DISTANCE OF 227.51 FEET; THENCE NORTH 00° 42' 41" EAST, A DISTANCE OF 1,343.81 FEET; THENCE SOUTH 89° 28' 53" WEST, A DISTANCE OF 1,321.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 539.96 FEET, A CENTRAL ANGLE OF 31° 46' 05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67° 37' 17" EAST, 295.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 299.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 83° 30' 19" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 1,191.02 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,876.86 FEET, A CENTRAL ANGLE OF 13° 59' 06" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89° 30' 08" EAST, 456.98 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 458.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82° 30' 35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 781.39 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 4; THENCE DEPARTING SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00° 02' 45" WEST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 154.08 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 53.33 ACRES, MORE OR LESS.

AREA 6:

A PORTION OF THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 49° 07' 29" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 35.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 502.61 FEET, A CENTRAL ANGLE OF 0° 28' 13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49° 21' 36" EAST, 4.12 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 4.12 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 00° 34' 27" WEST, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8083, PAGE 166 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 59.21 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD; THENCE NORTH 40° 55' 51" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GEORGIA SOUTHERN AND FLORIDA RAILROAD, A DISTANCE OF 44.39 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.02 ACRES, MORE OR LESS.

(AREA 7)

A PORTION OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 48 BLOCK 1, NORTH DINSMORE FARMS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION 33, 687.42 FEET TO A POINT ON THE SOUTH LINE OF LANDS OF SUSAN HARMON; THENCE DEPARTING EAST LINE OF SAID SECTION 33 NORTH 89° 57' 57" WEST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE NORTH 00° 01' 13" WEST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE NORTH 89° 59' 59" WEST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 26' 23" EAST, A DISTANCE OF 2,021.07 FEET; THENCE SOUTH 39° 00' 26" EAST, A DISTANCE OF 2,600.80 FEET; THENCE SOUTH 00° 34' 49" EAST, A DISTANCE OF 1,374.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 42; THENCE NORTH 89° 25' 12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 42, 1,171.69 FEET TO THE SOUTHWEST CORNER OF LOT 48, BLOCK 1, OF SAID NORTH DINSMORE FARMS AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE DEPARTING SOUTH LINE OF SAID SECTION 42 NORTH 00° 33' 44" WEST ALONG THE WEST LINE OF SAID LOT 48, A DISTANCE OF 781.50 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 42; THENCE NORTH 89° 45' 39" EAST ALONG THE NORTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF SAID LOT 48, A DISTANCE OF 550.01 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPARTING NORTH LINE OF SAID SECTION 42 SOUTH 00° 32' 00" EAST ALONG THE EAST LINE OF SAID LOT 48, A DISTANCE OF 778.23 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT LYING ON THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE SOUTH LINE OF SAID LOT 48, A DISTANCE OF 549.61 FEET.

LAND THUS DESCRIBED CONTAINS 9.84 ACES, MORE OR LESS.

SHEET 6 OF 6
SEE SHEETS 1-3 FOR SKETCH
SEE SHEET 4 FOR LINE & CURVE TABLE
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