

Revised December 8, 2023
July 29, 2022
Page 1 of 4

Work Order No. 22-359.01
File No. 128I-32.01A

Thomas Creek I CDD

Parcel 1

A portion of Section 24 and a portion of fractional Section 25, Township 1 North, Range 25 East, together with a portion of fractional Sections 18 and 30, and a portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said fractional Section 18 (as monumented), said corner also being the Southwesterly corner of Parcel "A", as described and recorded in Official Records Book 20070, page 1234, of the current Public Records of said county; thence North $00^{\circ}46'03''$ East, along the Westerly line of said Parcel "A", 1827.62 feet to the Northwesterly corner thereof, said corner lying on the Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as presently established; thence South $42^{\circ}38'25''$ East, along said Southwesterly right of way line, 3897.10 feet to its intersection with the Westerly right of way line of Braddock Road, a public 66 foot right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South $46^{\circ}17'10''$ West, departing said Southwesterly right of way line, 139.38 feet to the point of curvature of a curve concave Southeasterly having a radius of 1465.40 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of $20^{\circ}52'41''$, an arc length of 533.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $35^{\circ}50'49''$ West, 531.03 feet; Course 3, thence South $25^{\circ}24'30''$ West, 1204.67 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 14223, page 2173, of said current Public Records (as monumented); thence along the boundary line of said Official Records Book 14223, page 2173, the following 3 courses: Course 1, thence South $89^{\circ}53'15''$ West, departing said Westerly right of way line, 371.22 feet; Course 2, thence South $25^{\circ}22'58''$ West, 115.25 feet; Course 3, thence South $64^{\circ}37'02''$ East, 334.95 feet to the Southeasterly corner thereof, said corner lying on said Westerly right of way line of Braddock Road; thence Southwesterly along the Westerly and Northerly right of way lines of said Braddock Road the following 4 courses: Course 1, thence South $25^{\circ}24'30''$ West, 699.87 feet; Course 2, thence South $25^{\circ}25'42''$ West, 2873.57 feet to a point on a non-tangent curve concave Northwesterly having a radius of 922.40 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of $62^{\circ}11'20''$, an arc length of 1001.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $56^{\circ}29'51''$ West, 952.75 feet; Course 4, thence South $87^{\circ}35'31''$ West, 745.49 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 19884, page 22, of said current Public Records; thence along the boundary line of said Official Records Book 19884, page 22, the following 18 courses: Course 1, thence North $00^{\circ}20'32''$ East, departing said Northerly right of way line, 1319.30 feet; Course 2, thence North $51^{\circ}58'53''$ West, 340.71 feet; Course 3, thence South $89^{\circ}15'48''$ West, 670.78 feet; Course 4, thence South $21^{\circ}08'32''$ West, 36.65 feet; Course 5, thence South $27^{\circ}12'10''$ West, 125.58 feet; Course 6, thence North $84^{\circ}14'28''$ West, 18.10 feet to a point on a non-tangent curve concave Southwesterly having a radius of 70.00 feet; Course 7, thence Northwesterly along the arc of said

curve, through a central angle of $107^{\circ}21'31''$, an arc length of 131.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $47^{\circ}55'19''$ West, 112.80 feet; Course 8, thence North $35^{\circ}21'44''$ East, along a non-tangent line, 169.64 feet; Course 9, thence North $04^{\circ}00'44''$ West, 25.22 feet; Course 10, thence South $89^{\circ}15'48''$ West, 335.00 feet; Course 11, thence North $40^{\circ}00'44''$ West, 179.91 feet; Course 12, thence South $89^{\circ}15'48''$ West, 235.00 feet; Course 13, thence South $10^{\circ}59'16''$ West, 457.98 feet to a point lying on the Southerly line of said Section 24; Course 14, thence South $89^{\circ}16'03''$ West, along said Southerly line, 349.90 feet; Course 15, thence North $52^{\circ}33'37''$ West, departing said Southerly line, 350.11 feet; Course 16, thence North $87^{\circ}29'05''$ West, 600.00 feet; Course 17, thence South $67^{\circ}59'16''$ West, 689.86 feet to a point lying on said Southerly line of Section 24; Course 18, thence South $89^{\circ}16'03''$ West, along said Southerly line, 450.15 feet to the Northwestern corner of said Official Records Book 19884, page 22, said corner also being the Southwest corner of said Section 24 (as monumented); thence North $05^{\circ}48'26''$ West, along the Westerly line of said Section 24, a distance of 2661.41 feet to the West one-quarter corner of said Section 24 (as monumented); thence North $02^{\circ}13'24''$ West, continuing along said Westerly line, 2682.74 feet to the Northwest corner thereof (as monumented); thence North $89^{\circ}06'38''$ East, along the Northerly line of said Section 24, a distance of 5926.87 feet to the Northeast corner thereof and the Point of Beginning.

Containing 972.89 acres, more or less.

Together with:

Thomas Creek I CDD

Parcel 2

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 19 (as monumented); thence South $89^{\circ}20'01''$ West, along the Southerly line of said Section 19, a distance of 4595.08 feet to its intersection with the Easterly right of way line of Braddock Road (as monumented), a public 66 foot right of way as presently established; thence North $25^{\circ}25'42''$ East, departing said Southerly line and along said Easterly right of way line, 1970.93 feet to the Westerly most corner of those lands described and recorded in Official Records Volume 5502, page 1151, of the current Public Records of said county; thence South $64^{\circ}35'19''$ East, departing said Easterly right of way line and along the Southwesterly lines of Official Records Volume 5502, page 1151, Parcel 2 and Parcel 1, as described and recorded in Official Records Book 19344, page 2239, all of said current Public Records, a distance of 614.36 feet to the Southerly most corner of said Parcel 1, said corner lying on the Northwestern line of Parcel 3, as described and recorded in said Official Records Book 19344, page 2239; thence South $25^{\circ}24'41''$ West, along the Northwestern lines of Parcel 3 and Parcel 4, as described and recorded in said Official Records Book 19344, page 2239, a distance of 145.00 feet to the Southwesterly corner of said Parcel 4; thence South $64^{\circ}35'19''$ East, along the Southwesterly line of said Parcel 4, a distance of 194.00 feet to the Southerly most corner thereof; thence North $25^{\circ}24'41''$ East, along the Southeasterly lines of said Parcel 4 and said Parcel 3, a distance of 188.61 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 9162, page 470, of said current Public Records; thence South $74^{\circ}41'59''$

East, departing said Southeasterly line and along the Southerly line of said Official Records Book 9162, page 470, a distance of 380.20 feet to the Southerly most corner thereof; thence North $25^{\circ}24'41''$ East, along the Southeasterly lines of said Official Records Book 9162, page 470, Official Records Book 18916, page 1746, and Official Records Book 17300, page 2397, all of said current Public Records, a distance of 525.00 feet to the Westerly most corner of Parcel 2, as described and recorded in Official Records Book 19372, page 666, of said current Public Records; thence South $57^{\circ}01'59''$ East, departing last said Southeasterly line and along the Southwesterly line of said Parcel 2, a distance of 377.59 feet to the Southerly most corner of said Parcel 2; thence North $25^{\circ}24'41''$ East, along the Southeasterly lines of said Parcel 2, Official Records Volume 7079, page 83, and Official Records Book 9566, page 258, all of said current Public Records, 525.00 feet to the Easterly most corner of said Official Records Book 9566, page 258; thence North $57^{\circ}01'59''$ West, along the Northeasterly line of said Official Records Book 9566, page 258, a distance of 262.64 feet to its intersection with the Southwesterly prolongation of the Southeasterly line of those lands described and recorded in Official Records Book 12533, page 1817, of said current Public Records; thence North $46^{\circ}29'00''$ East, departing said Northeasterly line, along said Southwesterly prolongation and along the Southeasterly lines of said Official Records Book 12533, page 1817, and Official Records Book 9981, page 1896, both of said current Public Records, 418.02 feet to the Easterly most corner of said Official Records Book 9981, page 1896; thence North $57^{\circ}01'59''$ West, along the Northeasterly line of said Official Records Book 9981, page 1896, a distance of 266.55 feet to the Northerly most corner thereof, said corner also being the Southerly most corner of those lands described and recorded in Official Records Book 17694, page 520, of said current Public Records; thence North $25^{\circ}24'41''$ East, along the Southeasterly line of said Official Records Book 17694, page 520, a distance of 175.00 feet to the Easterly most corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 9283, page 1606, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South $57^{\circ}01'59''$ East, 67.16 feet; Course 2, thence North $25^{\circ}24'41''$ East, 232.99 feet; Course 3, thence North $47^{\circ}58'19''$ West, 351.00 feet; Course 4, thence South $55^{\circ}12'50''$ West, 270.69 feet; thence South $25^{\circ}24'41''$ West, continuing along said boundary line and along the Northwesterly lines of said Official Records Book 17694, page 520, and said Official Records Volume 6642, page 1205, a distance of 238.23 feet to the Easterly most corner of those lands described and recorded in Official Records Book 19012, page 712, of said current Public Records; thence North $58^{\circ}29'05''$ West, departing last said Northwesterly line and along the Northeasterly line of said Official Records Book 19012, page 712, a distance of 406.60 feet to the Northerly most corner thereof; thence South $25^{\circ}24'41''$ West, along the Northwesterly line of said Official Records Book 19012, page 712, a distance of 195.00 feet to the Westerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 18933, page 970, of said current Public Records; thence North $64^{\circ}35'19''$ West, along the Northeasterly line of said Official Records Book 18933, page 970, a distance of 374.14 feet to the Northerly most corner thereof, said corner lying on said Easterly right of way line of Braddock Road; thence Northeasterly along said Easterly right of way line the following 3 courses: Course 1, thence North $25^{\circ}24'30''$ East, 734.82 feet to the point of curvature of a curve concave Southeasterly having a radius of 1399.40 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of $20^{\circ}52'40''$, an arc length of 509.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}50'50''$ East, 507.11 feet; Course 3, thence North $46^{\circ}17'10''$ East,

138.14 feet to its intersection with the Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 4 courses: Course 1, thence South $42^{\circ}38'25''$ East, departing said Easterly right of way line, 2157.29 feet; Course 2, thence North $47^{\circ}21'35''$ East, 17.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1942.86 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of $31^{\circ}43'00''$, an arc length of 1075.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $58^{\circ}29'55''$ East, 1061.81 feet; Course 4, thence South $74^{\circ}21'25''$ East, 34.09 feet to its intersection with the Easterly line of said Section 19 (as monumented); thence South $00^{\circ}07'19''$ East, departing said Southwesterly right of way line and along said Easterly line, 2062.60 feet to the Point of Beginning.

Containing 225.29 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 24 AND FRACTIONAL SECTION 25,
TOWNSHIP 1 NORTH, RANGE 25 EAST, TOGETHER WITH A PORTION
OF FRACTIONAL SECTIONS 18 AND 30, AND A PORTION OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LEGEND:

P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
O.R.V. OFFICIAL RECORDS VOLUME
PG. PAGE
S.R. STATE ROAD
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA

REVISED DECEMBER 8, 2023 TO AMEND
MAP AND LEGAL DESCRIPTION. (22-359.02)
REVISED AUGUST 8, 2023 TO AMEND
MAP AND LEGAL DESCRIPTION. (23-073.01)
REVISED MARCH 15, 2023 TO AMEND
MAP AND LEGAL DESCRIPTION. (23-073.00)

ETM
SURVEYING & MAPPING

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
Certificate of Authorization No. LB 3624

Trusted
Advisors,
Creating
Community.

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 24 AS BEING NORTH 89°06'38" EAST.

SCALE: 1"=1500'

SHEET 1 OF 10

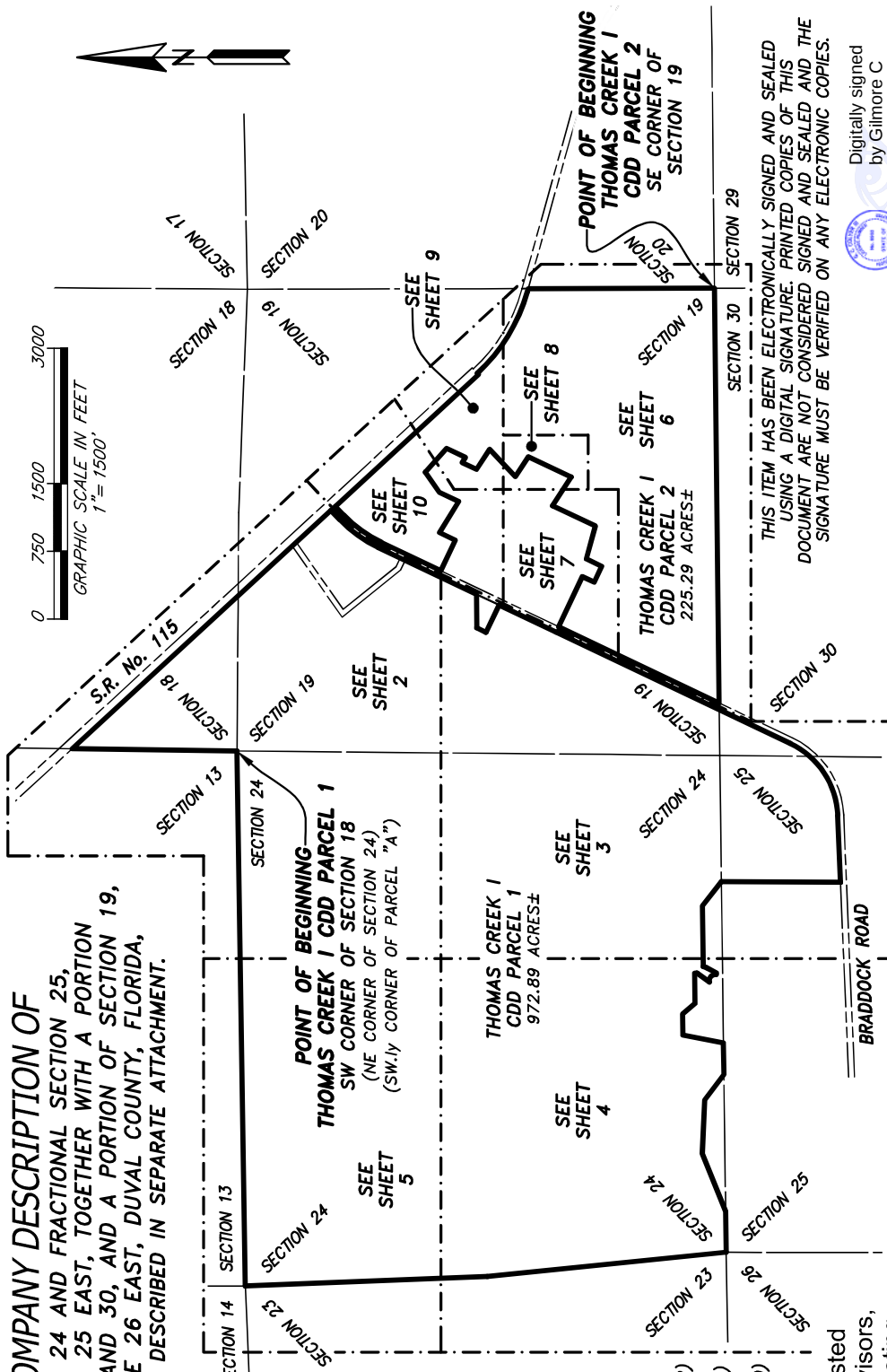
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PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6963

CAD FILE: I:\Survey\MapProj\Braddock-Wright\Sketches\Thomas Creek 1 CDD Parcels 1&2.dwg

DRAWN BY: BAC ORDER NO.: 22-359.01

FILE NO.: 1281-32.01A



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
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by G. Colyer III
Colyer III

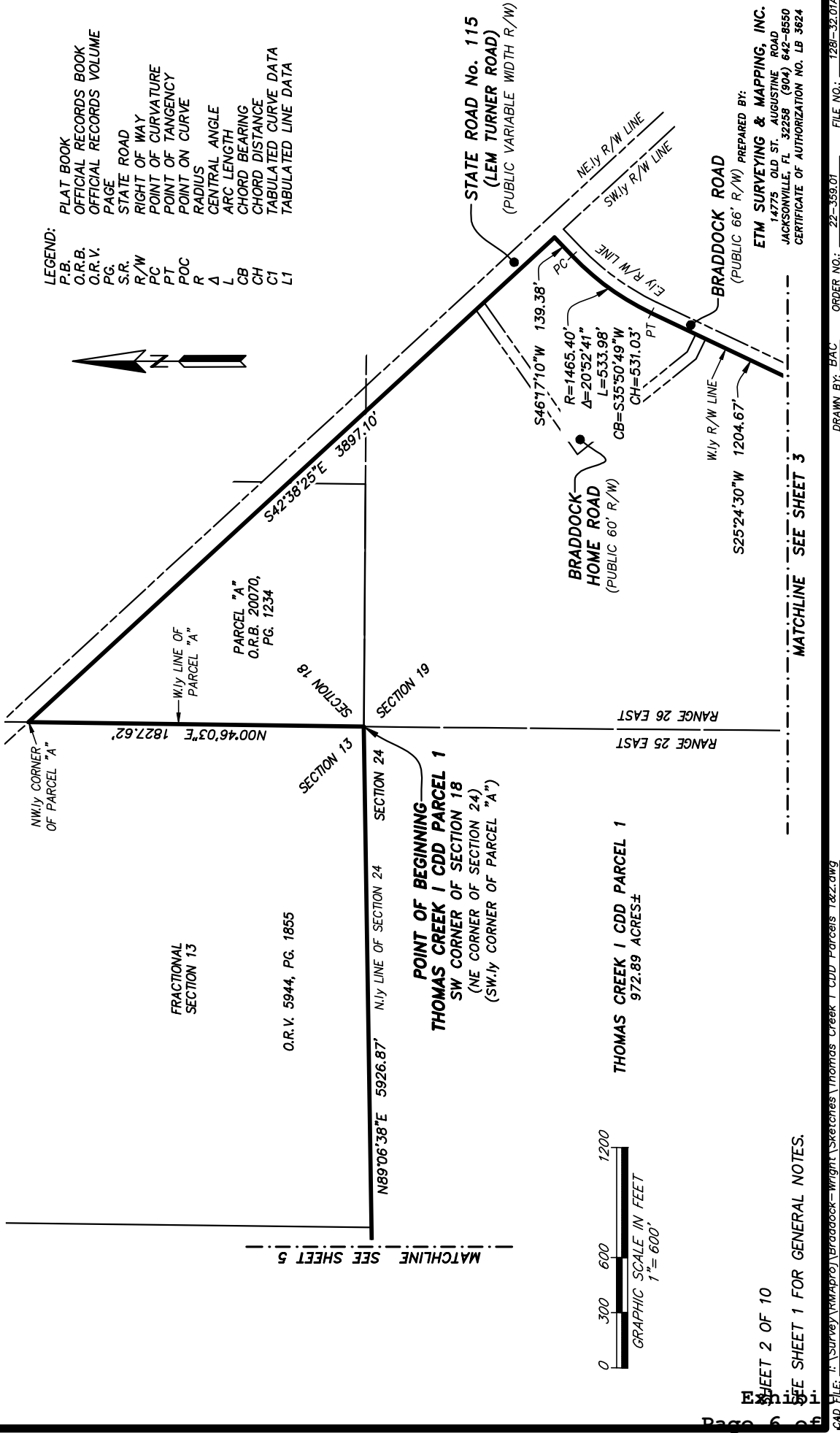
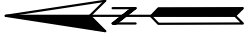
G. C. COLYER III

PROFESSIONAL SURVEYOR AND MAPPER

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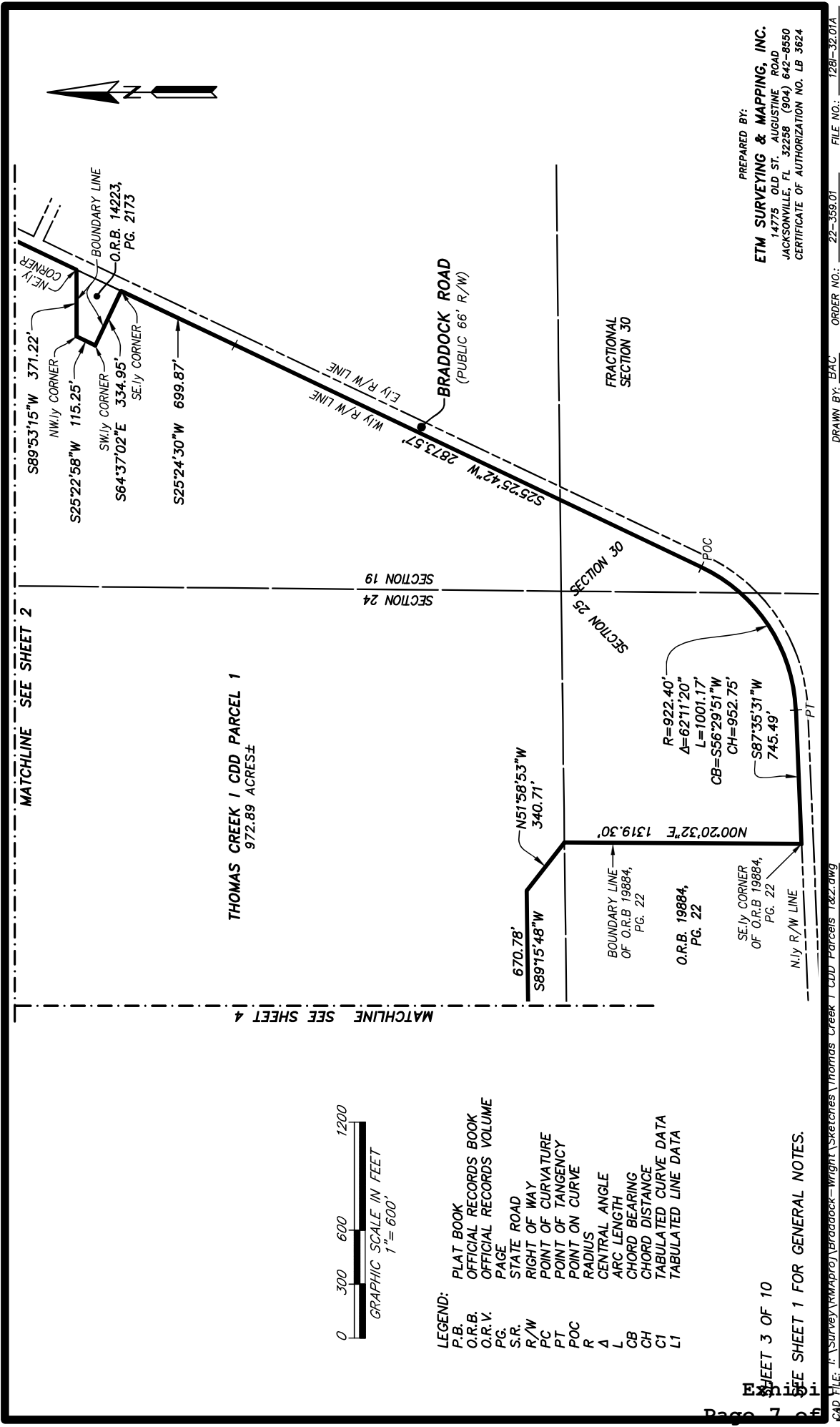
SHEET 2 OF 10

SEE SHEET 1 FOR GENERAL NOTES.

CAD FILE: I:\Survey\MapInfo\Braddock-Wright\Sketches\Thomas Creek I CDD Parcels 1&2.dwg

DRAWN BY: BAC ORDER NO.: 22-359.01 FILE NO.: 128-32.01A

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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

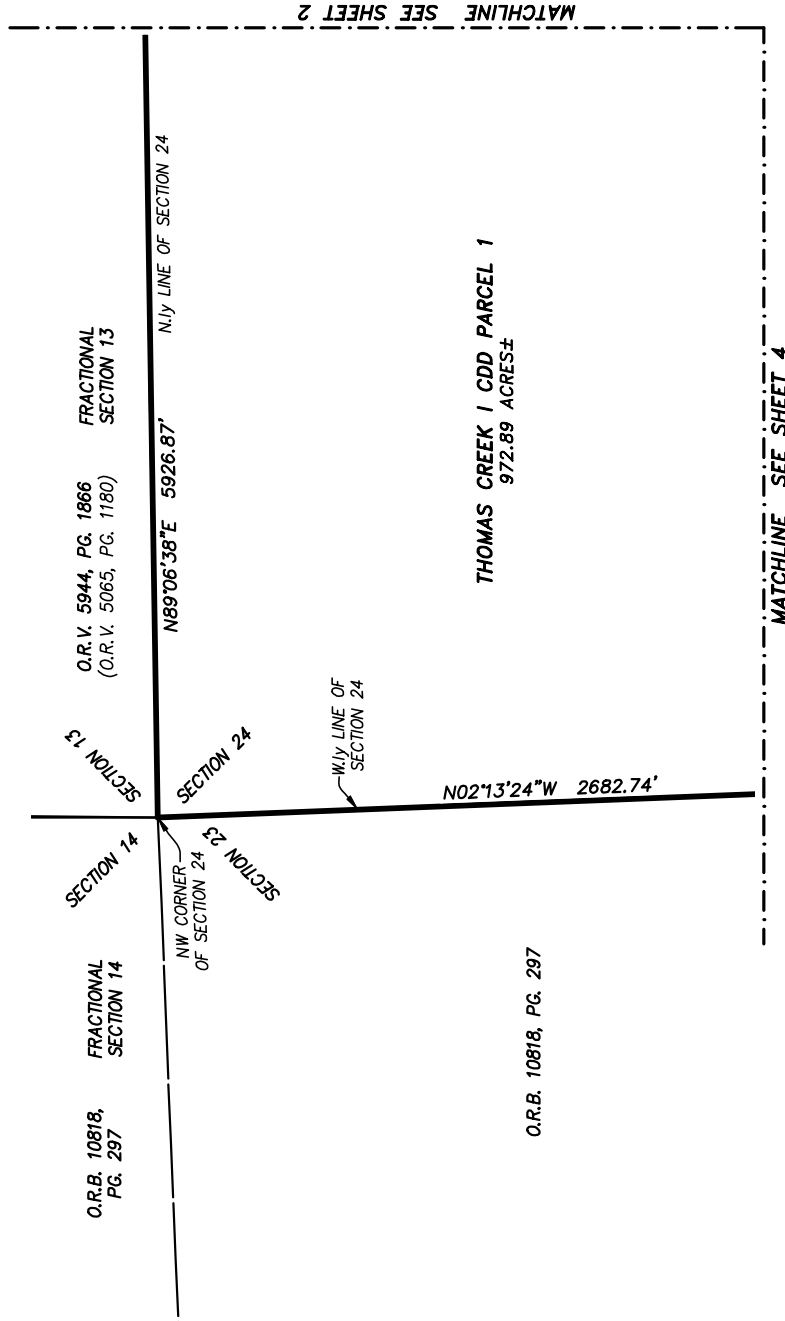
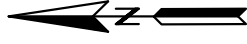


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CAD FILE



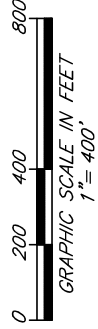
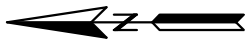
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 - L1. TABULATED LINE DATA



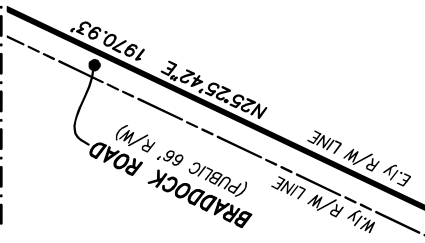
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SHEET 5 OF 10
SEE SHEET 1 FOR GENERAL NOTES.

- LEGEND:
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MATCHLINE SEE SHEET 7



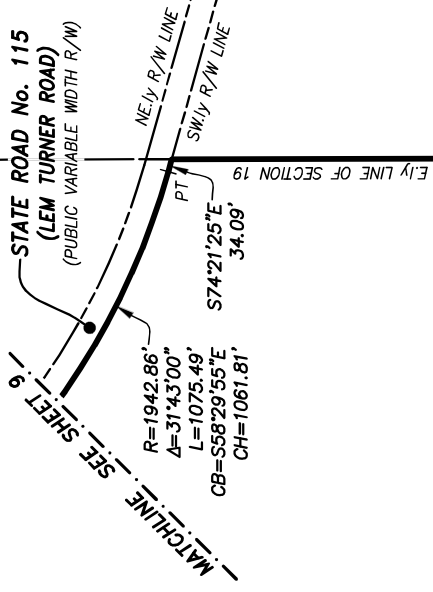
THOMAS CREEK 1 CDD PARCEL 2
225.29 ACRES±

POINT OF BEGINNING
THOMAS CREEK 1 CDD PARCEL 2
SE CORNER OF SECTION 19

S89°20'01"W 4595.08' SECTION 19
S1/2 LINE OF SECTION 19 SECTION 30

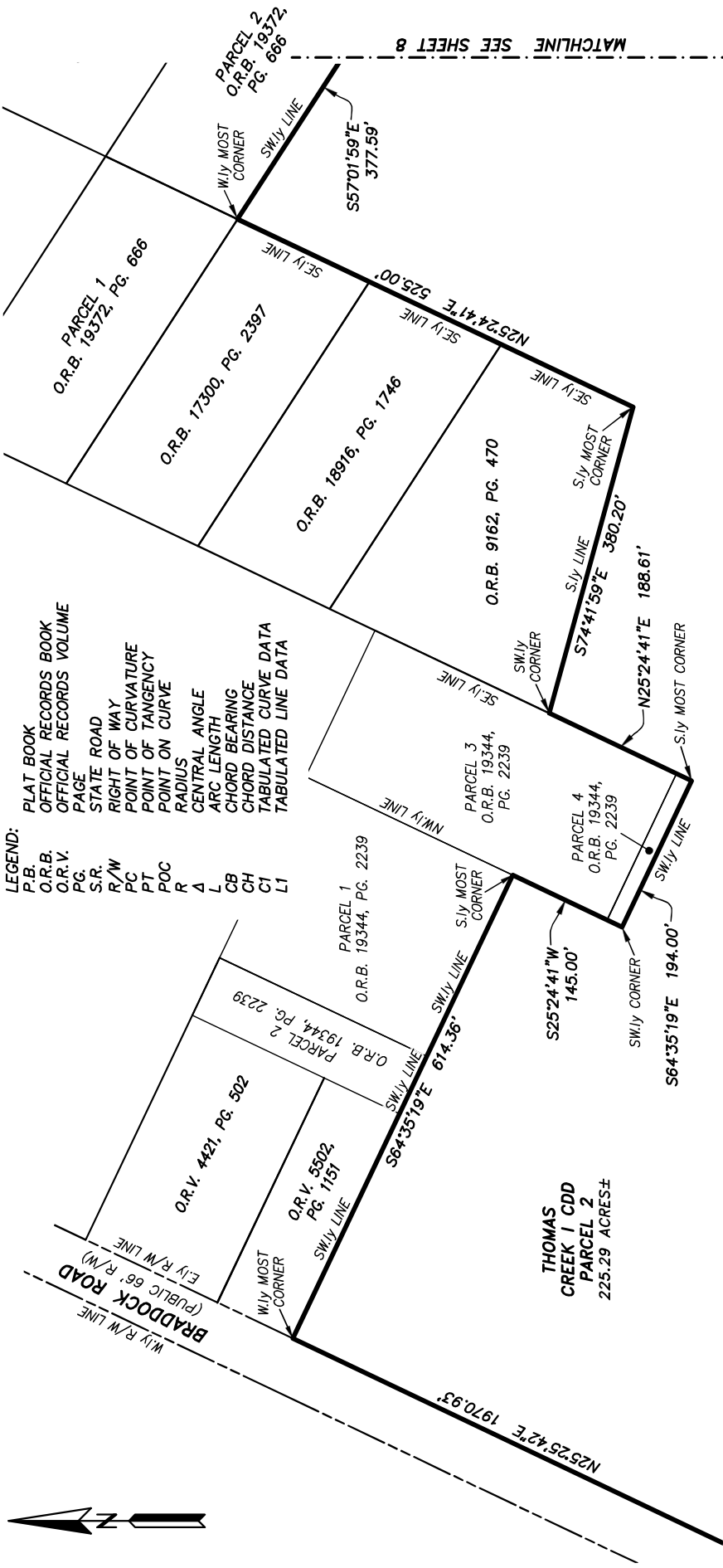
SEE SHEET 6 OF 10

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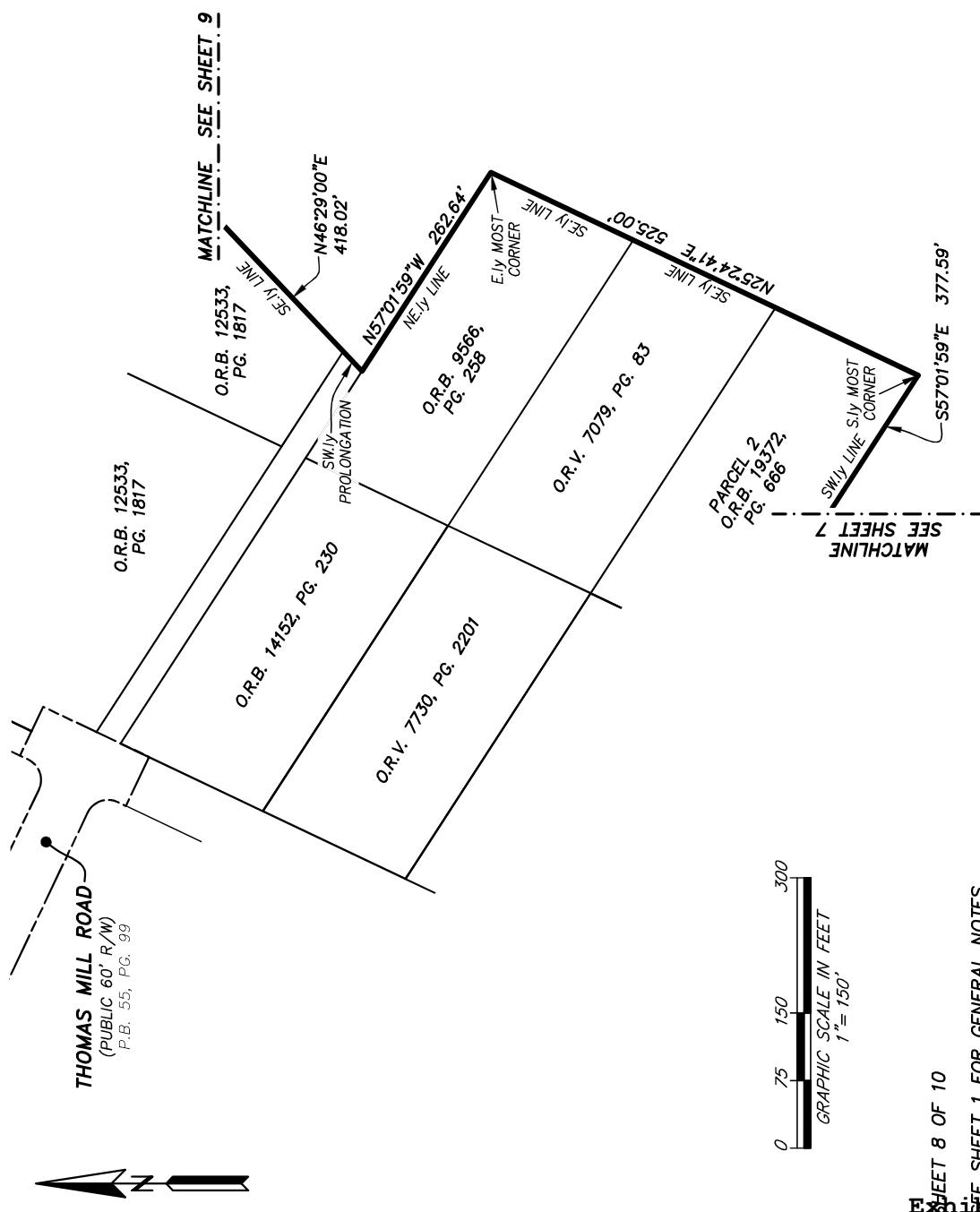
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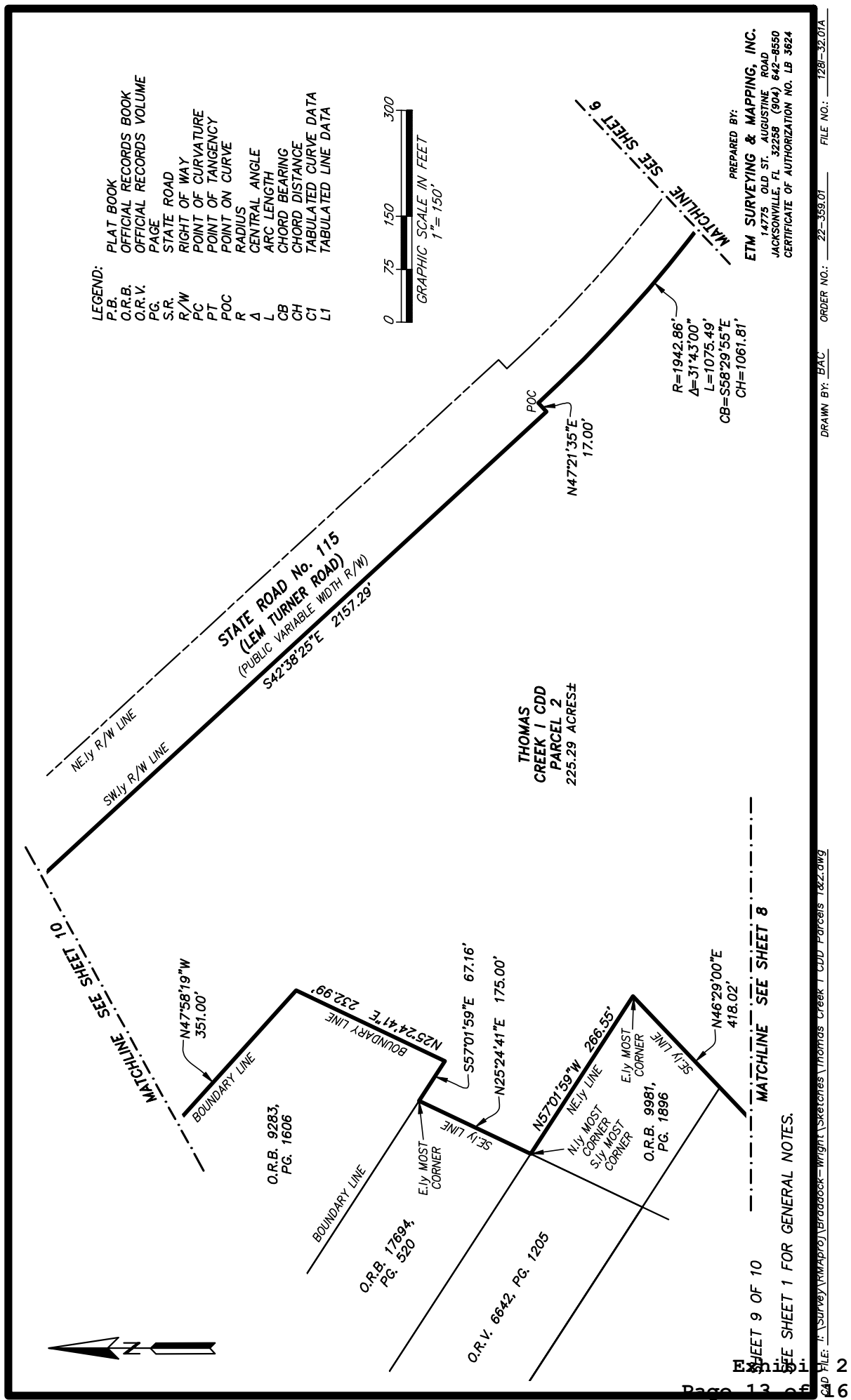
SHEET 7 OF 10
 SEE SHEET 1 FOR GENERAL NOTES.

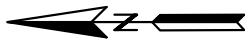


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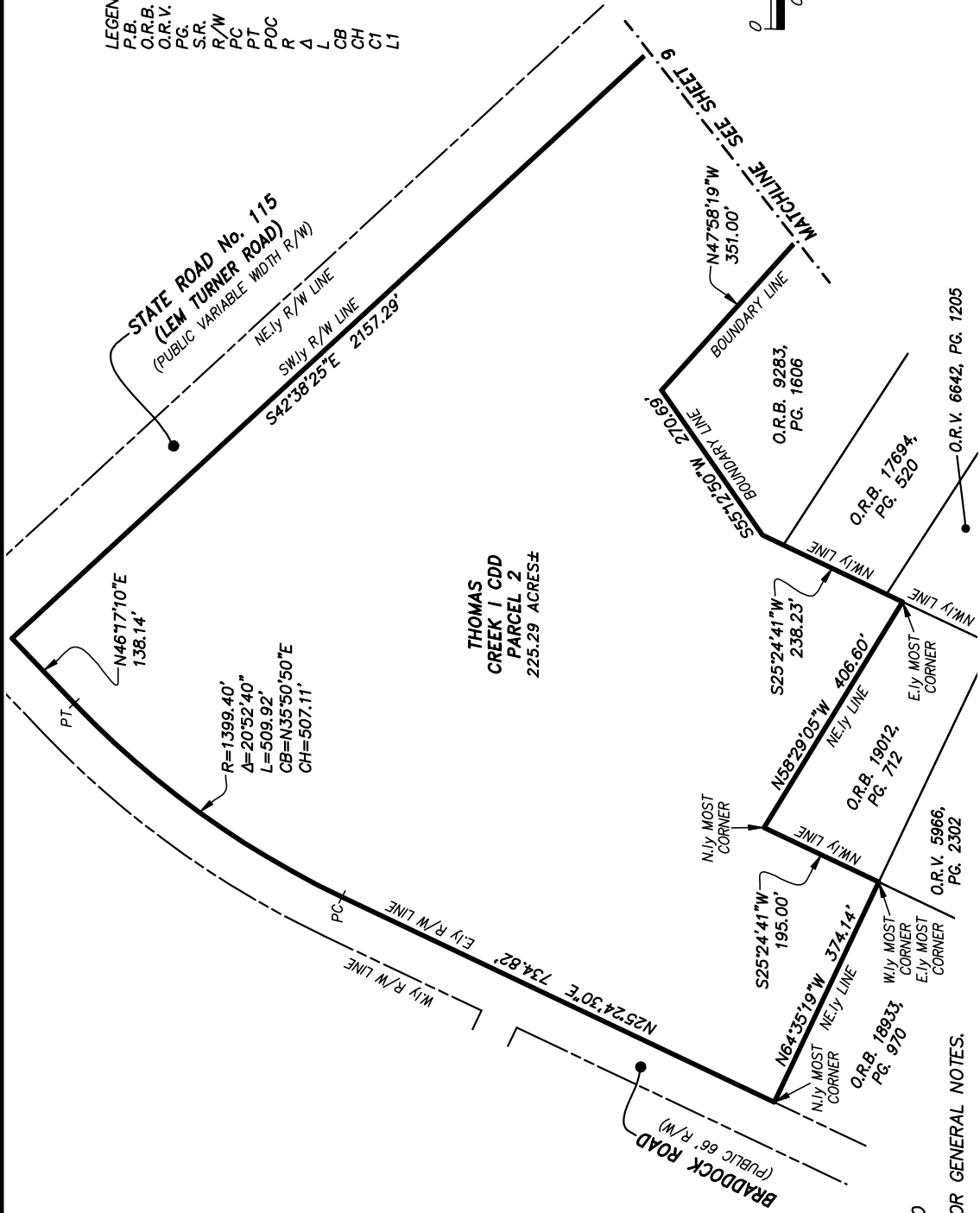
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SHEET 8 OF 10
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SHEET 10 OF 10
SEE SHEET 1 FOR GENERAL NOTES.

LESS AND EXCEPT:

June 11, 2025

Work Order No. 25-237.00

File No. 131B-30.00A

Outparcel 1

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being a portion of Parcel C, as described and recorded in Official Records Book 20900, page 374, of the current Public Records of said county, together with that part of Braddock Home Road lying Southeasterly of Braddock Road, as closed by Ordinance No. 2024-696-E, recorded in Official Records Book 21218, page 966, of said current Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Easterly right of way line of Braddock Road, a 66 foot right of way as presently established, and the Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a variable width right of way as presently established; thence South 42°38'25" East, along said Southwesterly right of way line, 1341.21 feet; thence South 47°21'35" West, departing said Southwesterly right of way line, 363.10 feet to the Easterly most corner of those lands described and recorded in Official Records Book 9283, page 1606, of said current Public Records; thence North 47°58'19" West, along the boundary line of said Official Records Book 9283, page 1606, a distance of 351.00 feet; thence South 55°12'50" West, continuing along said boundary line, 270.69 feet; thence South 25°24'41" West, continuing along said boundary line and along the Northwesterly lines of those lands described and recorded in Official Records Book 17694, page 520, and Official Records Volume 6642, page 1205, all of said current Public Records, 238.23 feet to the Easterly most corner of those lands described and recorded in Official Records Book 19012, page 712, of said current Public Records; thence North 58°29'05" West, departing said Northwesterly line and along the Northeasterly line of said Official Records Book 19012, page 712, a distance of 406.60 feet to the Northerly most corner thereof; thence South 25°24'41" West, along the Northwesterly line of said Official Records Book 19012, page 712, a distance of 195.00 feet to the Westerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 18933, page 970, of said current Public Records; thence North 64°35'19" West, along the Northeasterly line of said Official Records Book 18933, page 970, a distance of 374.14 feet to the Northerly most corner thereof, said corner lying on said Easterly right of way line of Braddock Road; thence Northeasterly along said Easterly right of way line the following 3 courses: Course 1, thence North 25°24'30" East, 734.82 feet to the point of curvature of a curve concave Southeasterly having a radius of 1399.40 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of 20°52'40", an arc length of 509.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 35°50'50" East, 507.11 feet; Course 3, thence North 46°17'10" East, 138.14 feet to the Point of Beginning.

Containing 25.70 acres, more or less.

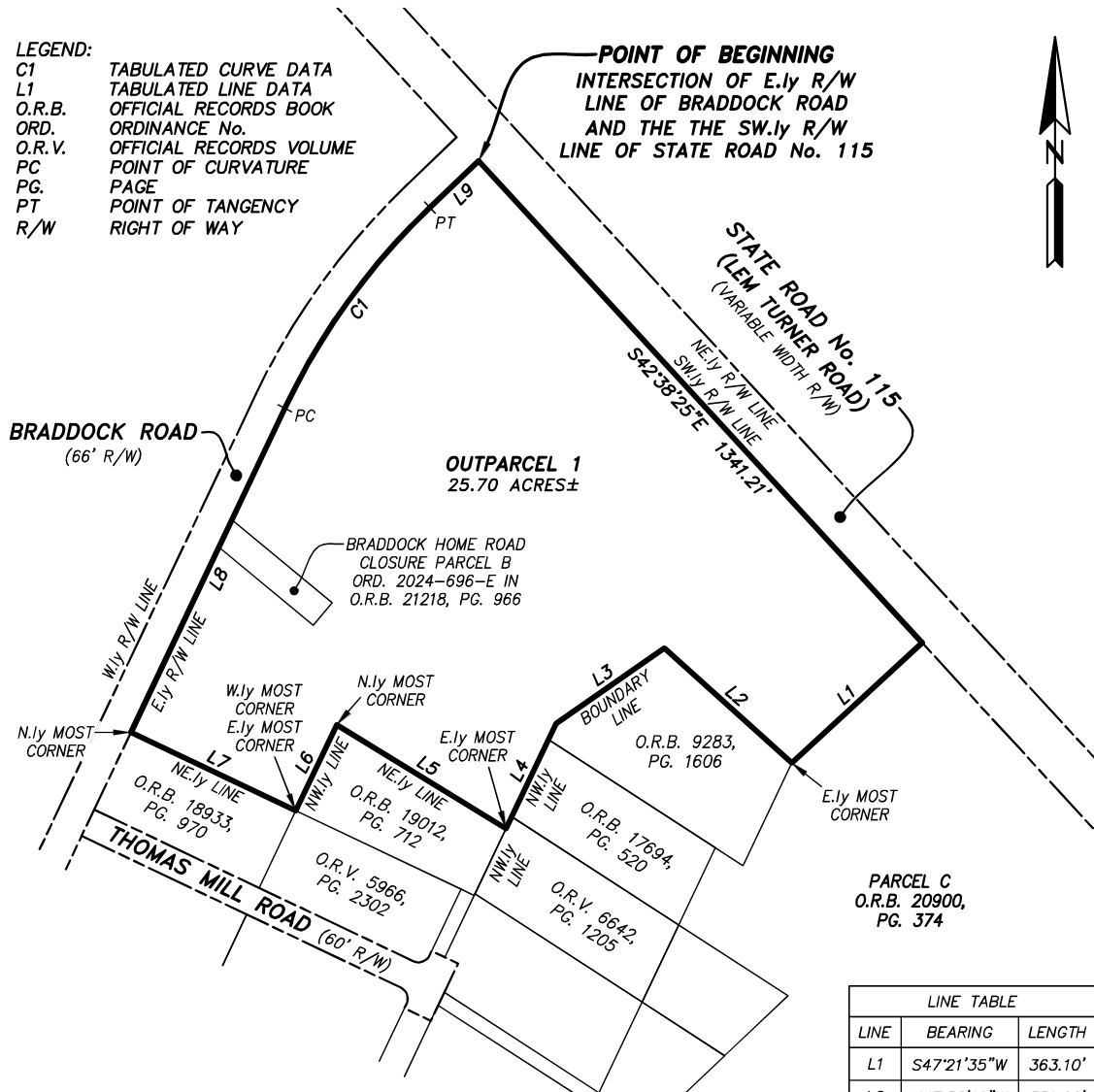
FOR A TOTAL OF 1,172.48 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST,
DUVAL COUNTY, FLORIDA, BEING A PORTION OF PARCEL C, AS DESCRIBED
AND RECORDED IN OFFICIAL RECORDS BOOK 20900, PAGE 374, OF THE
CURRENT PUBLIC RECORDS OF SAID COUNTY, TOGETHER WITH THAT PART OF
BRADDOCK HOME ROAD LYING SOUTHEASTERLY OF BRADDOCK ROAD, AS CLOSED
BY ORDINANCE No. 2024-696-E, RECORDED IN OFFICIAL RECORDS BOOK 21218,
PAGE 966, OF SAID CURRENT PUBLIC RECORDS,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LEGEND:

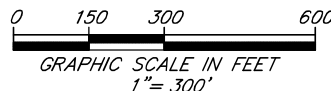
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA
O.R.B. OFFICIAL RECORDS BOOK
ORD. ORDINANCE No.
O.R.V. OFFICIAL RECORDS VOLUME
PC POINT OF CURVATURE
PG. PAGE
PT POINT OF TANGENCY
R/W RIGHT OF WAY



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1399.40'	20°52'40"	509.92'	N35°50'50"E	507.11'

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD No. 115 AS BEING SOUTH 42°38'25" EAST.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°21'35"W	363.10'
L2	N47°58'19"W	351.00'
L3	S55°12'50"W	270.69'
L4	S25°24'41"W	238.23'
L5	N58°29'05"W	406.60'
L6	S25°24'41"W	195.00'
L7	N64°35'19"W	374.14'
L8	N25°24'30"E	734.82'
L9	N46°17'10"E	138.14'

ETM
SURVEYING & MAPPING

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Certificate of Authorization No: LB 3624

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DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed by
Gilmore C Colyer III
Date: Oct 21, 2025

SCALE: 1"=300'
DATE: JUNE 11, 2025

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
Page 16 of 16