

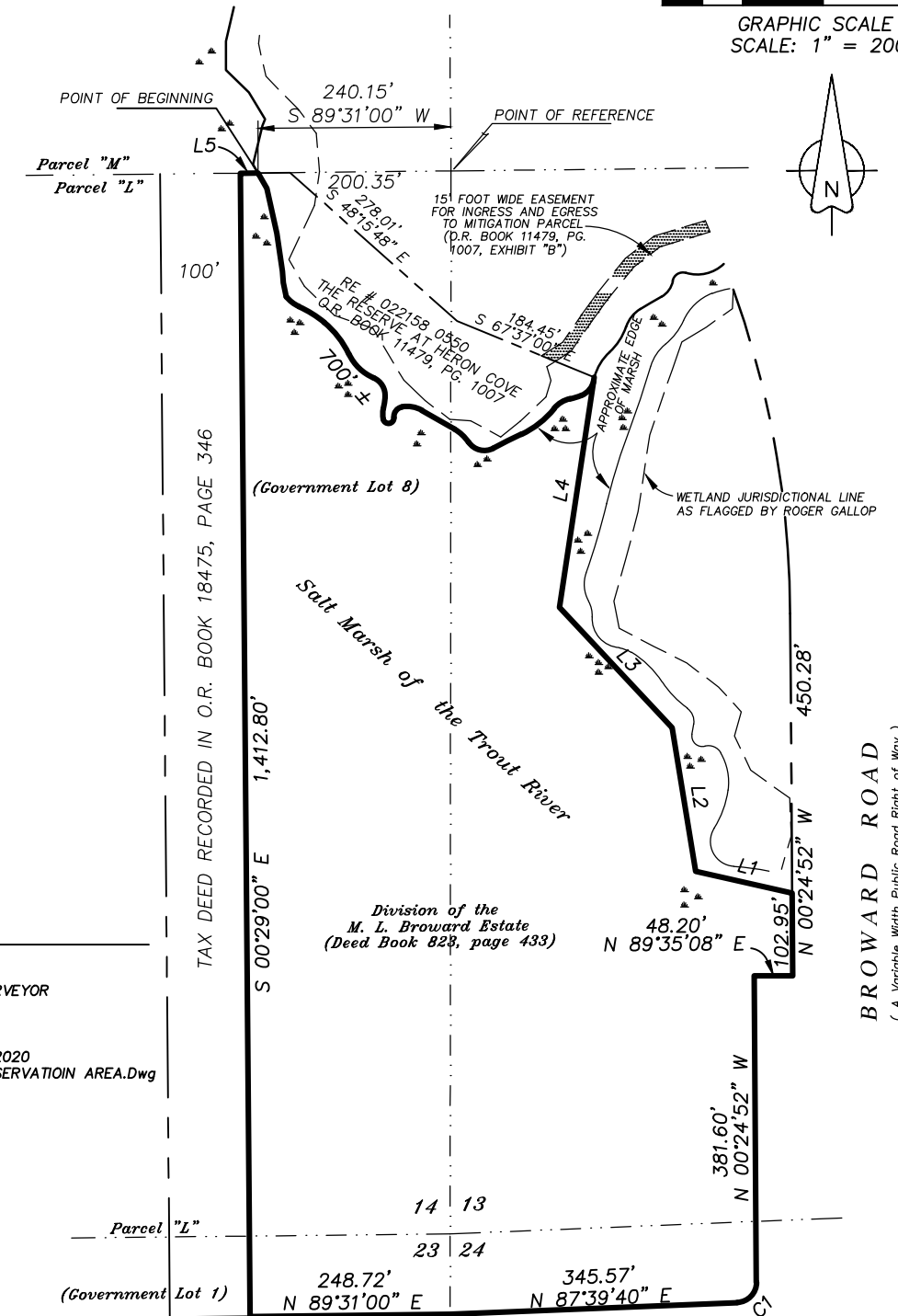
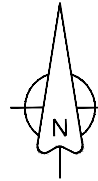
MAP SHOWING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

0 200 400



GRAPHIC SCALE
SCALE: 1" = 200'



JONATHAN B. BOWAN
STATE OF FLORIDA,
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

JOB No. 51154
DATE: NOVEMBER 9, 2020
CAD FILE NAME: CONSERVATION AREA.Dwg

Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

EXHIBIT "E" (SHARED ROAD), OF THAT EASEMENT AND MAINTENANCE AGREEMENT
RECORDED IN OFFICIAL RECORDS BOOK 11328, PAGES 643-667

ISLAND POINT DRIVE

MAP SHOWING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24 TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND a) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST), b)AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.

2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.051.

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 77°22'04" W	123.30'
L2	N 09°12'43" W	181.17'
L3	N 43°09'23" W	204.98'
L4	N 08°35'20" E	289.41'
L5	S 89°23'05" W	21.75'

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	88°04'31"	38.43'	N 43°37'24" E	34.76'

Prepared by:
A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

MAP SHOWING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13, 14, 23 AND 24 TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CONSERVATION AREA # 1
REZONING SKETCH

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 240.15 FEET, TO THE EDGE OF MARSH, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 89°31'00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 21.75 FEET, TO A POINT LYING 100 FEET EASTERLY OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGES 1007 ET SEQ OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE SOUTH 00°29'00" EAST, PARALLEL WITH AND 100 FEET EASTERLY OF THE AFORESAID EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGES 1007 ET SEQ, A DISTANCE OF 1,412.80 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THAT EXHIBIT "E" (SHARED ROAD), OF THAT EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11328, PAGE 643 ET SEQ OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EXHIBIT "E", (SHARED ROAD), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°31'00" EAST, A DISTANCE OF 248.72 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 87°39'40" EAST, A DISTANCE OF 345.57 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 3: RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°04'31" TO THE LEFT, AN ARC DISTANCE OF 38.43 FEET, TO THE POINT OF TANGENCY ON THE WESTERLY RIGHT OF WAY LINE OF BROWARD ROAD, (A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), LAST SAID ARC BEING SUBTENDED BY A CHORD BARING AND DISTANCE OF NORTH 43°37'24" EAST, 34.76 FEET; RUN THENCE ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF SAID BROWARD ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°24'52" WEST, A DISTANCE OF 381.60 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 89°35'08" EAST, A DISTANCE OF 48.20 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 00°24'52" WEST, A DISTANCE OF 102.95 FEET, TO A POINT; THENCE DEPARTING FROM AFORESAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 77°22'04" WEST, A DISTANCE OF 123.30 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 09°12'43" WEST, A DISTANCE OF 181.17 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 43°09'23" WEST, A DISTANCE OF 204.98 FEET, TO A POINT;

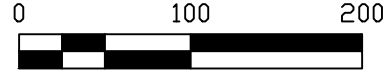
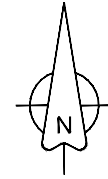
COURSE No. 4: RUN THENCE, NORTH 08°35'20" EAST, A DISTANCE OF 289.41 FEET, TO A POINT ON THE EDGE OF MARSH, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTHWESTERLY, NORTHWESTERLY, AND NORTHEASTERLY, ALONG AND AROUND THE EDGE OF MARSH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007 ET SEQ, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 700 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 637,789 SQUARE FEET, OR 14.6 ACRES, MORE OR LESS, IN AREA.

Prepared by:
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Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

MAP SHOWING REZONING SKETCH OF

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE
SCALE: 1" = 100'

BROWARD ROAD
(COUNTY ROAD No. 588)
(A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED)

458'±

APPROXIMATE "MEAN HIGH WATER LINE" OF THE TIDAL SALT MARSH OF THE TROUT RIVER (TAKEN FROM COJ GIS PAGE)

LAND USE : LDR
ZONING: RLD-60

WETLAND JURISDICTIONAL AREA

S 51°47'26" W 347.11'
N 51°47'26" E 347.11'

WETLAND JURISDICTIONAL LINE AS FLAGGED BY ROGER GALLOP

POINT OF BEGINNING

JONATHAN B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

PARCEL "M"
"M. L. BROWARD ESTATE"
(Deed Book 823, page 433)

LAND USE : CGC
ZONING: PUD

LAND USE : CGC
ZONING: CGG-1
CORPORATE WARRANTY DEED
FLORIDA PETRO, INC. to
SHREE JALARAM, INC.
O.R. BOOK 8763, PG. 262

POINT OF REFERENCE
NORTHEAST CORNER OF
GOVERNMENT LOT 8

15' FOOT WIDE EASEMENT
FOR INGRESS AND EGRESS
TO MITIGATION PARCEL
(O.R. BOOK 11479, PG.
1007, EXHIBIT "B")

100'

TAX DEED
O.R. BOOK 18475,
PAGE 346

LAND USE : MDR
ZONING: RMD-A

PARCEL "L"
"M. L. BROWARD ESTATE"
(Deed Book 823, page 433)
RE # 022158 0550
THE RESERVE AT HERON COVE
O.R. BOOK 11479, PG. 1007
PARCEL "B"
(BROWARD ROAD MITIGATION SITE)

WETLAND JURISDICTIONAL AREA

APPROXIMATE EDGE OF MARSH

EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11479, PAGE 1007

JOB No. 51154
MAP DATE: DECEMBER 07, 2020
CAD FILE NAME: 51154 CONSERVATION AREA 2..Dwg

PREPARED BY:
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5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

MAP SHOWING REZONING SKETCH OF

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9) THE APPROXIMATE "MEAN HIGH WATER" LINE SHOWN HEREON WAS NOT FIELD LOCATED, NOR WAS IT PERFORMED IN ACCORDANCE WITH THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, NOR APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AS PER THE "MEAN HIGH WATER PROCEDURAL APPROVAL", APPLICATION, THIS APPROXIMATE "MEAN HIGH WATER" LINE WAS TAKEN FROM THE CITY OF JACKSONVILLE GIS WEB PAGE, AND REPRESENTS THE EDGE OF WATER AS SHOWN ON THE AFORESAID CITY OF JACKSONVILLE GIS WEB PAGE. THIS APPROXIMATE "MEAN HIGH WATER" LINE DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES, "COASTAL MAPPING ACT", AND SPECIFICALLY CHAPTER 177.37, "NOTIFICATION TO DEPARTMENT".

LINE TABLE FOR REZONING SKETCH

LINE	BEARING	DISTANCE
L1	S 89°31'00" W	261.90'
L2	N 00°29'00" W	59.64'
L3	N 36°14'12" W	78.08'
L4	N 54°25'22" W	45.99'
L5	S 48°45'00" E	134.14'±
L6	S 48°45'00" E	88.42'

CURVE TABLE FOR REZONING SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	44°37'39"	77.89'	N 13°55'22" W	75.94'
C2	100.00'	44°32'23"	77.74'	N 30°39'39" E	75.79'

PREPARED BY:

A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

CONSERVATION AREA # 2

SHEET THREE (3) of THREE (3) SHEETS

MAP SHOWING REZONING SKETCH OF

CONSERVATION AREA # 2
REZONING SKETCH

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN SOUTH 89°31'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8, SECTION 14, (ALSO BEING THE NORTH LINE OF PARCEL "L", OF THE DIVISION OF THE MONTGOMERY L. BROWARD ESTATE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN AFORESAID DEED BOOK 823, PAGE 433), A DISTANCE OF 261.90 FEET, TO A POINT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT TAX DEED, RECORDED IN OFFICIAL RECORDS BOOK 18475, PAGE 346 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 00°29'00" WEST, ALONG A NORTHERLY PROLONGATION OF SAID LANDS, A DISTANCE OF 59.64 FEET, TO A POINT; RUN THENCE, NORTH 36°14'12" WEST, A DISTANCE OF 78.08 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°37'39" TO THE RIGHT, AN ARC DISTANCE OF 77.89 FEET, TO THE POINT OF BEGINNING, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°55'22" WEST, 75.94 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTHEASTERLY, ALONG AND AROUND LAST SAID CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 44°32'23" TO THE RIGHT, AN ARC DISTANCE OF 77.74 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°39'39" EAST, 75.79 FEET; RUN THENCE, NORTH 54°25'22" WEST, DEPARTING FROM LAST SAID CURVE, A DISTANCE OF 45.99 FEET, TO THE "MEAN HIGH WATER" LINE OF THE TIDAL SALT MARSH OF THE TROUT RIVER; RUN THENCE, ALONG THE AFORESAID "MEAN HIGH WATER" LINE OF THE TIDAL SALT MARSH OF THE TROUT RIVER, IN A GENERAL NORTHERLY, SOUTHEASTERLY, AND THEN EASTERLY DIRECTION, A DISTANCE OF 458 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWARD ROAD, (COUNTY ROAD No. 588), A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED; RUN THENCE, SOUTH 48°45'00" EAST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.14 FEET, TO A POINT WHICH LIES 88.42 FEET, FROM THE POINT OF TANGENCY OF SAID RIGHT-OF-WAY LINE, SAID POINT ALSO LYING NORTH 51°47'26" EAST, A DISTANCE OF 347.11 FEET, FROM THE POINT OF BEGINNING; RUN THENCE, SOUTH 51°47'26" WEST, A DISTANCE OF 347.11 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 41,198 SQUARE FEET, OR 0.94 ACRES, MORE OR LESS, IN AREA

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5847 Luella Street
Jacksonville, Florida 32207

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F 904.346.1736