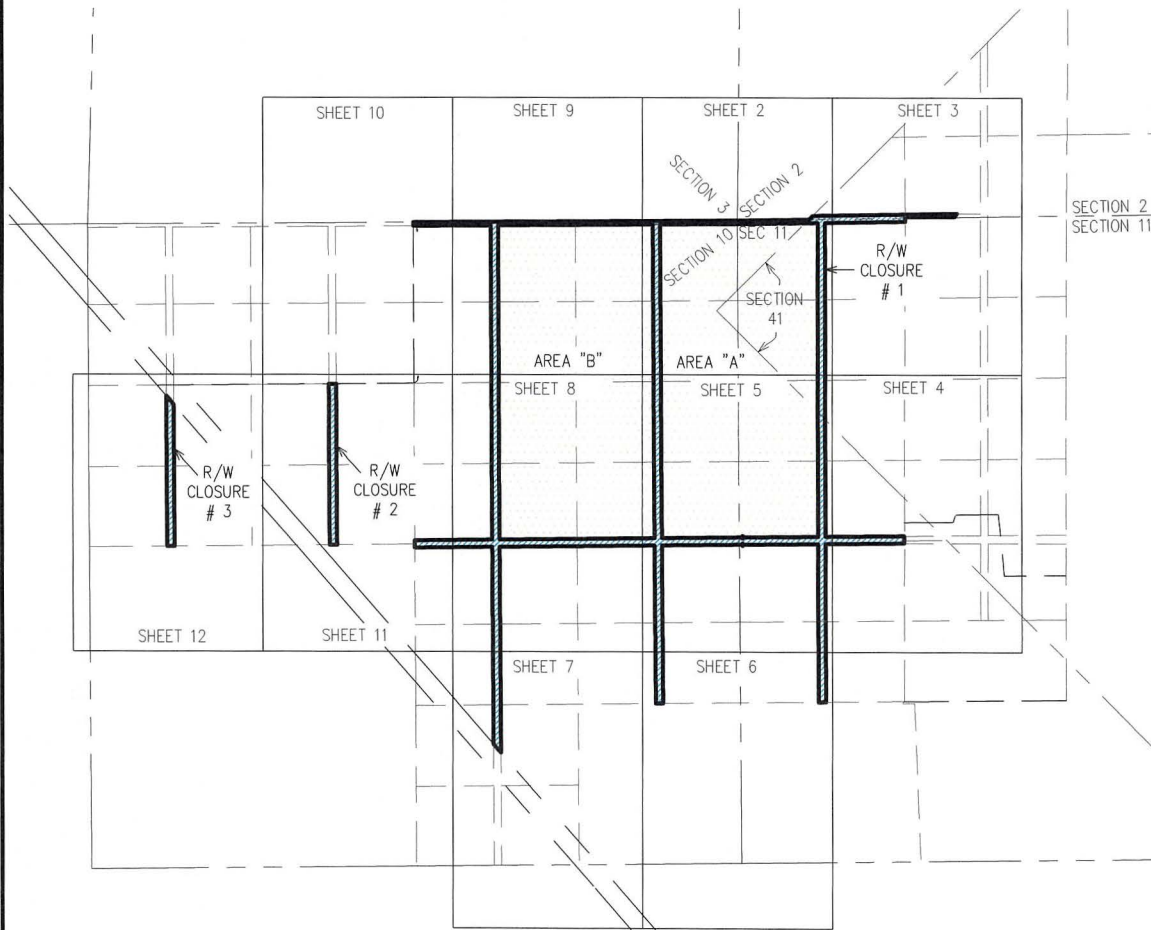




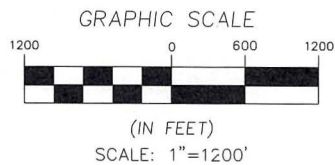
# MAP SHOWING SKETCH & DESCRIPTION OF RIGHT-OF-WAY CLOSURES

(SEE SHEETS 13 & 14 FOR DESCRIPTION)



**HATCH LEGEND**

- R/W CLOSURE #1
- R/W CLOSURE #2
- R/W CLOSURE #3
- LESS & EXCEPT AREA "A"
- LESS & EXCEPT AREA "B"



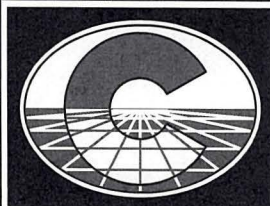
LEGEND	
SEC	SECTION
R/W	RIGHT-OF-WAY
#	FARM



**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. 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.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.

SHEET 1 OF 14  
SEE SHEETS 13 & 14 FOR DESCRIPTION  
(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

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

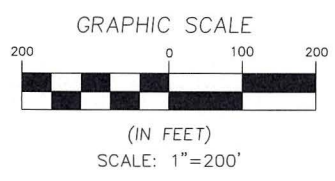
I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon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

Date of Survey:     MAY 27, 2022     Drafted By:     JFT      
 Survey Scale:     1"=1200'     Reviewed By:     DNS      
 Field Bk/Pg:     N/A     Project No.     21-096      
 Crew Chief:     N/A    

N/A

Professional Surveyor and Mapper No. 6793, State of Florida  
**WILLIAM D. PINKSTON**  
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

PLUMMER ROAD



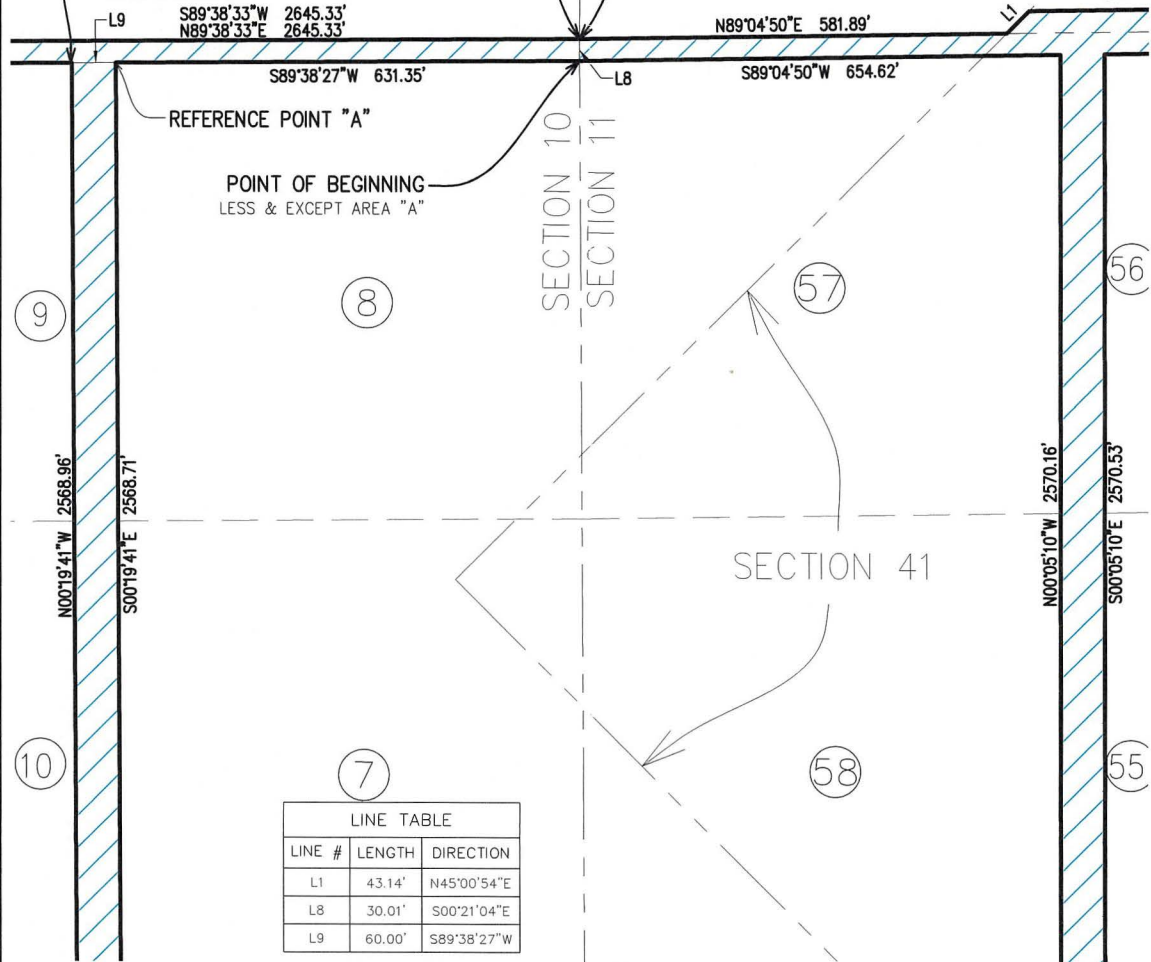
TOWNSHIP 1 SOUTH, RANGE 25 EAST

SECTION 3  
SECTION 2

POINT OF REFERENCE  
NORTHWEST CORNER OF SECTION 11,  
TOWNSHIP 1 SOUTH,  
RANGE 25 EAST

POINT OF BEGINNING  
LESS & EXCEPT AREA "B"  
L9 S89°38'33"W 2645.33'  
N89°38'33"E 2645.33'

POINT OF BEGINNING  
R/W CLOSURE #1  
N89°04'50"E 581.89'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.14'	N45°00'54"E
L8	30.01'	S00°21'04"E
L9	60.00'	S89°38'27"W

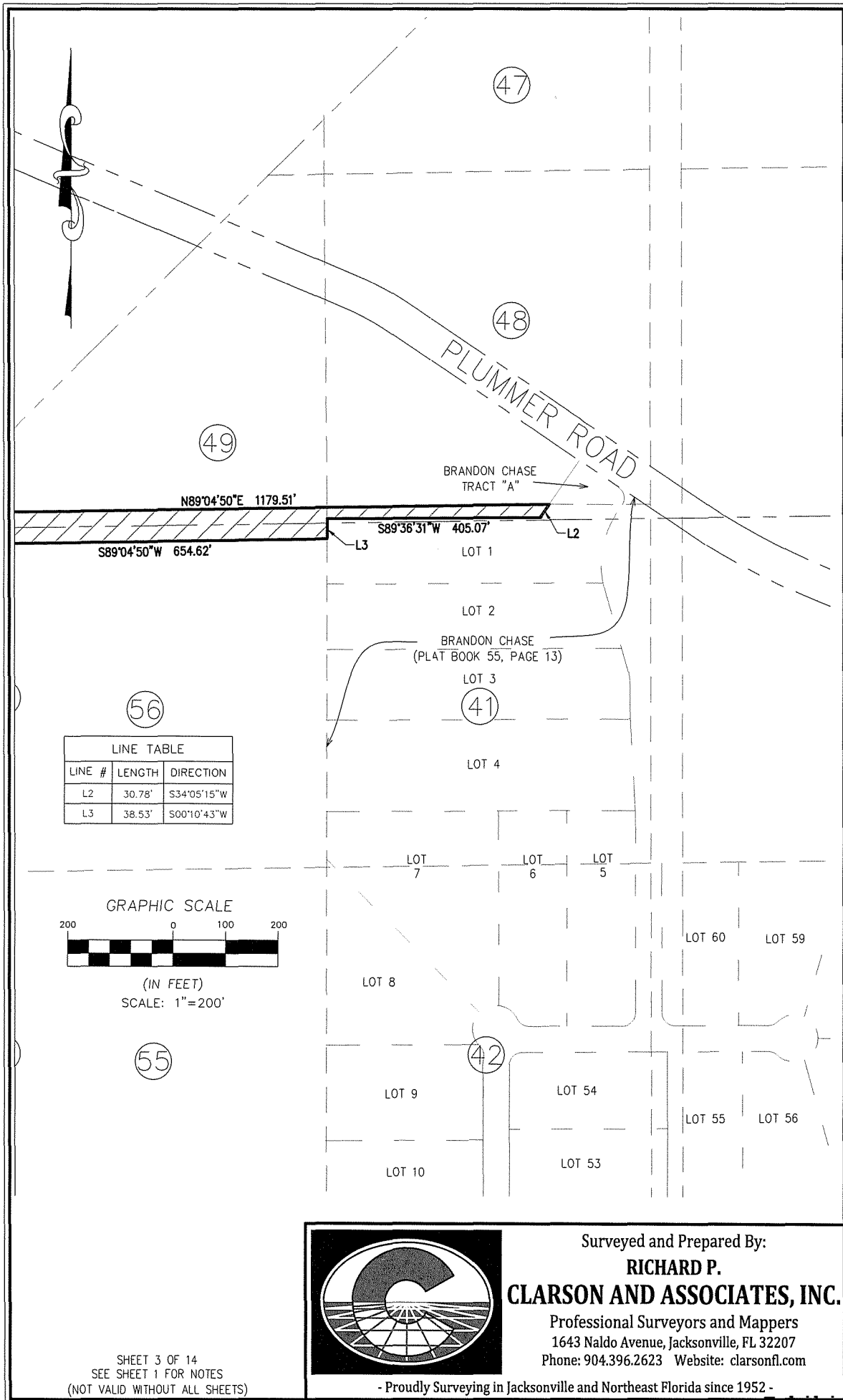


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SHEET 2 OF 14  
SEE SHEET 1 FOR NOTES  
(NOT VALID WITHOUT ALL SHEETS)



56

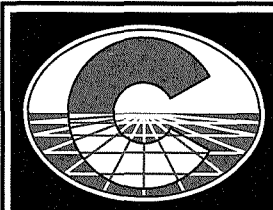
LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	30.78'	S34°05'15"W
L3	38.53'	S00°10'43"W

GRAPHIC SCALE



(IN FEET)  
SCALE: 1"=200'

55

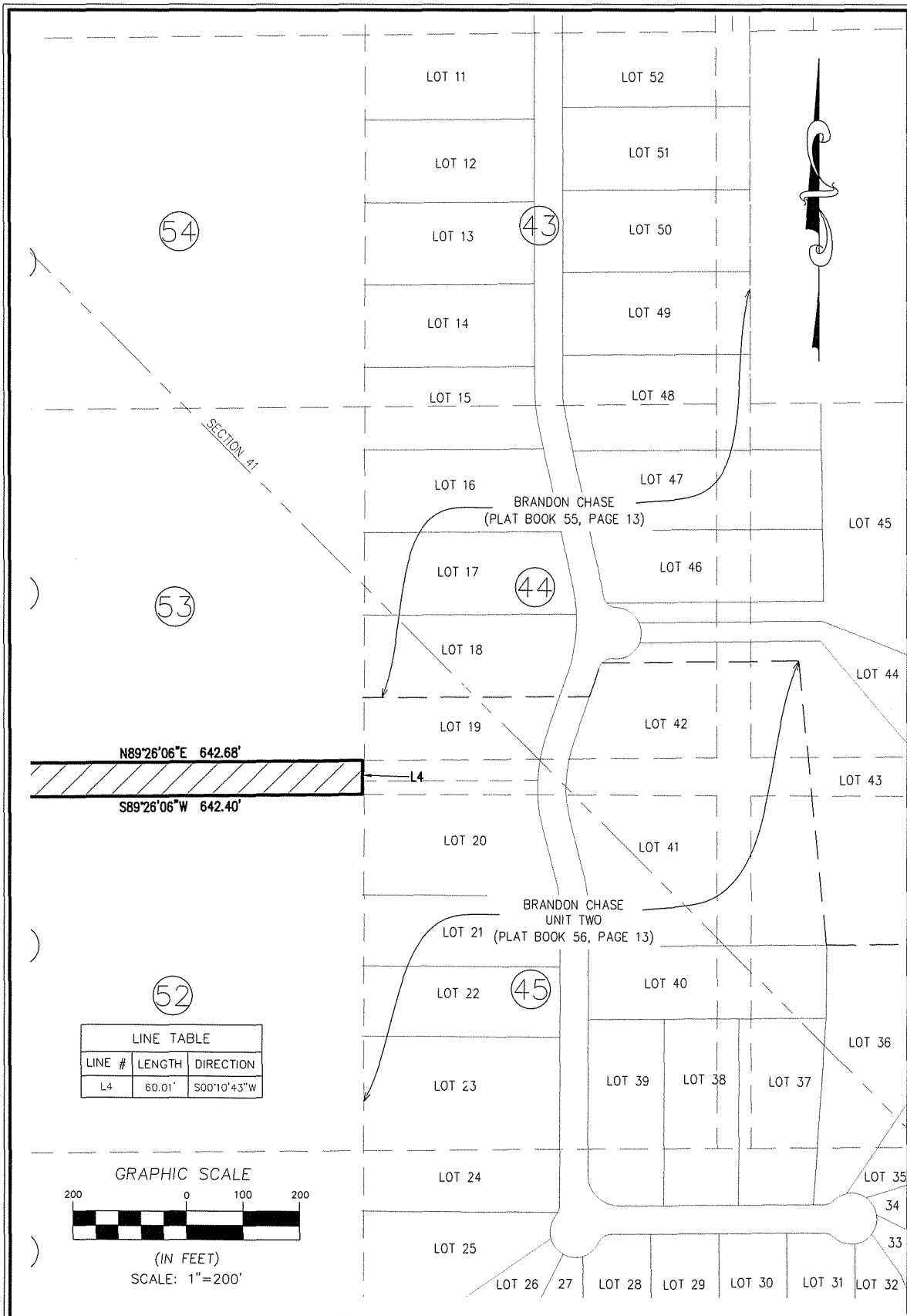


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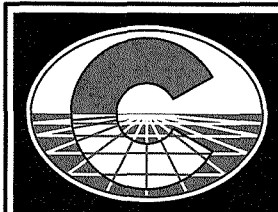
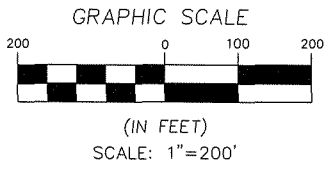
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SHEET 3 OF 14  
SEE SHEET 1 FOR NOTES  
(NOT VALID WITHOUT ALL SHEETS)



(52)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	60.01'	S00°10'43"W

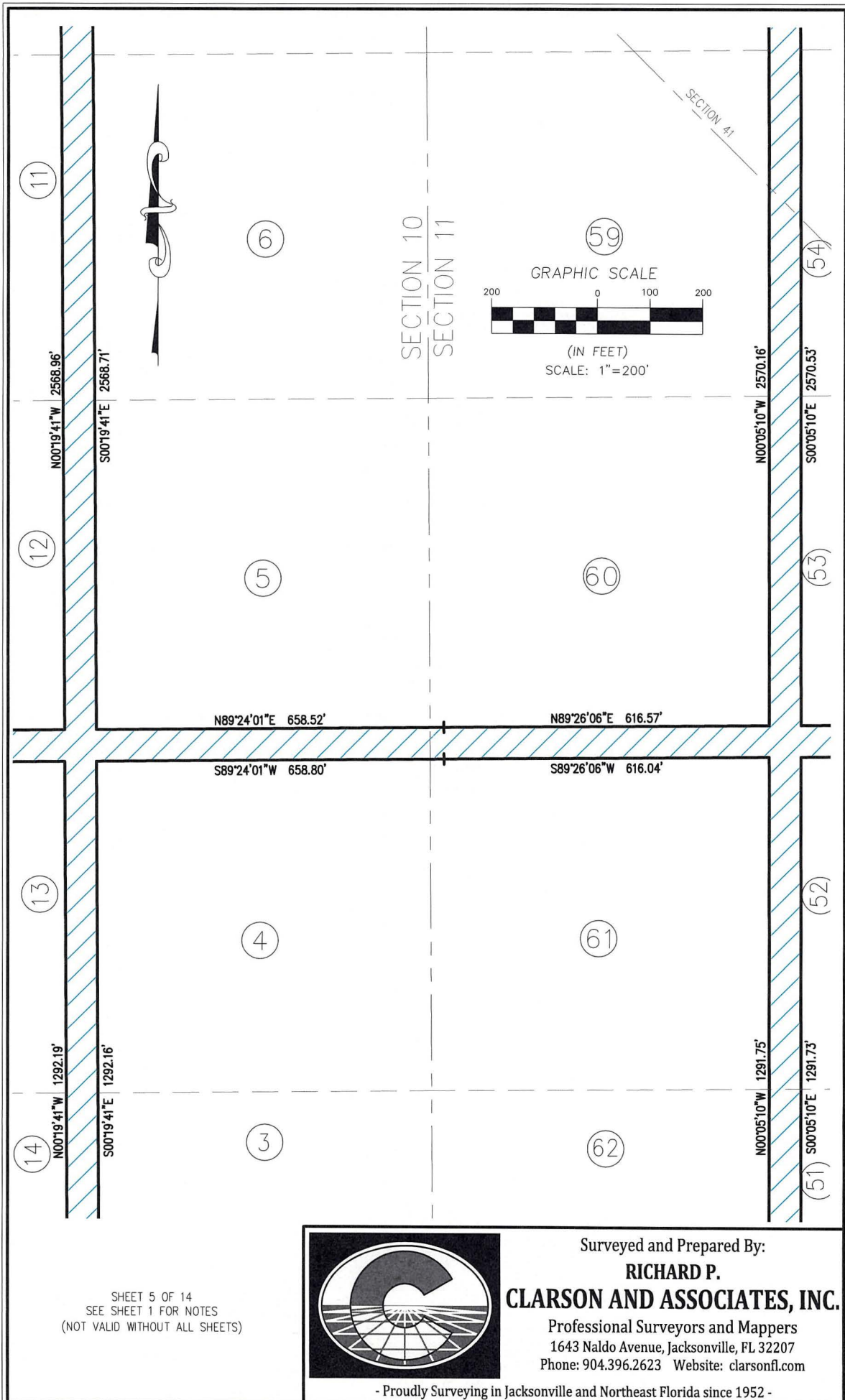


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 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 Website: clarsonfl.com

SHEET 4 OF 14  
 SEE SHEET 1 FOR NOTES  
 (NOT VALID WITHOUT ALL SHEETS)

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Exhibit 1



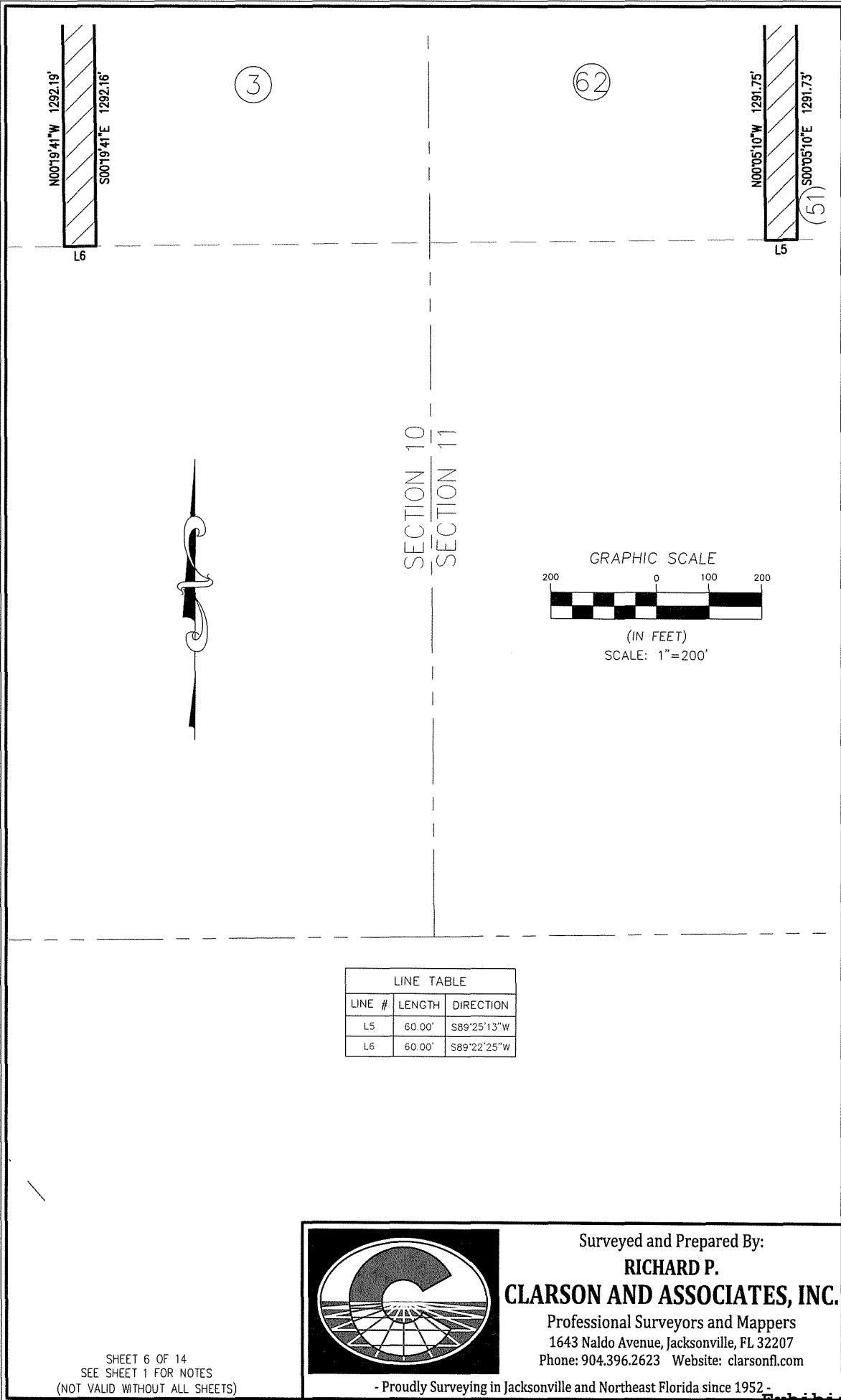
SHEET 5 OF 14  
SEE SHEET 1 FOR NOTES  
(NOT VALID WITHOUT ALL SHEETS)



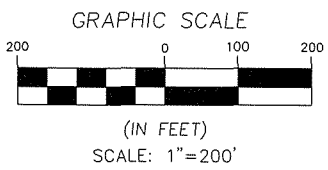
Surveyed and Prepared By:  
**RICHARD P.  
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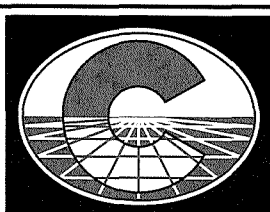
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SECTION 10  
SECTION 11



LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	60.00'	S89°25'13"W
L6	60.00'	S89°22'25"W

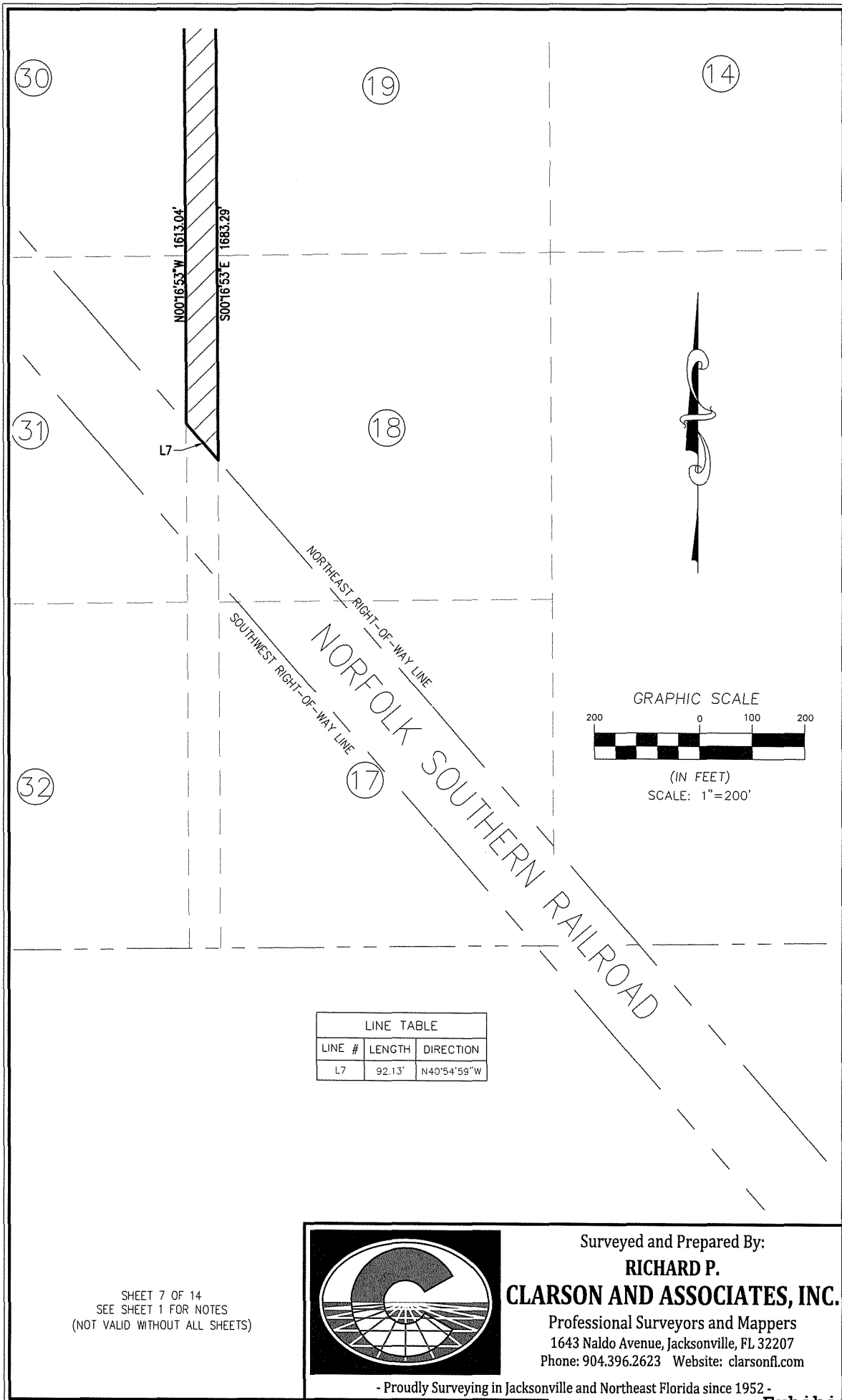


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SHEET 6 OF 14  
SEE SHEET 1 FOR NOTES  
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30

19

14

31

18

32

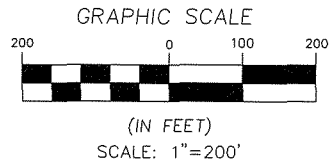
17

N00°16'53" W - 1613.04'  
S00°16'53" E - 1683.29'

L7

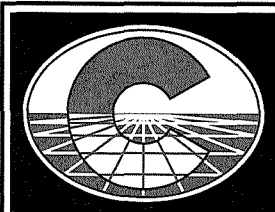
NORTHEAST RIGHT-OF-WAY LINE  
SOUTHWEST RIGHT-OF-WAY LINE

NORFOLK SOUTHERN RAILROAD



LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	92.13'	N40°54'59"W

SHEET 7 OF 14  
SEE SHEET 1 FOR NOTES  
(NOT VALID WITHOUT ALL SHEETS)

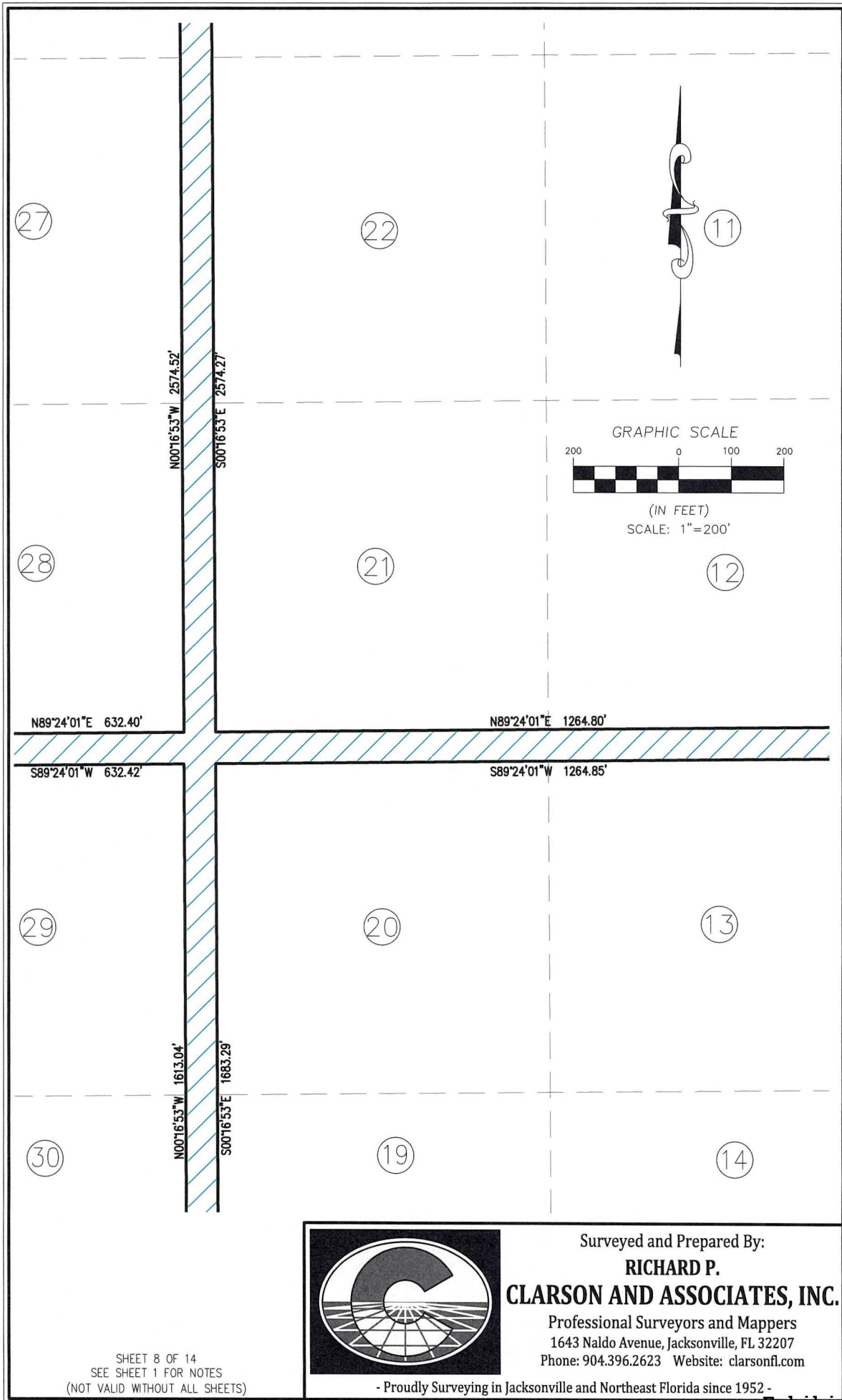


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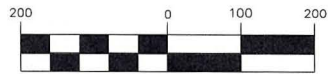
Exhibit 1



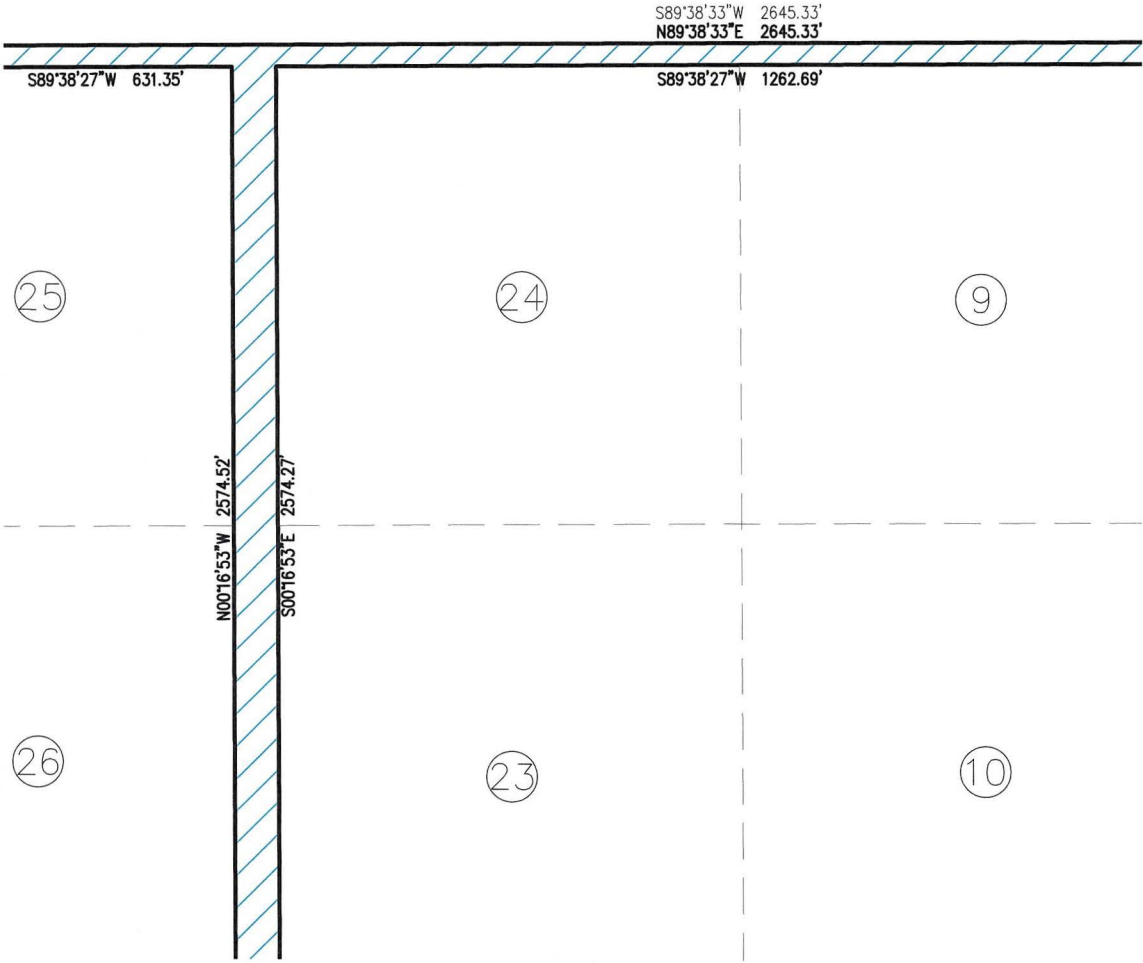




GRAPHIC SCALE



(IN FEET)  
SCALE: 1"=200'



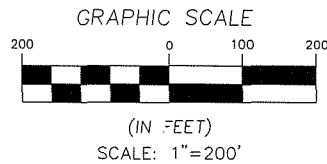
SHEET 9 OF 14  
SEE SHEET 1 FOR NOTES  
(NOT VALID WITHOUT ALL SHEETS)



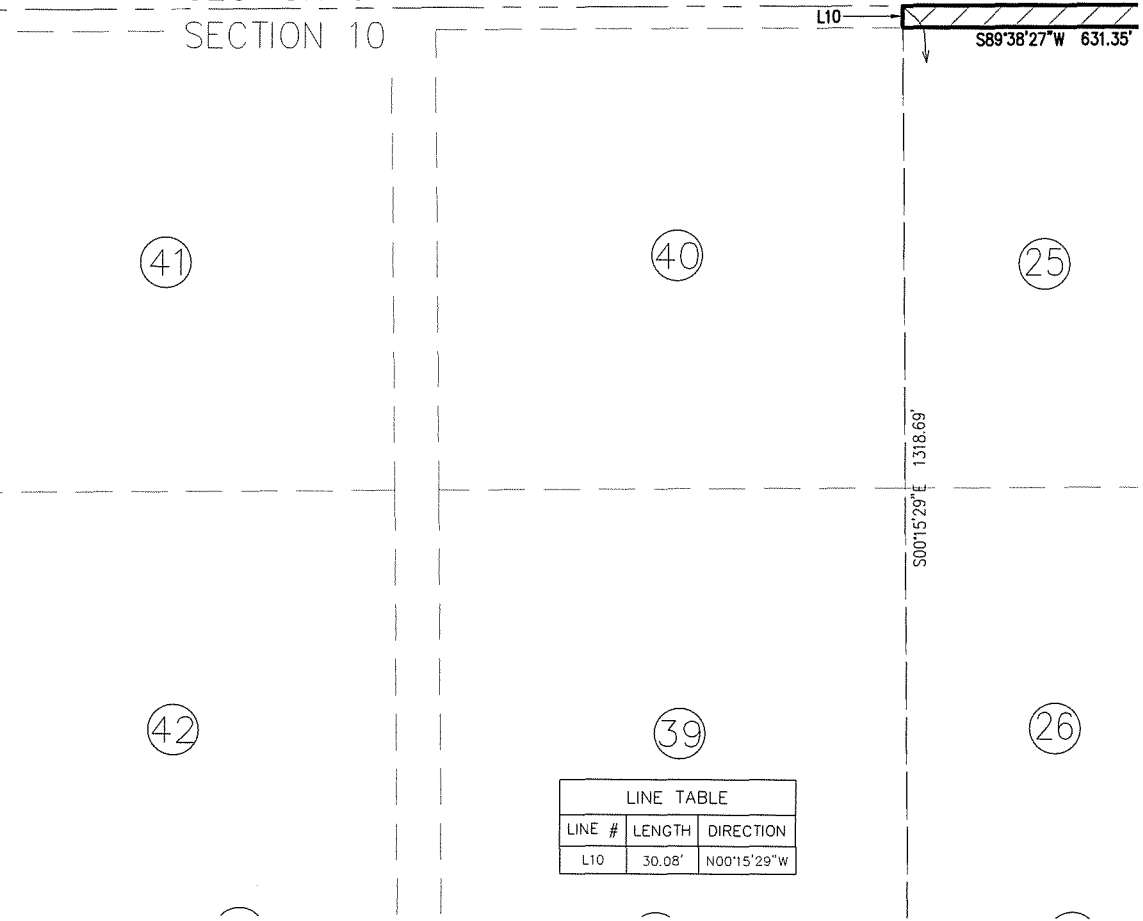
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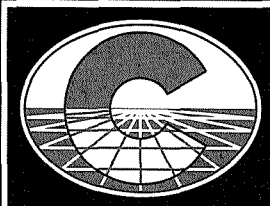
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SECTION 3  
SECTION 10



LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	30.08'	N00°15'29\"W



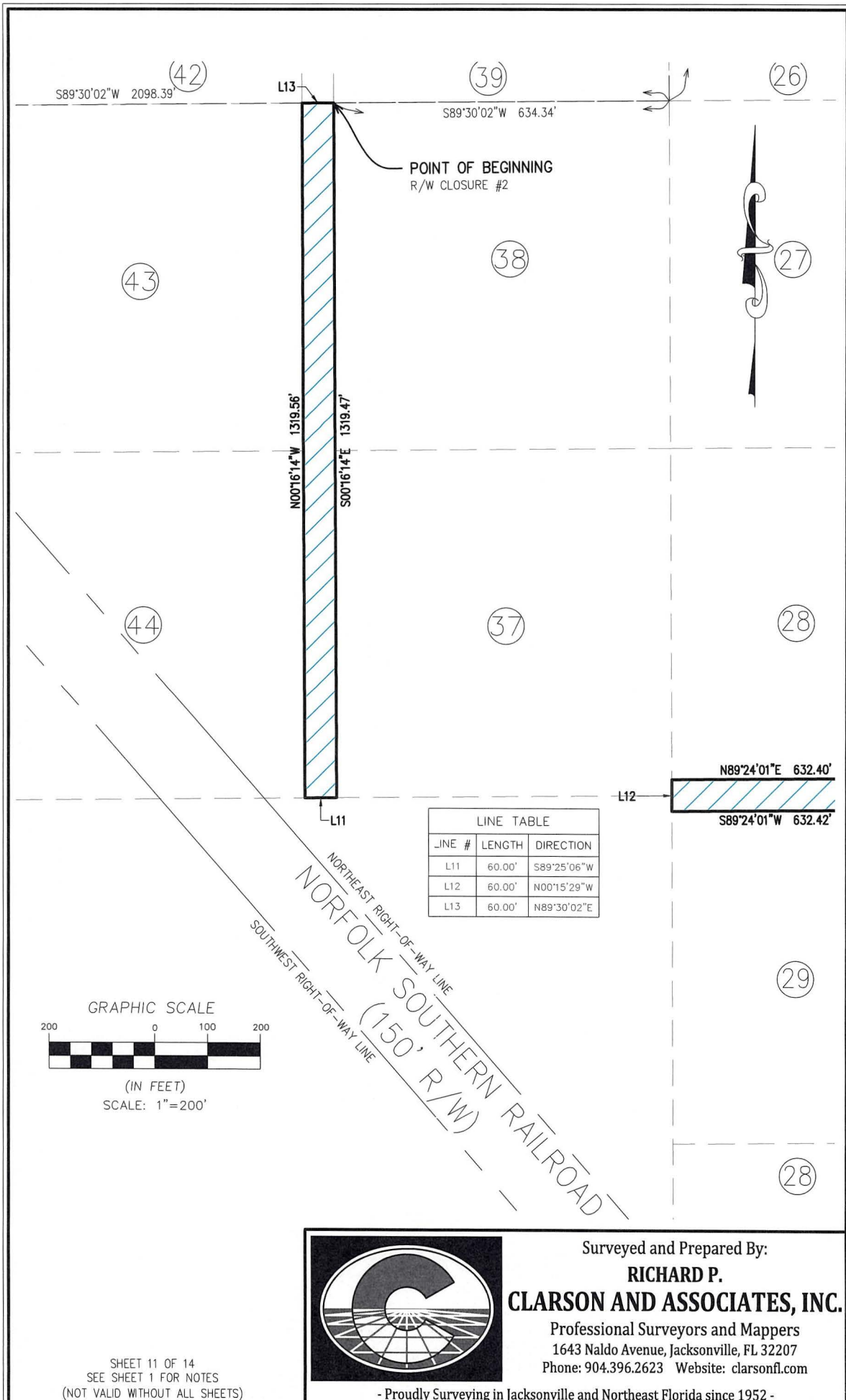
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SHEET 10 OF 14  
SEE SHEET 1 FOR NOTES  
(NOT VALID WITHOUT ALL SHEETS)





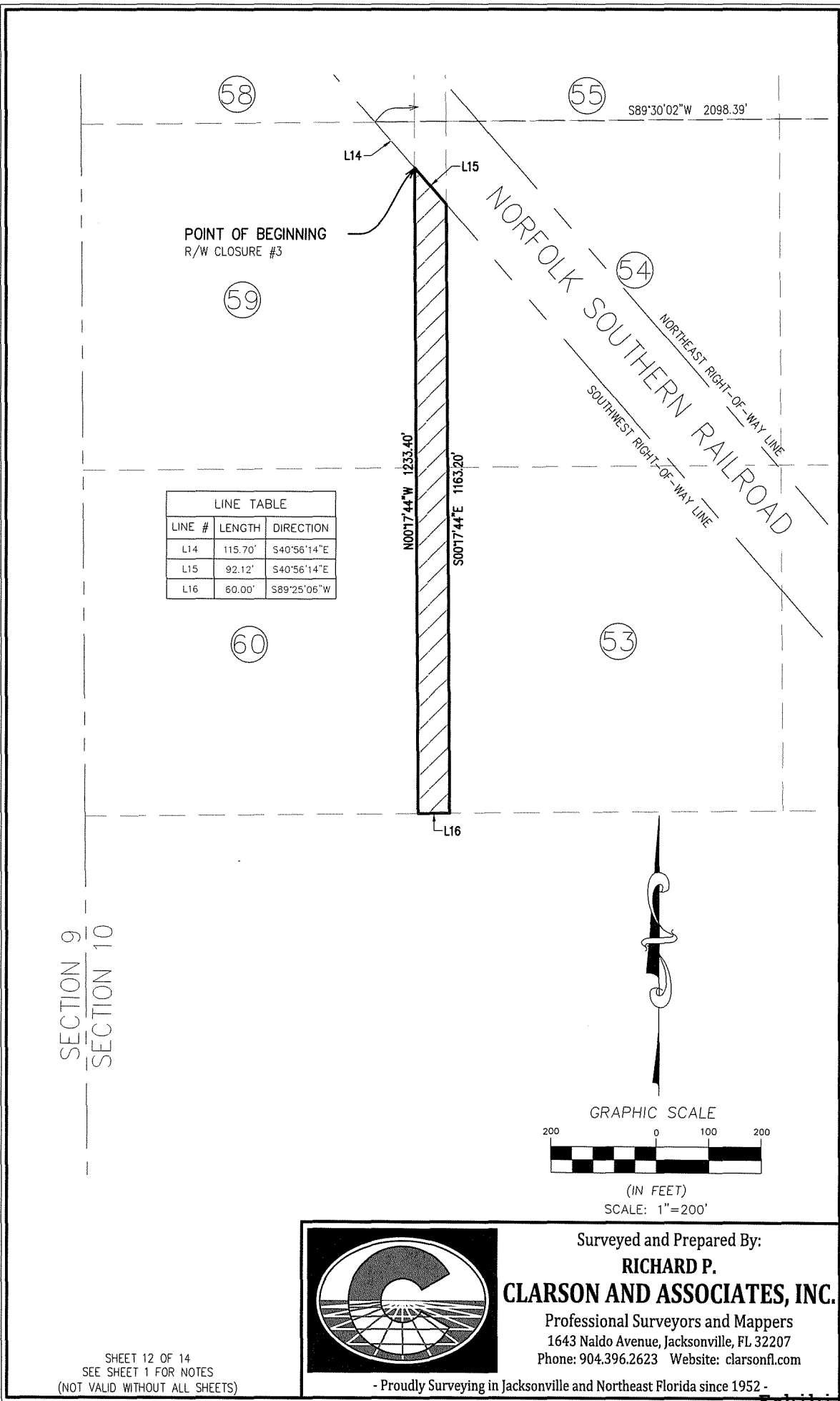
SHEET 11 OF 14  
 SEE SHEET 1 FOR NOTES  
 (NOT VALID WITHOUT ALL SHEETS)



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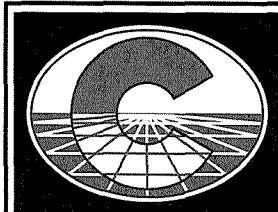
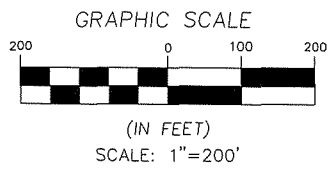
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	115.70'	S40°56'14"E
L15	92.12'	S40°56'14"E
L16	60.00'	S89°25'06"W

SECTION 9  
SECTION 10



Surveyed and Prepared By:  
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SHEET 12 OF 14  
SEE SHEET 1 FOR NOTES  
(NOT VALID WITHOUT ALL SHEETS)



# MAP SHOWING SKETCH & DESCRIPTION OF

RIGHT-OF-WAYS LYING IN SECTIONS 2, 10, 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## RIGHT-OF-WAY CLOSURE #1

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 11, NORTH 89° 04' 50" EAST, A DISTANCE OF 581.89 FEET, TO ITS INTERSECTION WITH THE NORTHWEST LINE OF SECTION 41; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID SECTION 41, NORTH 45° 00' 54" EAST, A DISTANCE OF 43.14 FEET TO THE SOUTHWEST CORNER OF FARM 49, SECTION 2 OF SAID DINSMORE FARMS; THENCE NORTH 89° 04' 50" EAST, ALONG THE SOUTH LINE OF SAID FARM 49 AND FARM 48, SECTION 2 OF SAID DINSMORE FARMS, A DISTANCE OF 1,179.51 FEET TO THE NORTHWEST LINE OF TRACT "A", AS SHOWN ON THE PLAT OF BRANDON CHASE, AS RECORDED IN PLAT BOOK 55, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTHWESTERLY ALONG NORTHWEST LINE OF SAID TRACT "A", SOUTH 34° 05' 15" WEST, A DISTANCE OF 30.78 FEET TO A POINT ON THE NORTH LINE OF LOT 1 AS SHOWN ON THE PLAT OF SAID BRANDON CHASE; THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89° 36' 31" WEST, A DISTANCE OF 405.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 00° 10' 43" WEST, A DISTANCE OF 38.53 FEET TO THE NORTHEAST CORNER OF FARM 56, SECTION 11; THENCE SOUTH 89° 04' 50" WEST ALONG THE NORTH LINE OF SAID FARM 56, A DISTANCE OF 654.62 FEET TO THE NORTHWEST CORNER OF SAID FARM 56; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 05' 10" EAST ALONG THE WESTERLY LINES OF SAID FARMS 56, 55, 54, AND 53, SECTION 11, A DISTANCE OF 2,570.53 FEET TO THE SOUTHWEST CORNER OF SAID FARM 53; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 26' 06" EAST, ALONG THE SOUTH LINE OF SAID FARM 53, A DISTANCE OF 642.68 FEET TO THE SOUTHEAST CORNER OF SAID FARM 53; THENCE DEPARTING SAID SOUTHEAST CORNER, SOUTH 00° 10' 43" WEST, A DISTANCE OF 60.01 FEET TO THE NORTHEAST CORNER OF FARM 52, SECTION 11; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 26' 06" WEST, ALONG THE NORTH LINE OF SAID FARM 52, A DISTANCE OF 642.40 FEET TO THE NORTHWEST CORNER OF SAID FARM 52; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 05' 10" EAST, ALONG THE WEST LINES OF SAID FARM 52, AND FARM 51, SECTION 11, A DISTANCE OF 1,291.73 FEET TO THE SOUTHWEST CORNER OF SAID FARM 51; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 25' 13" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID FARM 62, SECTION 11; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 05' 10" WEST, ALONG THE EAST LINE OF SAID FARM 62, AND FARM 61, SECTION 11, A DISTANCE OF 1,291.75 FEET TO THE NORTHEAST CORNER OF SAID FARM 61; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 26' 06" WEST, ALONG THE NORTH LINE OF SAID FARM 61, A DISTANCE OF 616.04 FEET; THENCE CONTINUE ALONG THE NORTH LINE OF SAID FARM 61 AND THE NORTH LINE OF FARM 4, SECTION 10, SOUTH 89° 24' 01" WEST, A DISTANCE OF 658.80 FEET TO THE NORTHWEST CORNER OF SAID FARM 4; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 19' 41" EAST, ALONG THE WEST LINE OF FARM 4 AND FARM 3, SECTION 10, A DISTANCE OF 1,292.16 FEET TO THE SOUTHWEST CORNER OF SAID FARM 3; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 22' 25" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF FARM 14, SECTION 10; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 19' 41" WEST, ALONG THE EAST LINE OF SAID FARM 14 AND FARM 13, SECTION 10, A DISTANCE OF 1,292.19 FEET TO THE NORTHEAST CORNER OF SAID FARM 13; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 24' 01" WEST, ALONG THE NORTH LINE OF SAID FARM 13 AND FARM 20, SECTION 10, A DISTANCE OF 1,264.85 FEET TO THE NORTHWEST CORNER OF FARM 20; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 16' 53" EAST, ALONG THE WEST LINE OF SAID FARM 20 AND FARMS 19 AND 18, SECTION 10, A DISTANCE OF 1,683.29 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, NORTH 40° 54' 59" WEST, A DISTANCE OF 92.13 FEET TO ITS INTERSECTION WITH THE EAST LINE OF FARM 31, SECTION 10; THENCE DEPARTING NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, NORTH 00° 16' 53" WEST, ALONG THE EAST LINE OF SAID FARM 31 AND FARMS 30 AND 29, SECTION 10, A DISTANCE OF 1,613.04 FEET TO THE NORTHEAST CORNER OF SAID FARM 29; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 24' 01" WEST, ALONG THE NORTH LINE OF SAID FARM 29, A DISTANCE OF 632.42 FEET TO THE NORTHWEST CORNER OF SAID FARM 29; THENCE DEPARTING SAID NORTHWEST CORNER, NORTH 00° 15' 29" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF FARM 28, SECTION 10; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 24' 01" EAST, ALONG THE SOUTH LINE OF SAID FARM 28, A DISTANCE OF 632.40 FEET TO THE SOUTHEAST CORNER OF SAID FARM 28; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 16' 53" WEST, ALONG THE EAST LINE OF SAID FARM 28 AND FARMS 27, 26, AND 25, SECTION 10, A DISTANCE OF 2,574.52 FEET TO THE NORTHEAST CORNER OF SAID FARM 25; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 38' 27" WEST, ALONG THE NORTH LINE OF SAID FARM 25, A DISTANCE OF 631.35 FEET TO THE NORTHWEST CORNER OF SAID FARM 25; THENCE DEPARTING SAID NORTHWEST CORNER, NORTH 00° 15' 29" WEST, A DISTANCE OF 30.08 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE NORTH 89° 38' 33" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2,645.33 FEET TO THE POINT OF BEGINNING.

## LESS & EXCEPT AREA "A"

FARMS 5, 6, 7 AND 8, SECTION 10 AND FARMS 57, 58, 59 AND 60, SECTION 11 ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE ALONG THE WEST LINE OF SAID SECTION 11, SOUTH 00° 21' 04" EAST, A DISTANCE OF 30.01 FEET TO THE NORTHEAST CORNER OF FARM 8, SECTION 10, AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 38' 27" WEST, A DISTANCE OF 631.35 FEET TO THE NORTHWEST CORNER OF SAID FARM 8, ALSO KNOWN AS REFERENCE POINT "A"; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 19' 41" EAST, ALONG THE WEST LINES OF SAID FARM 8 AND 7, 6, AND 5, SECTION 10, A DISTANCE OF 2,568.71 FEET TO THE SOUTHWEST CORNER OF SAID FARM 5; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 24' 01" EAST, ALONG THE SOUTH LINES OF SAID FARM 5 AND FARM 60, SECTION 10, A DISTANCE OF 658.52 FEET; THENCE NORTH 89° 26' 06" EAST, A DISTANCE OF 616.57 FEET TO THE SOUTHEAST CORNER OF SAID FARM 60, SECTION 11; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 05' 10" WEST, ALONG THE EAST LINE OF SAID FARM 60 AND FARMS 59, 58, AND 57, SECTION 11, A DISTANCE OF 2570.16 FEET TO THE NORTHEAST CORNER OF SAID FARM 57; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 04' 50" WEST, ALONG THE NORTH LINE OF SAID FARM 57, A DISTANCE OF 654.62 FEET TO THE POINT OF BEGINNING.

## LESS & EXCEPT AREA "B"

FARMS 9, 10, 11, 12, 21, 22, 23 AND 24, SECTION 10 ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE DEPARTING SAID REFERENCE POINT "A", SOUTH 89° 38' 27" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF FARM 9, SECTION 10 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 38' 27" WEST, ALONG THE NORTH LINES OF SAID FARM 9 AND FARM 24, SECTION 10, A DISTANCE OF 1,262.69 FEET TO THE NORTHWEST CORNER OF SAID FARM 24; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 16' 53" EAST, ALONG THE WEST LINES OF SAID FARM 24 AND FARMS 23, 22, AND 21, SECTION 10, A DISTANCE OF 2,574.27 FEET TO THE SOUTHWEST CORNER OF SAID FARM 21; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 24' 01" EAST, ALONG THE SOUTH LINES OF SAID FARM 21 AND FARM 12, SECTION 10, A DISTANCE OF 1,264.80 FEET TO THE SOUTHEAST CORNER OF SAID FARM 12; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 19' 41" EAST, ALONG THE EAST LINES OF SAID FARM 12 AND FARMS 11, 10, AND 9, SECTION 10, A DISTANCE OF 2,568.96 FEET TO THE NORTHEAST CORNER OF SAID FARM 9 AND THE POINT OF BEGINNING.



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SHEET 13 OF 14  
SEE SHEET 1 FOR NOTES  
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# MAP SHOWING SKETCH & DESCRIPTION OF

TOGETHER WITH

RIGHT-OF-WAY LYING IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY CLOSURE #2

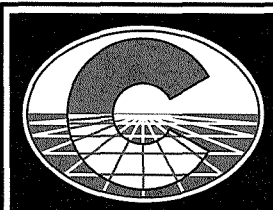
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE WEST ALONG THE NORTH LINE OF SECTION 10, SOUTH 89° 38' 33" WEST, A DISTANCE OF 2,645.33 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 10, SOUTH 00° 15' 29" EAST, ALONG THE WEST LINE OF SAID FARMS 25 AND 26, SECTION 10, A DISTANCE OF 1,318.69 FEET, TO THE SOUTHWEST CORNER OF SAID FARM 26; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 30' 02" WEST, ALONG THE NORTH LINE OF SAID FARM 38, SECTION 10, A DISTANCE OF 634.34 FEET TO THE NORTHWEST CORNER OF FARM 38 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 16' 14" EAST, ALONG THE WEST LINES OF SAID FARM 38 AND FARM 37, SECTION 10, A DISTANCE OF 1,319.47 FEET TO THE SOUTHWEST CORNER OF SAID FARM 37; THENCE DEPARTING SAID SOUTHWEST CORNER SOUTH 89° 25' 06" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF FARM 44, SECTION 10; THENCE NORTH 00° 16' 14" WEST, ALONG THE EAST LINE OF SAID FARM 44 AND FARM 43, SECTION 10, A DISTANCE OF 1,319.56 FEET, TO THE NORTHEAST CORNER OF SAID FARM 43; THENCE DEPARTING SAID NORTHEAST CORNER, NORTH 89° 30' 02" EAST, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

RIGHT-OF-WAY LYING IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY CLOSURE #3

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 11 SOUTH 89° 38' 33" WEST, A DISTANCE OF 2,645.33 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 10, SOUTH 00° 15' 29" EAST, ALONG THE WEST LINE OF FARM 25 AND FARM 26, SECTION 10, A DISTANCE OF 1,318.69 FEET, TO THE SOUTHWEST CORNER OF SAID FARM 26; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 30' 02" WEST, A DISTANCE OF 2,098.39 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, SOUTH 40° 56' 14" EAST, A DISTANCE OF 115.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, SOUTH 40° 56' 14" EAST, A DISTANCE OF 92.12 FEET TO ITS INTERSECTION WITH THE WEST LINE OF FARM 54, SECTION 10; THENCE SOUTH 00° 17' 44" EAST, ALONG THE WEST LINES OF FARM 54 AND FARM 53, A DISTANCE OF 1,163.20 FEET TO THE SOUTHWEST CORNER OF SAID FARM 53; THENCE DEPARTING SAID SOUTHWEST CORNER SOUTH 89° 25' 06" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF FARM 60, SECTION 10; THENCE NORTH 00° 17' 44" WEST, ALONG THE EAST LINES OF SAID FARM 60 AND FARM 59, SECTION 10, A DISTANCE OF 1,233.40 FEET, TO THE POINT OF BEGINNING.



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## MAP SHOWING SKETCH & DESCRIPTION OF

RIGHT-OF-WAYS LYING IN SECTIONS 2, 10, 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### RIGHT-OF-WAY CLOSURE #1

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 11, NORTH 89° 04' 50" EAST, A DISTANCE OF 581.89 FEET, TO ITS INTERSECTION WITH THE NORTHWEST LINE OF SECTION 41; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID SECTION 41, NORTH 45° 00' 54" EAST, A DISTANCE OF 43.14 FEET TO THE SOUTHWEST CORNER OF FARM 49, SECTION 2 OF SAID DINSMORE FARMS; THENCE NORTH 89° 04' 50" EAST, ALONG THE SOUTH LINE OF SAID FARM 49 AND FARM 48, SECTION 2 OF SAID DINSMORE FARMS, A DISTANCE OF 1,179.51 FEET TO THE NORTHWEST LINE OF TRACT "A", AS SHOWN ON THE PLAT OF BRANDON CHASE, AS RECORDED IN PLAT BOOK 55, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTHWESTERLY ALONG NORTHWEST LINE OF SAID TRACT "A", SOUTH 34° 05' 15" WEST, A DISTANCE OF 30.78 FEET TO A POINT ON THE NORTH LINE OF LOT 1 AS SHOWN ON THE PLAT OF SAID BRANDON CHASE; THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89° 36' 31" WEST, A DISTANCE OF 405.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 00° 10' 43" WEST, A DISTANCE OF 38.53 FEET TO THE NORTHEAST CORNER OF FARM 56, SECTION 11; THENCE SOUTH 89° 04' 50" WEST ALONG THE NORTH LINE OF SAID FARM 56, A DISTANCE OF 654.62 FEET TO THE NORTHWEST CORNER OF SAID FARM 56; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 05' 10" EAST ALONG THE WESTERLY LINES OF SAID FARMS 56, 55, 54, AND 53, SECTION 11, A DISTANCE OF 2,570.53 FEET TO THE SOUTHWEST CORNER OF SAID FARM 53; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 26' 06" EAST, ALONG THE SOUTH LINE OF SAID FARM 53, A DISTANCE OF 642.68 FEET TO THE SOUTHEAST CORNER OF SAID FARM 53; THENCE DEPARTING SAID SOUTHEAST CORNER, SOUTH 00° 10' 43" WEST, A DISTANCE OF 60.01 FEET TO THE NORTHEAST CORNER OF FARM 52, SECTION 11; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 26' 06" WEST, ALONG THE NORTH LINE OF SAID FARM 52, A DISTANCE OF 642.40 FEET TO THE NORTHWEST CORNER OF SAID FARM 52; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 05' 10" EAST, ALONG THE WEST LINES OF SAID FARM 52, AND FARM 51, SECTION 11, A DISTANCE OF 1,291.73 FEET TO THE SOUTHWEST CORNER OF SAID FARM 51; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 25' 13" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID FARM 62, SECTION 11; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 05' 10" WEST, ALONG THE EAST LINE OF SAID FARM 62, AND FARM 61, SECTION 11, A DISTANCE OF 1,291.75 FEET TO THE NORTHEAST CORNER OF SAID FARM 61; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 26' 06" WEST, ALONG THE NORTH LINE OF SAID FARM 61, A DISTANCE OF 616.04 FEET; THENCE CONTINUE ALONG THE NORTH LINE OF SAID FARM 61 AND THE NORTH LINE OF FARM 4, SECTION 10, SOUTH 89° 24' 01" WEST, A DISTANCE OF 658.80 FEET TO THE NORTHWEST CORNER OF SAID FARM 4; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 19' 41" EAST, ALONG THE WEST LINE OF FARM 4 AND FARM 3, SECTION 10, A DISTANCE OF 1,292.16 FEET TO THE SOUTHWEST CORNER OF SAID FARM 3; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 22' 25" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF FARM 14, SECTION 10; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 19' 41" WEST, ALONG THE EAST LINE OF SAID FARM 14 AND FARM 13, SECTION 10, A DISTANCE OF 1,292.19 FEET TO THE NORTHEAST CORNER OF SAID FARM 13, THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 24' 01" WEST, ALONG THE NORTH LINE OF SAID FARM 13 AND FARM 20, SECTION 10, A DISTANCE OF 1,264.85 FEET TO THE NORTHWEST CORNER OF FARM 20; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 16' 53" EAST, ALONG THE WEST LINE OF SAID FARM 20 AND FARMS 19 AND 18, SECTION 10, A DISTANCE OF 1,683.29 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, NORTH 40° 54' 59" WEST, A DISTANCE OF 92.13 FEET TO ITS INTERSECTION WITH THE EAST LINE OF FARM 31, SECTION 10; THENCE DEPARTING NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, NORTH 00° 16' 53" WEST, ALONG THE EAST LINE OF SAID FARM 31 AND FARMS 30 AND 29, SECTION 10; A DISTANCE OF 1,613.04 FEET TO THE NORTHEAST CORNER OF SAID FARM 29; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 24' 01" WEST, ALONG THE NORTH LINE OF SAID FARM 29, A DISTANCE OF 632.42 FEET TO THE NORTHWEST CORNER OF SAID FARM 29; THENCE DEPARTING SAID NORTHWEST CORNER, NORTH 00° 15' 29" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF FARM 28, SECTION 10; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 24' 01" EAST, ALONG THE SOUTH LINE OF SAID FARM 28, A DISTANCE OF 632.40 FEET TO THE SOUTHEAST CORNER OF SAID FARM 28; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 16' 53" WEST, ALONG THE EAST LINE OF SAID FARM 28 AND FARMS 27, 26, AND 25, SECTION 10, A DISTANCE OF 2,574.52 FEET TO THE NORTHEAST CORNER OF SAID FARM 25; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 38' 27" WEST, ALONG THE NORTH LINE OF SAID FARM 25, A DISTANCE OF 631.35 FEET TO THE NORTHWEST CORNER OF SAID FARM 25; THENCE DEPARTING SAID NORTHWEST CORNER, NORTH 00° 15' 29" WEST, A DISTANCE OF 30.08 FEET TO THE THE NORTH LINE OF SAID SECTION 10; THENCE NORTH 89° 38' 33" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2,645.33 FEET TO THE POINT OF BEGINNING.

### LESS & EXCEPT AREA "A"

FARMS 5, 6, 7 AND 8, SECTION 10 AND FARMS 57, 58, 59 AND 60, SECTION 11 ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE ALONG THE WEST LINE OF SAID SECTION 11, SOUTH 00° 21' 04" EAST, A DISTANCE OF 30.01 FEET TO THE NORTHEAST CORNER OF FARM 8, SECTION 10, AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 38' 27" WEST, A DISTANCE OF 631.35 FEET TO THE NORTHWEST CORNER OF SAID FARM 8, ALSO KNOWN AS REFERENCE POINT "A"; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 19' 41" EAST, ALONG THE WEST LINES OF SAID FARM 8 AND 7, 6, AND 5, SECTION 10, A DISTANCE OF 2,568.71 FEET TO THE SOUTHWEST CORNER OF SAID FARM 5; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 24' 01" EAST, ALONG THE SOUTH LINES OF SAID FARM 5 AND FARM 60, SECTION 10, A DISTANCE OF 658.52 FEET; THENCE NORTH 89° 26' 06" EAST, A DISTANCE OF 616.57 FEET TO THE SOUTHEAST CORNER OF SAID FARM 60, SECTION 11; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 05' 10" WEST, ALONG THE EAST LINE OF SAID FARM 60 AND FARMS 59, 58, AND 57, SECTION 11, A DISTANCE OF 2,570.16 FEET TO THE NORTHEAST CORNER OF SAID FARM 57; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 04' 50" WEST, ALONG THE NORTH LINE OF SAID FARM 57, A DISTANCE OF 654.62 FEET TO THE POINT OF BEGINNING.

### LESS & EXCEPT AREA "B"

FARMS 9, 10, 11, 12, 21, 22, 23 AND 24, SECTION 10 ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE DEPARTING SAID REFERENCE POINT "A", SOUTH 89° 38' 27" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF FARM 9, SECTION 10 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEAST CORNER, SOUTH 89° 38' 27" WEST, ALONG THE NORTH LINES OF SAID FARM 9 AND FARM 24, SECTION 10, A DISTANCE OF 1,262.69 FEET TO THE NORTHWEST CORNER OF SAID FARM 24; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 16' 53" EAST, ALONG THE WEST LINES OF SAID FARM 24 AND FARMS 23, 22, AND 21, SECTION 10, A DISTANCE OF 2,574.27 FEET TO THE SOUTHWEST CORNER OF SAID FARM 21; THENCE DEPARTING SAID SOUTHWEST CORNER, NORTH 89° 24' 01" EAST, ALONG THE SOUTH LINES OF SAID FARM 21 AND FARM 12, SECTION 10, A DISTANCE OF 1,264.80 FEET TO THE SOUTHEAST CORNER OF SAID FARM 12; THENCE DEPARTING SAID SOUTHEAST CORNER, NORTH 00° 19' 41" EAST, ALONG THE EAST LINES OF SAID FARM 12 AND FARMS 11, 10, AND 9, SECTION 10, A DISTANCE OF 2,568.96 FEET TO THE NORTHEAST CORNER OF SAID FARM 9 AND THE POINT OF BEGINNING.

APPROVED

DESCRIPTION AGREES  
WITH MAP

CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH

By see Date 7/27/22



Surveyed and Prepared By:

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SHEET 13 OF 14  
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Exhibit 1

# MAP SHOWING SKETCH & DESCRIPTION OF

TOGETHER WITH

RIGHT-OF-WAY LYING IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY CLOSURE #2

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE WEST ALONG THE NORTH LINE OF SECTION 10, SOUTH 89° 38' 33" WEST, A DISTANCE OF 2,645.33 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 10, SOUTH 00° 15' 29" EAST, ALONG THE WEST LINE OF SAID FARMS 25 AND 26, SECTION 10, A DISTANCE OF 1,318.69 FEET, TO THE SOUTHWEST CORNER OF SAID FARM 26; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 30' 02" WEST, ALONG THE NORTH LINE OF SAID FARM 38, SECTION 10, A DISTANCE OF 634.34 FEET TO THE NORTHWEST CORNER OF FARM 38 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHWEST CORNER, SOUTH 00° 16' 14" EAST, ALONG THE WEST LINES OF SAID FARM 38 AND FARM 37, SECTION 10, A DISTANCE OF 1,319.47 FEET TO THE SOUTHWEST CORNER OF SAID FARM 37; THENCE DEPARTING SAID SOUTHWEST CORNER SOUTH 89° 25' 06" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF FARM 44, SECTION 10; THENCE NORTH 00° 16' 14" WEST, ALONG THE EAST LINE OF SAID FARM 44 AND FARM 43, SECTION 10, A DISTANCE OF 1,319.56 FEET, TO THE NORTHEAST CORNER OF SAID FARM 43; THENCE DEPARTING SAID NORTHEAST CORNER, NORTH 89° 30' 02" EAST, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

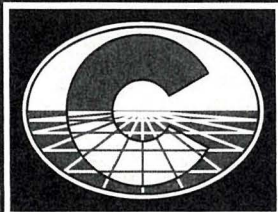
TOGETHER WITH

RIGHT-OF-WAY LYING IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST, 1933, UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY CLOSURE #3

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 11 SOUTH 89° 38' 33" WEST, A DISTANCE OF 2,645.33 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 10, SOUTH 00° 15' 29" EAST, ALONG THE WEST LINE OF FARM 25 AND FARM 26, SECTION 10, A DISTANCE OF 1,318.69 FEET, TO THE SOUTHWEST CORNER OF SAID FARM 26; THENCE DEPARTING SAID SOUTHWEST CORNER, SOUTH 89° 30' 02" WEST, A DISTANCE OF 2,098.39 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, SOUTH 40° 56' 14" EAST, A DISTANCE OF 115.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, SOUTH 40° 56' 14" EAST, A DISTANCE OF 92.12 FEET TO ITS INTERSECTION WITH THE WEST LINE OF FARM 54, SECTION 10; THENCE SOUTH 00° 17' 44" EAST, ALONG THE WEST LINES OF FARM 54 AND FARM 53, A DISTANCE OF 1,163.20 FEET TO THE SOUTHWEST CORNER OF SAID FARM 53; THENCE DEPARTING SAID SOUTHWEST CORNER SOUTH 89° 25' 06" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF FARM 60, SECTION 10; THENCE NORTH 00° 17' 44" WEST, ALONG THE EAST LINES OF SAID FARM 60 AND FARM 59, SECTION 10, A DISTANCE OF 1,233.40 FEET, TO THE POINT OF BEGINNING.

APPROVED  
DESCRIPTION AGREES  
WITH MAP  
CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH  
By SCC Date 7/21/22



Surveyed and Prepared By:  
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