

AGREEMENT FOR SALE AND PURCHASE

THIS AGREEMENT is between the CITY OF JACKSONVILLE, FLORIDA, a body politic and corporate, whose address is 117 W. Duval Street, Suite 400, Jacksonville, Florida 32202, as "Seller" and the HARBOUR WATERWAY SPECIAL DISTRICT, a dependent Special District created by the City of Jacksonville, Florida, through Ordinance No. 2010-725-E, whose mailing address is 11554 Starboard Drive, Jacksonville, Florida, 32225 as "Buyer".

1. PURCHASE AND SALE. For good and valuable consideration, the receipt of which is hereby acknowledged, Seller hereby agrees to sell to Buyer and Buyer agrees to purchase from Seller the real property located in Duval County, Florida, Parcel 160258 0010 & 160258 0004 described in Exhibit "A" lying, together with all timber, transferable development rights, improvements, easements, appurtenances, hereditaments, and riparian and littoral rights, if any (the "Property"), and subject to the covenants referenced in Section 3.B below, which shall be covenants and restrictions in the deed from Seller to Buyer described in paragraph 8. This Agreement becomes legally binding on approval of each party's governing board and due execution of same, the latest date of which will be the "Effective Date" of this Agreement.

2. USE OF THE PARK PROPERTY. The segment of the Property described in Exhibit "B" (hereinafter "Park Property") will be solely used as a park / conservation area (hereinafter "Park") by Buyer, who will allow the general public to utilize the existing and proposed park amenities, including docks, picnic pavilions, nature trails, and roadways in perpetuity. The Park Property and all facilities within shall be open daily to the general public during daylight hours, provided access to the Park Property shall be limited to water access only.

3.A. PURCHASE PRICE. The purchase price for the Property shall be in exchange for the Buyer constructing the park facilities described as Consideration for Conveyance in Section 3.B and maintaining the nature park indefinitely. No additional consideration shall be paid by Buyer for conveyance of the Property

3.B. CONSIDERATION FOR CONVEYANCE.

(i) Buyer agrees to increase the size of the Park Property from 77.7 acres to a total of 82.2 acres by adding properties currently owned by Buyer which will include wetlands and tidal salt marsh contiguous to the Park Property as shown in Exhibit "B".

(ii) Buyer agrees to excavate a 100 feet wide canal to a depth of -5.0 feet MLW within 300 feet of the picnic pavilions as shown on the site plan attached as Exhibit "C". Buyer agrees to construct a bulkhead on both sides of the canal and maintain the bulkhead indefinitely. The canal shall be periodically dredged, as appropriate to maintain a navigable depth in order for appropriately sized boats to dock at the Park Property. Although not a part of the Consideration, Buyer intends for the canal to eventually be connected to a private canal system adjacent to the Property allowing egress by water for residential parcels on the private waterway, subject to permitting and approval from the USACE and the FDEP.

(iii) Buyer agrees to construct and maintain an ADA complaint 8' x 125' floating dock with an ADA complaint gangway and walkways to allow egress from the floating dock to the picnic pavilions as shown in Exhibit "C". Docks and bulkheads shall be inspected monthly to identify maintenance needs and repairs. Buyer shall use commercially reasonable efforts to repair any defects or repairs identified during inspections within (1) one year, and minor repairs shall be corrected as quickly as possible.

(iv) Buyer agrees to construct and maintain two (2) picnic pavilions per the attached specifications as shown in Exhibit "D". In addition, Buyer will grade and maintain a beach area along the St Johns River adjacent to the picnic pavilions.

(v) Buyer agrees to maintain at least 4000 linear feet of nature trails, not to exceed eight (8) feet in width on the Park Property. Nature trail maintenance shall include mowing the trails up to 2 times per month from April thru October and once per month November thru March or as needed; occasionally trimming along the trails to remove impediments; and installing and maintaining trail signage. Park signage shall include the park rules sign, park trail map, trail directional signage, and any advisable warning signs posted at the picnic pavilions.

(vi) Buyer agrees to install a three-strand barbed wire fence adjacent to the dredge material management area to control park visitors from gaining access to the dredge spoil site.

(vii) Buildings constructed on Park Property is restricted to the facilities included in the conceptual plan in Exhibit "C", any future proposed buildings in the Park shall require written approval from the City of Jacksonville's director of Parks and Recreation.

(viii) Buyer agrees to continue plant removal of invasive and nuisance plants, it is understood that Buyer or its agents will clear and burn or allow the debris to decay naturally, on-site. Buyer will follow best management practices in conducting this activity and where appropriate and necessary will utilize herbicide(s) to fully eradicate target plants. Buyer agrees to continue to collaborate with the City of Jacksonville, U.S. Army Corp of Engineers, and the First Coast Invasive Working Group to work towards eradication of Tamarix and Brazilian Pepper from the Buyer's existing property and the Park Property.

(ix) The name of the park shall be Reed Island Park; any proposed name change requires approval from the City of Jacksonville's director of Parks and Recreation.

(x) Buyer will seek to obtain necessary property interest to provide access to the Park Property by a service road south of the Buyer's property as shown on the Map attached as Exhibit "B". If and to the extent Buyer does secure legal access to the Park Property via a roadway, it will permit and authorize Seller to utilize use such access for purposes of inspecting the Park Property, however said access, if obtained will not be utilized for public access to the Park Property.

(xi) The Buyer shall not sell or convey any of the 82.2-acre Park Property without the City of Jacksonville's Parks and Receptions written consent, which consent shall not be unreasonably withheld.

(xii) The foregoing subsections 3.B.(i)-(xi), shall survive the closing of the sale of the Property to Buyer and shall supersede subsections 3.B(ii)-(vi) of that certain Sale and Purchase Agreement executed by the parties on April 23, 2019 and shall be covenants in the deed described in paragraph 8.

4. INSPECTION PERIOD/ENVIRONMENTAL SITE ASSESSMENT. Buyer shall have the right, at its sole cost and expense, to inspect the Property and to conduct an environmental site assessment of the Property to determine the existence and extent, if any, of any Hazardous Materials on the Property during the thirty (30) day period following the Effective Date of this Agreement (the "Inspection Period"). Prior to expiration of Inspection Period, Buyer may cancel this Agreement for any reason without penalty, except that Buyer shall restore any property disturbed by its inspections and assessments to the condition the property was in prior to Buyer's inspections and assessments. If further investigations, testing, monitoring or environmental site assessments are required by Buyer to determine the existence or extent of Hazardous Materials on the Property, Buyer may conduct such procedures at the Buyer's sole cost and expense. For purposes of this Agreement "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste of any kind or any other substance which is regulated by any Environmental Law (as hereinafter defined in paragraph 5.)

5. HAZARDOUS MATERIALS. If the environmental site assessment provided for in

paragraph 4 confirms the presence of Hazardous Materials on the Property, Buyer, at its sole option, may elect to terminate this Agreement and neither party shall have any further obligations under this Agreement. Should Buyer elect not to terminate this Agreement or fails to obtain an environmental site assessment of the Property, then Buyer shall accept the Property "as is, where is, and with all faults", together with all defects, latent and patent, if any. Seller shall have no duty to pursue and or accomplish any clean-up of the Hazardous Materials or to otherwise bring the Property into compliance with Environmental Law. "Environmental Law" shall mean all federal, state and local laws, including statutes, regulations, ordinances, codes, rules, judgments, orders, decrees, permits, concessions, grants, franchises, licenses, agreements and other governmental restrictions relating to the protection of the environment or human health, welfare or safety, or to the emission, discharge, seepage, release or threatened release of any contaminant, solid waste, hazardous waste, pollutant, irritant, petroleum product, waste product, radioactive material, flammable or corrosive substance, carcinogen, explosive, polychlorinated biphenyl, asbestos, hazardous or toxic substance, material or waste of any kind into the environment, including, without limitation, ambient air, surface water, ground water, or land including, but not limited to, the Federal Solid Waste Disposal Act, the Federal Clean Air Act, the Federal Clean Water Act, the Federal Resource and Conservation and Recovery Act of 1976, the Hazardous and Solid Waste Amendments of 1984, the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, the Federal Superfund Amendments and Reauthorization Act of 1986, Chapters 161, 253, 373, 376 and 403, Florida Statutes, Rules of the U.S. Environmental Protection Agency, Rules of the Florida Department of Environmental Protection, and the rules of the Florida water management districts now or at any time hereafter in effect.

No later than thirty (30) days following the Effective Date, Seller will provide Buyer with any information, reports, or data requested by Buyer and after reasonable inquiry by Seller found to be in Seller's possession regarding soil or water quality on the Property or the presence of hazardous materials, as defined above, on the Property.

If Buyer elects not to terminate this Agreement or fails to obtain an environmental site assessment of the Property, and proceeds to Closing as provided above, Buyer shall indemnify to the extent permitted by law, Seller, its officers, servants, agents and employees from and against any and all claims, suits, actions, damages, liabilities, expenditures or causes of action of whatsoever kind arising from Hazardous Materials placed on the Property prior to closing. Buyer shall defend, at Buyer's sole cost and expense, any legal action, claim, or proceeding instituted by any person against Seller as a result of any claim, suit, or cause of action for injuries to body, life, limb, or property for which Hazardous Materials placed on the Property prior to closing are alleged to be a contributing legal cause.

6. TITLE INSURANCE. At Buyer's expense, Buyer may obtain a title insurance commitment, to be followed by an owner's title insurance policy insuring title to the Property in the amount of the Purchase Price.

7. DEFECTS IN TITLE. If the title insurance commitment or Survey obtained pursuant to this Agreement disclose any defects in title arising from liens against the Property, such liens up to the amount of Seller's net proceeds from the sale shall be satisfied at closing by Seller. If the title insurance commitment or Survey disclose any other defects that are not acceptable to Buyer, Buyer shall have the option to either: (a) accept the title as it then is with no reduction in the Purchase Price, or (b) terminate this Agreement, thereupon releasing Buyer and Seller from all further obligations under this Agreement. Seller shall have no duty to cure any title defects arising from other than liens against the Property.

8. INTEREST CONVEYED; NO WARRANTIES. At closing, Seller shall execute and deliver to Buyer a quitclaim deed conveying Seller's interest in the Property "as is, where is, and with all faults", and subject to (i) a restriction that the Property be used for residential non-commercial dredge spoil disposal and reclamation or for conservation, and for no other purposes and (ii) the covenants in paragraph 3B of this Agreement. Seller has made no representations or warranties of any nature whatsoever, express or implied, regarding the Property, including but not limited to the physical and environmental condition of the Property, the zoning of the Property, title to the Property, the suitability of the Property or any

improvements for Buyer's intended purpose; or Buyer's legal ability to use the Property for Buyer's intended use.

9. PREPARATION OF CLOSING DOCUMENTS. Buyer shall prepare the deed described in paragraph 8 of this Agreement and Buyer's and Seller's closing statements. Buyer understands Seller, as an agency of the state, is unable to execute a no-lien affidavit customarily required to delete the standard exceptions from the title insurance policy. Seller will cooperate with the agent for the title insurance company to provide such reasonable, alternative evidence within the Seller's legal capacity to provide and at no expense to Seller to enable the title agent to delete the standard exceptions typically deleted by a no-lien affidavit.

10. EXPENSES. Buyer will pay the documentary stamp tax, if any, and all other taxes or costs associated with the conveyance, including the cost of recording the deed described in paragraph 8 of this Agreement.

11. TAXES AND ASSESSMENTS. Seller and Buyer are immune from taxation. At closing, Seller shall satisfy any assessments for which it is legally responsible, if any, prorated to the date of Closing, that are or may become a lien against the Property.

12. CLOSING PLACE AND DATE. The closing shall be on or before forty-five (45) days after the Effective Date, unless earlier terminated pursuant the provisions of paragraphs 4 above. The parties shall mutually set the date, time and place of closing.

13. RISK OF LOSS AND CONDITION OF PROPERTY. Seller assumes all risk of loss or damage to the Property prior to the date of closing. The Property shall be transferred and conveyed to Buyer in the same or essentially the same condition as of the date of Seller's execution of this Agreement, ordinary wear and tear excepted. If the condition of the Property is altered, by an act of God or other natural force beyond the control of Seller, however, Buyer may elect, at its sole option, to terminate this Agreement and neither party shall have any further obligations under this Agreement.

14. REVERSION CLAUSE. In the event the Buyer fails to execute the terms and conditions set forth in Section 3B (ii thru vi) within three years of the closing date, the Park Property described in Exhibit "B" with any improvements then located thereon, shall: 1) revert to the City of Jacksonville, and 2) all proceeds obtained from the sale of residential parcels 1 thru 4 located on the St. John River in Exhibit "B" shall be refunded to the City of Jacksonville or the title to said parcels held by HWSD shall revert to the City of Jacksonville. In addition, if HWSD fails to maintain the Park Property as specified in Section 3B including maintaining the facilities listed herein, and HWSD has not cured any material deficiencies within 1 year of written notice from the City of Jacksonville, the Park Property will revert to the City of Jacksonville.

15. ACCESS. Seller makes no warranties as to whether there is legal and practical ingress and egress for the Property over public roads or valid, recorded easements for the use and benefit of and as an appurtenance to the Property.

16. BROKERS. No persons, firms, corporations or other entities are entitled to a real estate commission or other fees as a result of this Agreement or subsequent closing. Buyer shall indemnify and hold Seller harmless from any and all such claims.

17. RECORDING. This Agreement may not be recorded.

18. ASSIGNMENT. This Agreement may not be assigned.

19. TIME. Time is of essence with regard to all dates or times set forth in this Agreement.

20. SEVERABILITY. If any of the provisions of this Agreement are deemed to be unenforceable and the unenforceability of said provisions does not adversely affect the purpose and intent of this

Agreement, the enforceability of the remaining provisions of this Agreement shall not be affected.

21. SUCCESSORS IN INTEREST. This Agreement shall bind and inure to the benefit of Seller and Buyer and their respective legal representatives and successors. Whenever used, the singular shall include the plural and one gender shall include all genders.

22. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations and understandings of the parties. No supplement, modification or amendment to this Agreement shall be binding unless executed in writing by the parties.

23. WAIVER. Failure of either party to insist upon strict performance of any covenant or condition of this Agreement, or to exercise any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right; but the same shall remain in full force and effect.

24. COUNTERPARTS. This Agreement may be executed in one or more counterparts, but all such counterparts, when duly executed, shall constitute one and the same Agreement.

25. ADDENDUM. Any addendum attached hereto that is signed by the parties shall be deemed a part of this Agreement.

26. NOTICE. Whenever either party desires or is required to give notice unto the other, it must be given by written notice, and either delivered personally, transmitted via facsimile transmission, mailed postage prepaid, or sent by overnight courier to the appropriate address indicated on the first page of this Agreement, or such other address as is designated in writing by a party to this Agreement.

27. SURVIVAL. The covenants, warranties, representations, and undertakings of the parties set forth in this Agreement shall survive the closing, the delivery and recording of the deed described in paragraph 8 of this Agreement, and Buyer's possession of the Property.

28. SOVEREIGN IMMUNITY. The Parties intend to avail themselves of the benefits of Section 768.28, Florida Statutes, and any other statutes and common law governing sovereign immunity to the fullest extent possible. Neither this provision nor any other provisions of this Agreement shall be construed as a waiver of sovereign immunity by any of the Parties.

29. NO THIRD PARTY BENEFICIARIES. Nothing in this Agreement is intended to inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity.

30. FORCE MAJEURE. No failure, delay or default in performance of any obligation of a party to this Agreement shall constitute an event of default or a breach of this Agreement, or, give rise to any remedy hereunder, to the extent that such failure to perform, delay or default arises out of a cause, existing or future, that is beyond the reasonable control and without negligence of the party otherwise chargeable with failure, delay or default, including, but not limited to: action or inaction of governmental, civil or military authority; flood; fire; war; riot; earthquake; natural disaster; act, negligence or default of the other party. The affected party shall take reasonable action to minimize the consequences of any such cause. This subsection shall in no way limit the right of either party to this Agreement to make any claim against third parties for any damages suffered due to said causes.

IF THIS AGREEMENT IS NOT FULLY EXECUTED AS PROVIDED HEREIN ON OR BEFORE DECEMBER 31, 2022, NEITHER SELLER NOR BUYER SHALL BE UNDER ANY OBLIGATION TO SELL OR PURCHASE THE PROPERTY. SELLER'S PERFORMANCE AND OBLIGATION TO PAY ANY SUMS DUE UNDER THIS AGREEMENT IS CONTINGENT UPON AN ANNUAL APPROPRIATION FOR SUCH PURPOSE.

Signatures appear on the following page

SELLER
CITY OF JACKSONVILLE

By: _____

Lenny Curry, Mayor

Attest: _____

(OFFICIAL SEAL)

James R. McCain, Jr.
Corporation Secretary

Form Approved:

By: _____
Office of General Counsel

In accordance with the *Ordinance Code*, of the City of Jacksonville, I do hereby certify that there is an unexpended, unencumbered, and unimpounded balance in the appropriation sufficient to cover the foregoing agreement; and that provision has been made for the payment of monies provided therein to be paid.

Director of Finance

Witness as to Seller

BUYER

HARBOUR WATERWAY SPECIAL DISTRICT

By: _____

Wallace Lovely

As: Chair, Board of Supervisors

Witness as to Buyer

Witness as to Buyer

Date signed by Buyer

EXHIBITS

- Exhibit A Property – Parcel 160258 0010 & 0004 and Legal Description
- Exhibit B Park Property and Legal Description
- Exhibit C Conceptual Site Plan – Picnic Pavilions and Floating Dock
- Exhibit D Picnic pavilions specifications

THIS DEED, Made this 22nd day of July, A. D., 1976, between SEABOARD COAST LINE RAILROAD COMPANY, a Virginia corporation, hereinafter called "Grantor"; the CITY OF JACKSONVILLE, a municipal corporation under the laws of the State of Florida, with mailing address 220 East Bay Street, Jacksonville, Florida, 32202, hereinafter called "Grantee"; and MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY, as successor Corporate Trustee under the First Mortgage dated as of January 1, 1946, made by the former Seaboard Air Line Railroad Company, to which Seaboard Coast Line Railroad Company is successor by merger, hereinafter called "Trustee";

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the conveyance by Grantee to Grantor of that certain 6,500-square foot parcel of land adjacent to the intersection of Water Street and Pearl Street at Jacksonville, Duval County, Florida, as particularly described in deed dated ~~SEPTEMBER 14, 1970~~, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee forever, all that certain tract or parcel of land situate, lying and being at Jacksonville, County of Duval, State of Florida, in the SE 1/4 of Section 30, Township 1 South, Range 28 East of said County and State; described as follows:

The westernmost 56.60 acres of the following described tract or parcel of land: Beginning at the southeast corner of said Section 30; running thence westwardly along the south line of said Section 30, 2,332.23 feet, more or less, to the southwest corner of the "Approved Swamp Selection" according to survey by the Bureau of Land Management, U.S. Department of Interior, accepted October 5, 1949; thence northeastwardly along the northerly line of said Approved Swamp Selection 990 feet, more or less, to a corner in the northerly line of said Approved Swamp Selection; thence northeastwardly along said northerly line 2,310 feet, more or less, to the easterly line of said Section 30; thence southwardly along said east line 2,359.89 feet, more or less, to the point of beginning; the land hereby conveyed being indicated on print of Grantor's drawing prepared by Robert M. Angas and Associates, dated May, 1962, attached hereto and made a part hereof; SUBJECT, However, to that certain perpetual easement dated April 27, 1950, granted by the Seaboard Air Line Railroad Company to the United States of America for spoil disposal purposes, recorded in Deed Book 1441, Page 568 of the Current Public Records of said County and State and to that certain perpetual easement dated September 14, 1965, granted by the Seaboard Air Line Railroad Company to the City of Jacksonville for power line construction.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises unto Grantee in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record.

Return to: P.S. COPE
1300 CITY HALL
JAX. FLA.
This instrument was prepared by
John T. Alderson, Jr.
Attorney
500 Water St., Jacksonville, Fla.

1200



Except as to the matters referred to in the preceding paragraph, Grantor hereby binds itself that the premises are free from encumbrances, that it is seized of said premises in fee and that it will fully warrant and forever defend all and singular said premises unto Grantee against Grantor and all other persons lawfully claiming or to claim the same or any part thereof.

The property hereinabove conveyed is subject to the lien of the First Mortgage made by the former Seaboard Air Line Railroad Company, dated as of January 1, 1946, as supplemented and modified, under which mortgage Mercantile-Safe Deposit and Trust Company is the present successor Corporate Trustee, and Trustee joins herein for the purpose of releasing and does hereby release the property hereinabove conveyed from the lien of said mortgage pursuant to the provisions of Section 1 of Article Twelve thereof; and Trustee certifies that C. E. Heinmuller retired as Individual Trustee under the aforesaid mortgage effective as of August 1, 1970, and since that date, Mercantile-Safe Deposit and Trust Company has been and is presently the Trustee acting under the aforesaid mortgage, as supplemented and modified.

The recitals of fact made herein are to be taken only as recitals made by Grantor and not by Trustee.

IN WITNESS WHEREOF Grantor and Trustee have caused these presents to be duly signed and sealed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Walter M. Shepard

Donald C. Smith

Signed, sealed and delivered
in the presence of:

Haron Judick

Malva I. Arnold

SEABOARD COAST LINE RAILROAD COMPANY

By [Signature]
Executive Vice President

Attest: [Signature]
Assistant Secretary

MERCANTILE-SAFE DEPOSIT AND TRUST
COMPANY, as successor Corporate Trustee
as aforesaid.

By [Signature]
Vice President

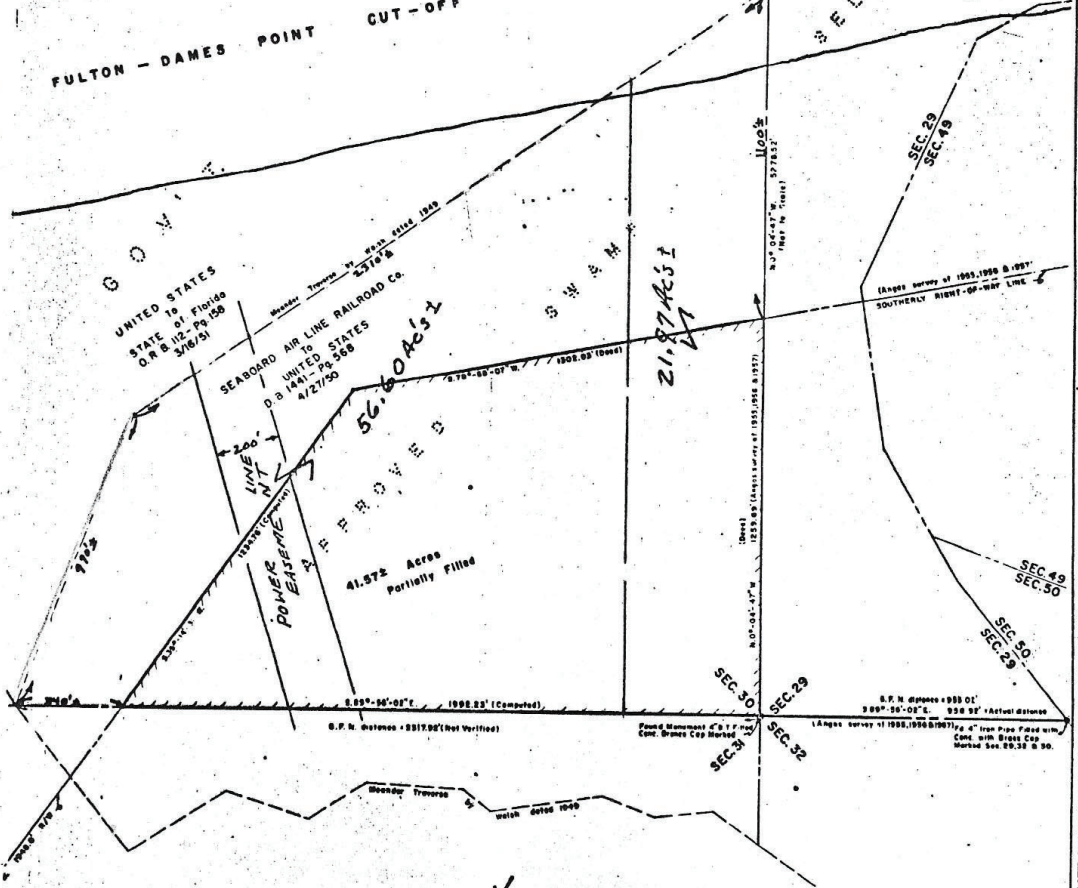
Attest: [Signature]
Corporate Trust Officer

STATE OF FLORIDA DOCUMENTARY SUR TAX \$11.00	STATE OF FLORIDA DOCUMENTARY SUR TAX \$11.00
STATE OF FLORIDA DOCUMENTARY SUR TAX \$11.00	STATE OF FLORIDA DOCUMENTARY SUR TAX \$11.00
STATE OF FLORIDA DOCUMENTARY SUR TAX \$11.00	STATE OF FLORIDA DOCUMENTARY SUR TAX \$5.50

FULTON - DAMES POINT
 CUT-OFF

LOT

SELECTION



Map to Show
 Portion of Approved Swamp Selection as shown on U. S.
 Extension Survey by Oscar B. Welsh and Paul K. Russell
 dated October 5, 1949, Section 30, Township 1 South,
 Range 20, East
 Duval County, Florida
 for Seaboard Air Line Railroad Company

Scale 1"=800' May 1952

PREPARED BY:
 Robert W. Angus and Associates
 Consulting Civil Engineers and Surveyors
 623 First Federal Savings Bldg.
 Jacksonville, Florida.

D-2083-18681

MAP SHOWING A SKETCH AND DESCRIPTION OF:

PARCEL A

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°15'09" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE SOUTH 00°01'52" EAST, 425 FEET MORE OR LESS, TO THE MEAN HIGH WATERLINE, BEING THE WATERS EDGE OF MILL COVE; THENCE SOUTHWESTERLY, MEANDERING ALONG SAID WATERS EDGE 2,325 FEET MORE OR LESS TO AN INTERSECTION WITH THE WESTERLY LINE OF A 300' JEA EASEMENT; THENCE NORTH 15°15'34" WEST, ALONG SAID WESTERLY LINE 2,655 FEET MORE OR LESS TO THE MEAN HIGH WATERLINE, BEING THE WATERS EDGE OF THE ST JOHNS RIVER; THENCE NORTHEASTERLY ALONG SAID WATERS EDGE 1,290 FEET MORE OR LESS; THENCE SOUTH 00°01'51" EAST, DEPARTING SAID WATERS EDGE, 198 FEET MORE OR LESS TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 212.06 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°01'51" EAST, 190.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°58'09" EAST, 360.00 FEET; THENCE SOUTH 00°01'52" EAST, 1,547.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.07 ACRES (3,444,429 SQUARE FEET), MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL B

A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN ISLAND LYING SOUTHERLY OF PARCEL A DESCRIBED HERE ON, LYING IN MILL COVE AND RUNNING ALONG THE MEAN HIGH WATER LINE, BEING THE WATERS EDGE FOR A TOTAL PERIMETER DISTANCE OF 2,288 FEET MORE OR LESS.

CONTAINING 3.14 ACRES (136,610 SQUARE FEET), MORE OR LESS.

ALL ABOVE CONTAINING 82.21 ACRES (3,581,039 SQUARE FEET), MORE OR LESS.

SURVEY NOTES

NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SECTION 30 AS BEING N 89°15'09" W (PER PLAT).
2. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT
3. A TITLE COMMITMENT HAS NOT BEEN PROVIDED.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEE SHEET 2 FOR SKETCH
SHEET 1 OF 2

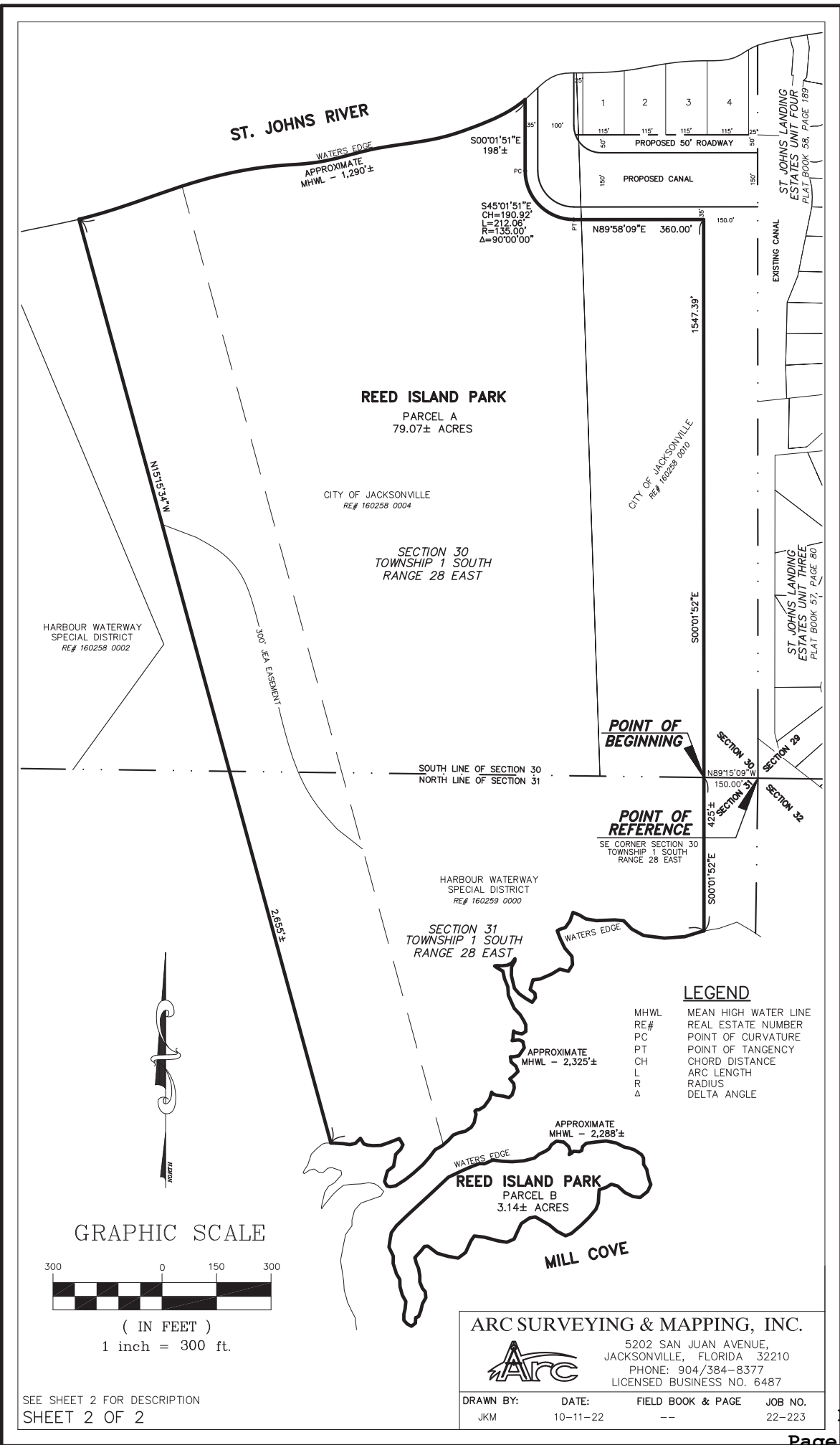
JOHN K. MAFFETT
Florida Registration Certificate No. 6951
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

ARC SURVEYING & MAPPING, INC.



5202 SAN JUAN AVENUE,
JACKSONVILLE, FLORIDA 32210
PHONE: 904/384-8377
LICENSED BUSINESS NO. 6487

DRAWN BY:	DATE:	FIELD BOOK & PAGE	JOB NO.
JKM	10-11-22	--	22-223



REED ISLAND PARK



1000 ft

Harbour Waterway Special District

Future Service Road

ADDITIONAL PARK PROPERTY

REED ISLAND PARK

PICNIC AREA

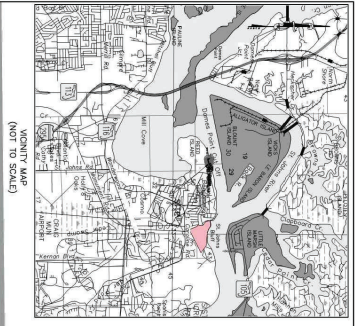
FLOATING DOCK

CANAL

Future Development

REED ISLAND PARK
BOAT DOCK AND PICNIC AREA





MAP SHOWING TOPOGRAPHIC SURVEY OF
A PORTION OF REED ISLAND PARK
 RECORDED IN OFFICIAL RECORDS BOOK 4231 PAGE 1170
 R.E. # 160256-0000
 LYING IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
 DUVAL COUNTY, FLORIDA



- GENERAL NOTES**
1. THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1988.
 2. DIMENSIONS SHOWN THIS 25' OF ANY DEDUCT BUILDING CONCEPT AND FINISH TIES.
 3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THIS SURVEY AND EXTENDED WITHOUT THE BENEFIT OF THE COMMENT.
 4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF THE COMMENT.
 5. WORKER SHALL BE ADVISED OF ANY OBSTRUCTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE PRESENT IN THE PROJECT AREAS OF THESE POINTS.
 6. THIS SURVEY IS BASED ON THE FEDERAL GEODETIC CONTROL SYSTEM (FGCS) 83.
 7. AMERICAN DEDUCT SHALL VERIFY THESE DIMENSIONS AND FINISH TIES.

ARC SURVEYING & MAPPING, INC.
 5202 San Juan Ave.
 Jacksonville, Florida 32210
 Tel. (904) 386-8777 Fax (904) 386-8388
 www.arsurveying.com
 Licensed Business # 1467

DUVAL COUNTY, FLORIDA
 JACKSONVILLE

File name:	Party Chief:	Dwn by:	Drawing Date:
Reference files:	Field Bk/Pg:	Drawn by:	Survey Date:
		BLP	08/21/19
	Contract to:		
	PROSSER INC.		
1	KES	10/16/20	REVISED TO SHOW TREES
No	Approved	Date	Description

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY PERSONAL SUPERVISION AND THAT THE DIMENSIONS AND LOCATIONS SHOWN HEREON WERE THE RESULT OF A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL SURVEYING, CHAPTER 471, F.S. CHAPTER 471-17.002

KAREN E. STONE, SURVEYOR
 STATE OF FLORIDA
 LICENSE NO. 7285
 NOT VALID WITHOUT SIGNATURE AND MAFFS SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING PROFESSIONAL

PROJECT NO.
 19-03-25
 FILE NO.
 19-03-25

A MAP SHOWING A HYDROGRAPHIC SURVEY OF THE SAINT JOHNS RIVER AND REED ISLAND PARK, LOCATED IN JACKSONVILLE, DUAL COUNTY, FLORIDA

CENTERLINE OF FEDERAL CHANNEL
E 490,000

NORTH WEST PROPOSED DOCK
N 2201 487.37
N 461.9502

PROPOSED FLOATING DOCK
NORTH EAST CORNER EXTERIOR RALE
N 2201 487.37
N 462.6177

NORTH WEST PROPOSED DOCK
N 2201 487.37
N 461.9502

PROPOSED FLOATING DOCK
NORTH EAST CORNER EXTERIOR RALE
N 2201 487.37
N 462.6177

P.I. DESIGNATION	EASTING	NORTHING
CUT-42 STA. 200	486,338.36	2,202,871.38
CUT-42 STA. 200	486,338.36	2,202,871.38
CUT-42 STA. 200	486,338.36	2,202,871.38
CUT-42 STA. 200	486,338.36	2,202,871.38

MEAN LOW WATER LINE
ELEVATION + 0.10 MLLW

MEAN HIGH WATER LINE
ELEVATION + 3.25 MLLW

MEAN LOW WATER LINE
ELEVATION + 0.10 MLLW

MEAN HIGH WATER LINE
ELEVATION + 3.25 MLLW

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ELEVATION + 0.10 MLLW

MEAN HIGH WATER LINE
ELEVATION + 3.25 MLLW

MEAN LOW WATER LINE
ELEVATION + 0.10 MLLW

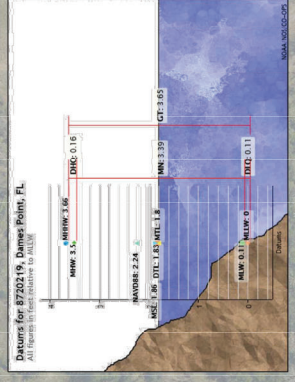
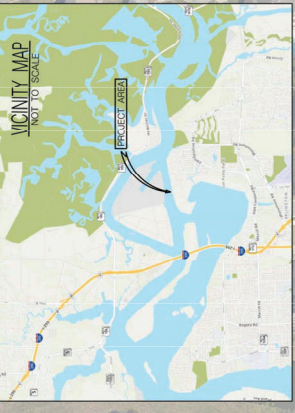
MEAN HIGH WATER LINE
ELEVATION + 3.25 MLLW

MEAN LOW WATER LINE
ELEVATION + 0.10 MLLW

MEAN HIGH WATER LINE
ELEVATION + 3.25 MLLW

- SURVEY NOTES:**
1. REFER TO ARC SURVEY NO. 19-03-25.
 2. SOUNDINGS ARE IN FEET AND TENTHS AND REFER TO MEAN LOWER LOW WATER (MLLW), WHICH IS 2.24' BELOW THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 3. THE SURVEY WAS PERFORMED MARCH 29 THROUGH APRIL 5, 2019.
 4. TOTAL SOUNDINGS WERE OBTAINED FROM NOAA TIDE MONITORING STATION 8720219 DAINES POINT. SITE BENCHMARK '2019 A 1987' HAVING AN ELEVATION OF 1.977 NAVD83.
 5. PLANE COORDINATES ARE BASED ON THE TRANSVERSE MERCATOR PROJECTION FOR THE EAST ZONE OF FLORIDA, REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83).
 6. THE HYDROGRAPHIC PORTION OF THIS SURVEY WAS PERFORMED USING A GARMIN 120 M/T M-LB MULTIBeam SONAR WITH AN RPS HYDROTRACER.
 7. AID TO NAVIGATION WERE NOT LOCATED DURING THIS SURVEY.
 8. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THIS SURVEY AND DOES NOT GUARANTEE ACCURACY OR COMPLETENESS. CONSIDER THIS INFORMATION AS GENERAL INFORMATION ONLY AND NOT TO BE USED AS A BASIS FOR ANY ENGINEERING OR CONSTRUCTION WORK WITHOUT THE GENERAL CONDITIONS AT THAT TIME.
 9. CALIBRATION WERE FOLLOWED DURING THIS SURVEY IN ACCORDANCE WITH EM 1110-2-1003 FOR CLASS 1 HYDROGRAPHIC SURVEYS.
 10. PROPOSED DOCK LOCATION WAS OBTAINED FROM A DWG FILE NAMED, "CDI_ReedIsland_Park.dwg", PROVIDED BY PROSSER, INC.
 11. LIMITS OF THE -407 FEDERAL CHANNEL WERE OBTAINED FROM A DWG FILE NAMED, "407-Federal-Channel.dwg", PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS.

Point Identification Number: 4714
 County: Duval
 USGS 7.5-Minute Quad Map Name: EASTPORT
 Mean High Water (MHW): 1.31 f.
 Mean Low Water (MLW): 2.14 f.
 Datum: NAVD 83
 Unit of measurement: Feet
 Total Epoch: 1989 / 2001
 Procedure: Extend the above MHW height to job site.
 Source of Data: The Land Boundary Information System internet web site (www.lahms.org)
 This form constitutes approval of the method to be used to survey the mean high water line within one half mile of the point identified above.



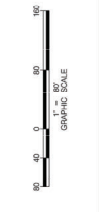
Drawn By: M. SAWYER
 Plot Date: 03/01/20
 Checked By: R. SWARTZ
 APC Project No.: 19-03-25
 SHEET: 1

Prepared For:
Prosser, Inc.
 13901 Sutton Park Drive South, Suite 200
 Jacksonville, Florida 32224

Project:
 Hydrographic Survey of
 the St Johns River and
 Reed Island Park

Arc Surveying & Mapping, Inc.
 Professional Hydrographers • Surveyors • Mappers
 5202 San Juan Avenue
 Jacksonville, Florida 32210
 904-384-6671

Richard J. Sawyer
 Dainees Point, Jacksonville, FL
 PSM
 Registered Professional Surveyor
 State of Florida License No. 0101





DATE : 03/04/22
 PROJECT NO. : 154348
 DESIGNED BY : TFM
 DRAWN BY : PCG
 SCALE : SEE PLAN

No.	Date	Revision

THIS DRAWING WAS PREPARED FOR
 CONSTRUCTION UNLESS NOTED ABOVE
 SHEET TITLE

EXISTING CONDITIONS

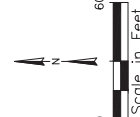
M3
 TIMOTHY P. JASON
 DATE: No. 7424
 5' IN E.T.

Applied Technology & Management
ATM
 100 Southeast Boulevard
 Suite 407
 St. Augustine, Florida 32086
 (904) 286-7676
 COA #44989

001 CONW 6258.240



LEGEND
 LIMITS OF SPARTINA
 REFER TO SHEET 2 FOR SURVEY NOTES
 LIMITS OF SPARTINA PROVIDED BY ENVIRONMENTAL RESOURCES SOLUTIONS, INC. BASED ON FIELD SURVEY DATED 02/03/20
 BACKGROUND AERIAL SOURCE: LABINS 1985; DUVAL COUNTY 2017
 CONTOUR SOURCE: ENVIRONMENTAL RESOURCES SOLUTIONS
 REQUIRED WITH THE OWNER'S REPRESENTATIVE.





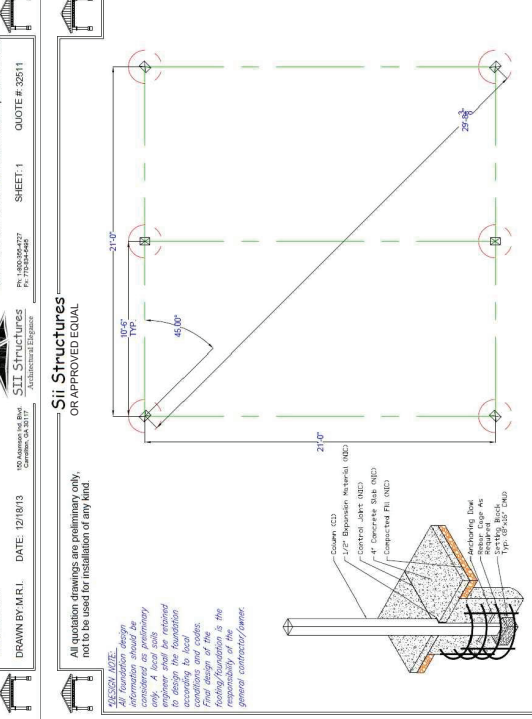
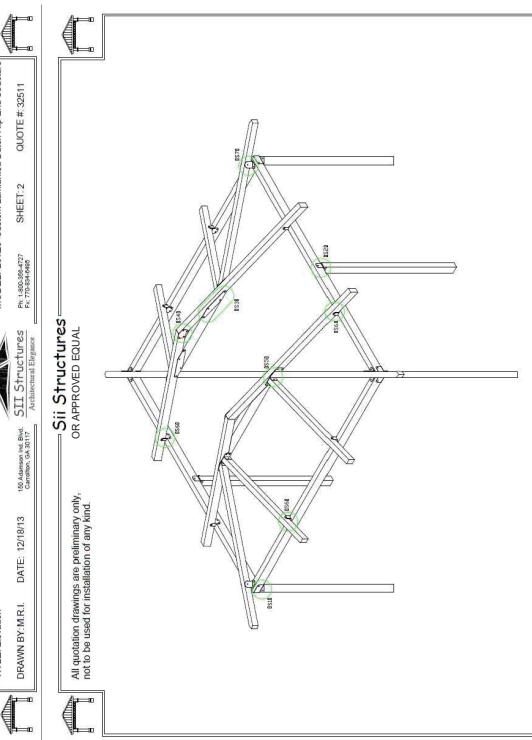
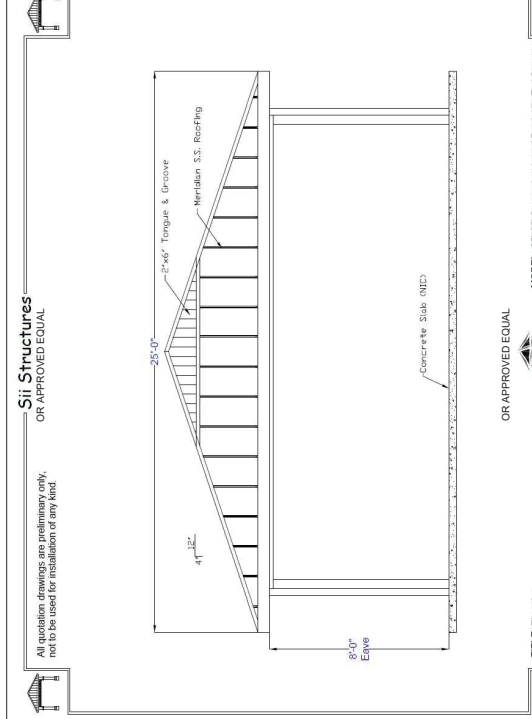
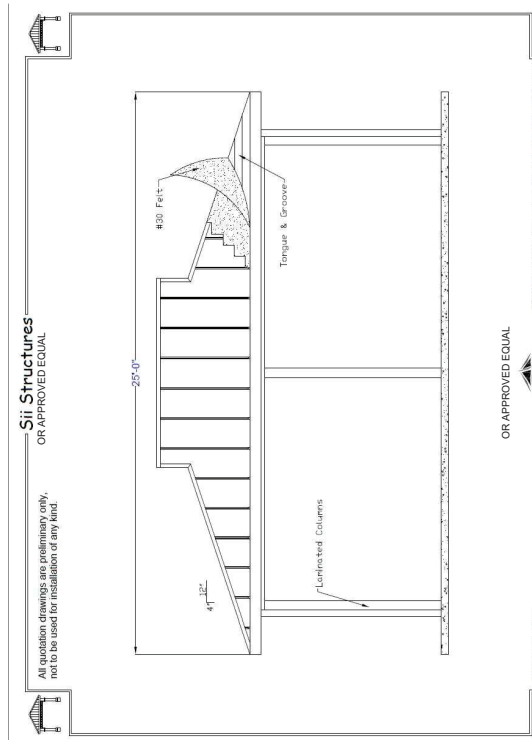
No.	Date	Revision

THIS DRAWING MAY BE REPRODUCED FOR
 CONSTRUCTION UNLESS NOTED ABOVE
 SHEET TITLE

SITE DETAILS

L5.01

PAUL S. MOSES, P.E.
 DATE: N/A
 SHEET 5



NOTES:
 1) FAVILION DESIGN SHOWN IS FOR REFERENCE ONLY. EQUAL STRUCTURES MAY BE SUBMITTED FOR REVIEW AND APPROVAL.
 2) CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PERMIT SUBMITTAL.
 3) CONTRACTOR RESPONSIBLE FOR DEVELOPING FINAL DESIGN PERMITS IN ACCORDANCE WITH ALL BUILDING REQUIREMENTS, SIGN AND SEALING BY A REGISTERED PROFESSIONAL IN ACCORDANCE WITH FLORIDA STATE STATUTES, THEN SUBMIT AND OBTAINING BUILDING PERMITS. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS WELL AS PAYMENT(S) OF ANY PERMITTING FEES.

DISCLAIMER:
 All Foundation Design is based on preliminary information. A final geotechnical report shall be provided to design the foundation. This drawing is not to be used for construction without the final design of the foundation. The responsibility of the contractor shall remain with the contractor.

COL.COMF.6256.239



No.	Date	Revision

THIS DRAWING WAS PREPARED FOR THE
 CONSTRUCTION UNLESS NOTED ABOVE

SITE DETAILS

L5.02
 PAUL S. MOSES, JR.
 DATE: _____
 TITLE: _____
 SHEET NO.: N/A FROM 5 SHEET

SII Structures
 OR APPROVED EQUAL

Material Specifications and Notes:

- All structural steel tubing shall be ASTM A-500 Grade B-C.
- All other steel (plates, gussets, etc.) shall be ASTM A-36.
- Welding is to be done in accordance with AWS D1.1. All welding is to be done with qualified welders. All welds shall be in full strength of metals used. (AWS D1.1) (Certified)
- All bolts to be ASTM A-325 & threaded rod to be ASTM B-7.
- All fabricated steel & structural tubes to be sand blasted to a white condition.
- Electrocoat Epoxy Talc Primer Applied - 3 mils.
- Electrocoat Epoxy Top Coat Powder Coat Applied - 3 mils.
- Final care of coating at 450 degrees for 30 to 45 minutes.
- Roofing Materials - 2"X6" (Nom) SYP #2, Grade Tongue & Groove w/ 26 Ga. 16" Wide Meridian Standing Seam Pre-Cut Metal Roofing.

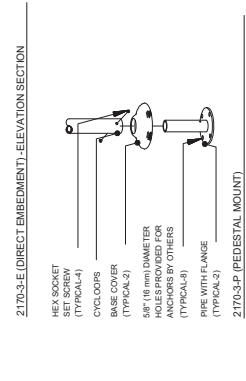
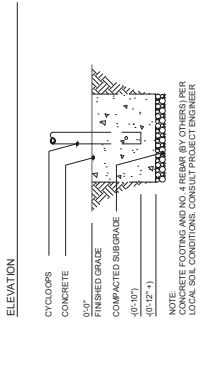
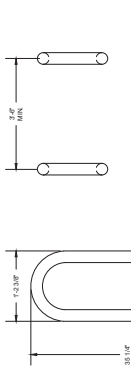
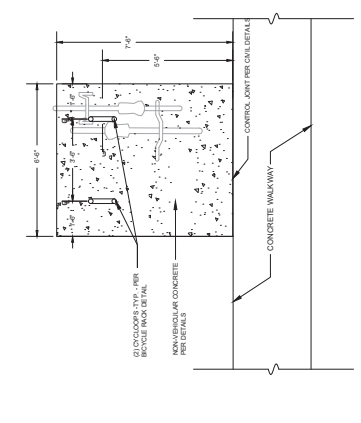
PERMIT NOTES:
 All members must be properly braced until the complete structural system has been constructed.

This building has been designed as a free standing, open structure. If walls are to be added, or if the building is to be joined to another structure, or if other modifications are to be made, the structure must be reengineered prior to these modifications.

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION FROM THE PROPRIETOR, INTERCONATIONAL INDUSTRIES, INC. NO. 225 IS TO BE USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF SII, INC.

N.I.C. = NOT IN CONTRACT

- PARK EQUIPMENT NOTES:**
- GRILL - ACCESSIBLE PEDESTAL GRILL WITH SWING OUT COOKING GRATE. MODEL: 53A-C. SEATING: 4. BLUE END COLOR. CEDAR BROWN COLOR. BY BRIGHTIDE CASHOPS.COM OR APPROVED EQUAL. MOUNT & INSTALL PER MANUFACTURE'S RECOMMENDATIONS. QUANTITY: (2) TWO TOTAL.
 - PICNIC TABLE - WHEELCHAIR ACCESSIBLE PICNIC TABLE. 8FT LONG TOP WITH BLUE END COLOR AND 8FT LONG SEATS. CEDAR BROWN COLOR. BY BRIGHTIDE CASHOPS.COM OR APPROVED EQUAL. QUANTITY: (6) SIX TOTAL.
 - PAVILION - 25' X 25' CUSTOM LAMINATED DUTCH HIP END STRUCTURE. BY SII STRUCTURES. OR APPROVED EQUAL. SEE SHTS L5.01 & L5.02. QUANTITY: (2) TWO TOTAL.



HEX SOCKET (TYPICAL-4)
 CYCLOOPS (TYPICAL-4)
 BASE COVER (TYPICAL-2)
 5/8" (16 mm) DIAMETER HOLES PROVIDED FOR ANCHORS BY OTHERS (TYPICAL-8)
 PIPE WITH FLANGE (TYPICAL-2)
 21703-P (PEDESTAL MOUNT)

NOTE: CONCRETE FOOTING AND NO. 4 BARS BY OTHERS PER LOCAL SOIL CONDITIONS. CONSULT PROJECT ENGINEER FOR EXACT REQUIREMENTS.

21703-P (PEDESTAL MOUNT)

COLUMBIA CASCADE COMPANY
 Division of Timberform
 Model No. 2170-
 Original Cycloops
 1000 S. Elm Street, Suite 310
 Portland, Oregon 97227-3405
 Phone: 503.277.4355
 WWW.TIMBERFORM.COM

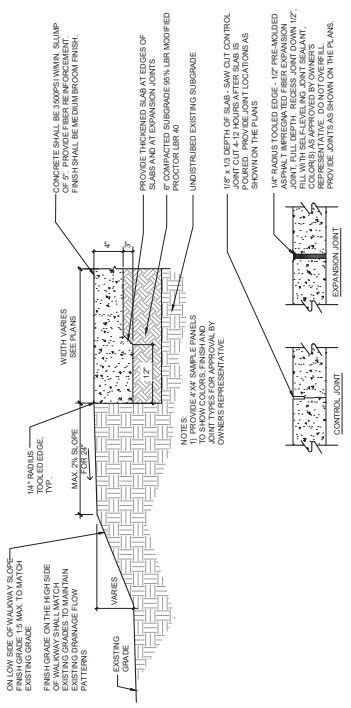
BICYCLE RACK DETAIL
 N.T.S.

TITLE: General Notes
 DRAWN BY: M.R.L. DATE: 12/18/13
 SII Structures
 180 Jackson Way West
 Jacksonville, FL 32211
 Ph: 904.344.8227
 Fx: 770.344.8487
 MODEL: 25X25 Custom Laminated Dutch Hip End Structure
 SHEET: 5
 QUOTE #: 32011

NOTES:
 1) SEE NOTES SHEET L5.01

PAVEMENT THICKNESS (INCHES)	RECOMMENDED MAX. JOINT SPACING (FEET)
3.5	0
4.0	10
4.5	12
5.0	15
OVER 6.0	15

CONCRETE CURBS SHOWN ON THESE PLANS SHALL HAVE SAWCUT JOINTS @ 17' O.C. AND EXPANSION CONTROL JOINTS SHALL BE CUT 4-12 HOURS AFTER POUR MAX.



COL.COM6258.239