

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION-CDD PARCEL:

A TRACT OF LAND BEING IN SECTION 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST AND SECTION 30 AND 31, TOWNSHIP 3 SOUTH, RANGE 24 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31-3S-24E & SW CORNER OF SECTION 30-3S-24E, THENCE SOUTH 01'12'09" WEST ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 223.22 FEET TO THE NORTHERLY LINE OF A 305' FLORIDA POWER & LIGHT RIGHT OF WAY FOR POWER TRANSMISSION AS RECORDED IN OFFICIAL RECORDS BOOK 5780 ON PAGE 215 OF THE PUBLIC RECORDS OF DUVAL COUNTY, SAID POINT ALSO BEING THE <u>POINT OF BEGINNING</u>; THENCE NORTH 52°13'07" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 906.33 FEET THE THE SOUTHEAST CORNER OF WINCHESTER RIDGE PHASE 1A, PLAT BOOK 63, PAGE 139, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID WINCHESTER RIDGE PHASE 1A THE FOLLOWING FIVE (5) COURSES: (1) NORTH 37'54'07" EAST, A DISTANCE OF 110.03 FEET; (2) NORTH 22'52'24" WEST, A DISTANCE OF 367.48 FEET; (3) NORTH 12'33'29" EAST, A DISTANCE OF 415.52 FEET; (4) NORTH 48'10'04" EAST, A DISTANCE OF 962.68 FEET; (5) NORTH 00'22'58" EAST, A DISTANCE OF 1,883.77 FEET TO THE NORTHEAST CORNER OF SAID WINCHESTER RIDGE PHASE 1A; THENCE NORTH 89'15'28" WEST ALONG THE NORTHERLY BOUNDARY OF SAID WINCHESTER RIDGE PHASE 1A, A DISTANCE OF 1,666.36 FEET TO THE EASTERLY RIGHT OF WAY OF NORMANDY BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) NORTH 60°22'51" EAST, A DISTANCE OF 1,160.59 FEET; (2) NORTH 60°23'11" EAST, A DISTANCE OF 62.59 FEET; THENCE SOUTH 00°28'48" WEST, A DISTANCE OF 154.01 FEET; THENCE SOUTH 89'29'10" EAST, A DISTANCE OF 658.10 FEET; THENCE SOUTH 89'51'03" EAST, A DISTANCE OF 2,632.40 FEET; THENCE SOUTH 00'56'49" WEST, A DISTANCE OF 50.37 FEET; THENCE NORTH 89'03'56" EAST, A DISTANCE OF 165.89 FEET; THENCE SOUTH 00'44'10" WEST, A DISTANCE OF 2,044.02 FEET; THENCE SOUTH 50'15'33" WEST, A DISTANCE OF 874.21 FEET; THENCE SOUTH 26'16'54" EAST, A DISTANCE OF 1,641.50 FEET; THENCE SOUTH 89'29'13" WEST, A DISTANCE OF 260.96 FEET; THENCE SOUTH 00'55'50" WEST, A DISTANCE OF 1,324.28 FEET; THENCE SOUTH 89'24'54" WEST, A DISTANCE OF 663.12 FEET; THENCE SOUTH 01'06'01" WEST, A DISTANCE OF 433.11 FEET TO THE NORTHERLY LINE OF A 305' FLORIDA POWER & LIGHT RIGHT OF WAY FOR POWER TRANSMISSION; THENCE NORTH 52'10'52" WEST ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 2,474.16 FEET; TO THE POINT OF BEGINNING,

CONTINUED ON SHEET 2

Legend:

CDD COMMUNITY DEVELOPMENT DISTRICT LB LICENSED BUSINESS LLC LIMITED LIABILITY COMPANY NUMBER No. ORB OFFICIAL RECORD BOOK PB PLAT BOOK POINT OF BEGINNING POINT OF COMMENCEMENT POB POC PG

PSM PROFESSIONAL SURVEYOR AND MAPPER

R/W RIGHT OF WAY

Harry B Rogers III '00'04- 14:27:34 2023.04.05



Harry B. Rogers III, PSM Date Florida Professional Surveyor & Mapper No. 6418 for Hamilton Engineering and Surveying, Inc. Certificate of Authorization No. LB8405

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA EAST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE EAST BOUNDARY OF WINCHESTER RIDGE PHASE 1-A, PLAT BOOK 63, PAGE 139, DUVAL COUNTY, FLORIDA, HAVING A GRID BEARING OF N 00°22'58" F

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS

Not valid without the signature and the original raised seal of a Florida Professional Surveyor & Mapper



3409 W LEMON ST LB f6403 CA f6474 775 WARNER LANE TAMPA FL 33509 www.HomittonEngineering.US TEL 407.352.53292

SEC TWP RGE 25-36/3/23 30/31/03-24 NORMANDY EAST 1 CDD PARCEL

JOB NUMBER SCALE 04168.0001 AS SHOWN

SHEET 03/08/2023 1/5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

CONTINUED FROM SHEET 1

LESS AND EXCEPT

LAGOON PARCEL

COMMENCE AT THE NORTHEAST CORNER OF WINCHESTER RIDGE PHASE 1-A PLAT BOOK 63, PAGE 139, DUVAL COUNTY, FLORIDA, SAID POINT BEING ON THE WEST LINE OF SECTION 30; THENCE NORTH 00°22'58" EAST ALONG SAID WEST LINE OF SECTION 30, A DISTANCE OF 54.79 FEET; THENCE SOUTH 89°15'28" EAST, A DISTANCE OF 788.13 FEET; TO THE <u>POINT OF BEGINNING</u>; THENCE SOUTH 38'12'26" EAST, A DISTANCE OF 110.52 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 465.00 FEET AND A CHORD WHICH BEARS NORTH 69'08'32" EAST AND A DISTANCE OF 371.17 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 381.80 FEET; THENCE SOUTH 87'20'07" EAST, A DISTANCE OF 266.30 FEET, THENCE SOUTH 69'45'56" EAST, A DISTANCE OF 45.92 FEET, THENCE SOUTH 02°34'40" EAST, A DISTANCE OF 93.69 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,425.00 FEET AND A CHORD WHICH BEARS SOUTH 01'51'33' WEST AND A DISTANCE OF 540.19 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 543.48 FEET; THENCE NORTH 80°56'00" EAST, A DISTANCE OF 110.00 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,317.68 FEET AND A CHORD WHICH BEARS SOUTH 22'11'33" EAST AND A DISTANCE OF 598.28 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 603.54 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS SOUTH 10'42'57" WEST AND A DISTANCE OF 35.36 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 39.27 FEET; THENCE SOUTH 55'42'57" WEST, A DISTANCE OF 180.99 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 420.00 FEET AND A CHORD WHICH BEARS SOUTH 36'30'30" WEST, A DISTANCE 276.35 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 281.60 FEET: THENCE NORTH 73'05'12" WEST, A DISTANCE OF 353.72 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,150.00 FEET AND A CHORD WHICH BEARS NORTH 19°30'12" WEST AND A DISTANCE OF 1,365.40 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 1,461.85 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 10'18'03" WEST, AND A DISTANCE OF 35.74 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.81 FEET; TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 575.00 FEET AND A CHORD WHICH BEARS NORTH 41'03'40" EAST A DISTANCE OF 115.08 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 115.27 FEET; TO THE POINT OF BEGINNING.

CONTAINING 14,827,020.50 SQUARE FEET OR 340.38 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS



09 W LEMON ST | LB f0403 CA f6474 | 775 WARNER LANE
MPA, FL 33609 | WWW.HamiltonEngineering.US | TEL: 407,382,3929

NORMANDY EAST 1
CDD PARCEL

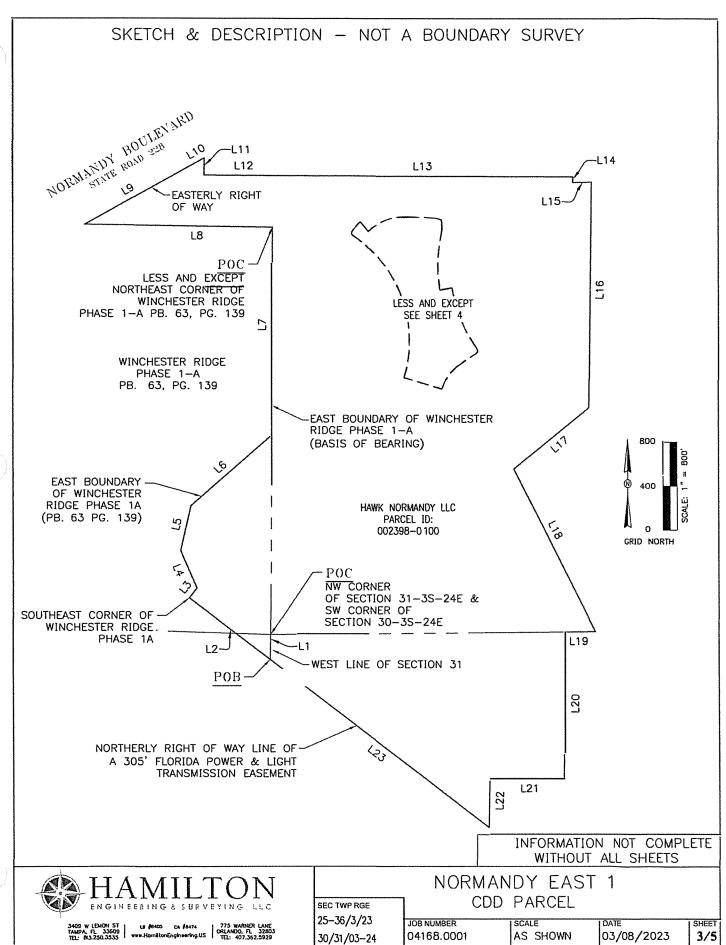
SEC TWP RGE 25-36/3/23 30/31/03-24

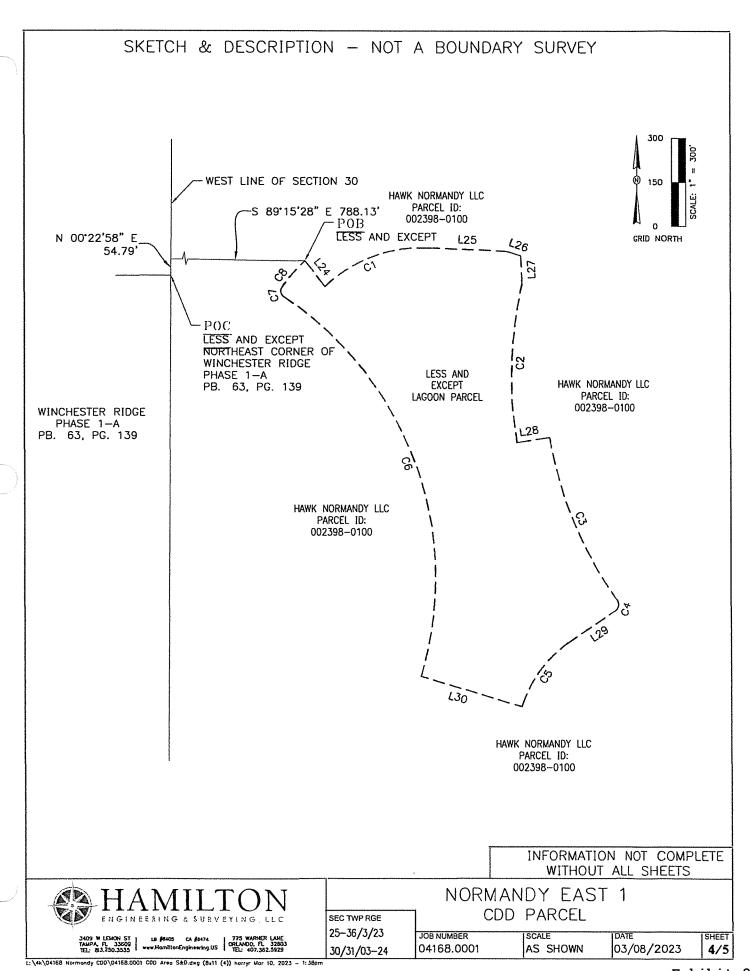
JOB NUMBER 04168.0001 SCALE

AS SHOWN

DATE 03/08/2023

2/5





SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LINE TABLE						
LINE#	DIRECTION	LENGTH				
L1	S 01°12'09" W	223.22				
L2	N 52°13'07" W	906.33'				
L3	N 37'54'07" E	110.03'				
L4	N 22°52'24" W	367.48'				
L5	N 12'33'29" E	415.52'				
L6	N 48'10'04" E	962.68'				
L7	N 00°22'58" E	1883.77'				
L8	N 89'15'28" W	1666.36'				
L9	N 60'22'51" E	1160.59'				
L10	N 60°23'11" E	62.59'				
L11	S 00°28'48" W	154.01'				
L12	S 89'29'10" E	658.10				
L13	S 89*51'03" E	2632.40'				
L14	S 00°56'49" W	50.37'				
L15	N 89'03'56" E	165.89'				

LINE TABLE							
LINE#	DIRECTION	LENGTH					
L16	S 00°44'10" W	2044.02'					
L17	S 50'15'33" W	874.21					
L18	S 26°16′54" E	1641.50'					
L19	S 89'29'13" W	260.96					
L20	S 00°55'50" W	1324.28'					
L21	S 89°24'54" W	663.12					
L22	S 01°06'01" W	433.11					
L23	N 52°10'52" W	2474.16					
L24	S 38*12'26" E	110.52'					
L25	S 87°20'07" E	266.30'					
L26	S 69*45'56" E	45.92'					
L27	S 02°34'40" E	93.69'					
L28	N 80°56'00" E	110.00'					
L29	S 55°42'57" W	180.99'					
L30	N 73'05'12" W	353.72'					

CURVE TABLE						
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA	
C1	465.00'	N 69'08'32" E	371.17	381.80'	47'02'41"	
C2	1425.00'	S 01'51'33" W	540.19'	543.48'	21"51'07"	
C3	1317.68'	S 22'11'33" E	598.28'	603.54'	26'14'36"	
C4	25.00'	S 10'42'57" W	35.36'	39.27'	90.00,00,	
C5	420.00'	S 36*30'30" W	276.35'	281.60'	38'24'54"	
C6	1150.00'	N 19'30'12" W	1365.40'	1461.85	72`49'59"	
C7	25.00'	N 10'18'03" W	35.74'	39.81	91°14′16″	
С8	575.00'	N 41'03'40" E	115.08'	115.27'	11'29'11"	

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS



3409 W LEMON ST LB \$6403 CA \$8474 | 775 WARNER LANE TAMPA, FL 33609 | WWW.HomiltonEngineering.US | 775 WARNER LANE TAMPA, FL 33609 | WWW.HomiltonEngineering.US | 775 WARNER LANE TAMPA, FL 33609 | TEL: 407.362.5929

SEC TWP RGE 25-36/3/23 30/31/03-24 NORMANDY EAST 1 CDD PARCEL

SCALE

AS SHOWN

JOB NUMBER 04168.0001

SHEET 03/08/2023 5/5

MARK E. HARDENBROOK P.S.M.

Professional Surveyor and Mapper

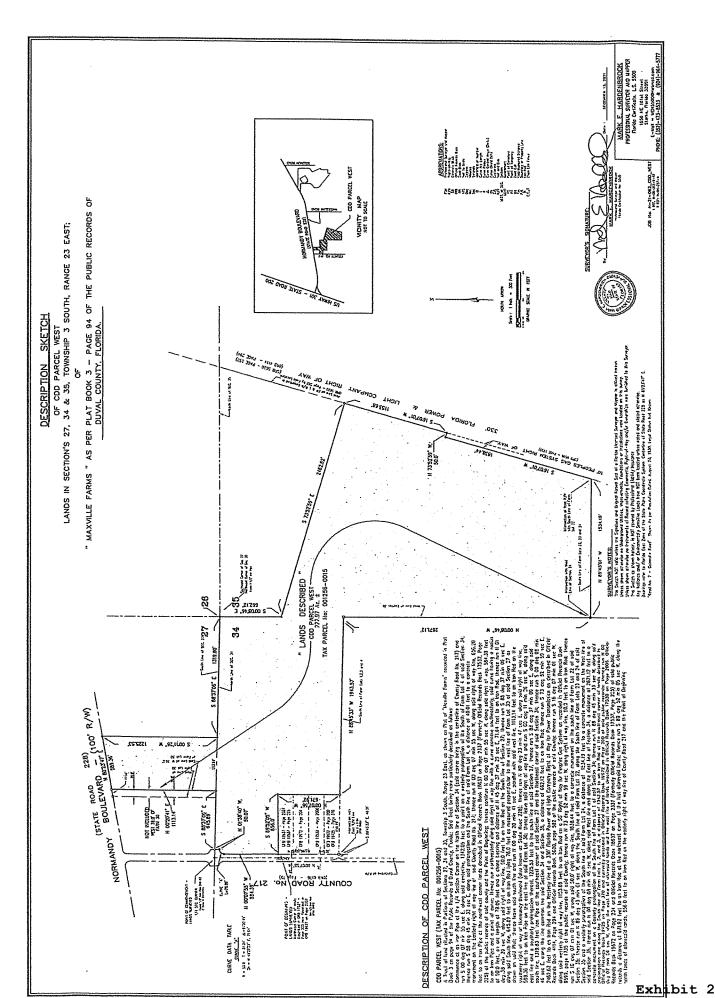
Fla. Cert. No. 5500 Member Florida Land Surveyors Council (352) - 473 - 8523 (904) - 964 - 5777 (904) - 282 - 3136 1656 NE 161st Street - Starke, Florida 32091

December 13, 2021 Job No. H-21-062_CDD_PARCEL WEST

DESCRIPTION OF LANDS: (TAX PARCEL No: 001256-0015)

A Tract of land situated in Portions of Sections 27, 34 and 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows: Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34 (said corner being in the centerline of County Road No. 217) and run \$ 00 deg 07 min 55 sec E, along said centerline, 1342.05 feet to a point on a westerly prolongation of the South of Farm Lot 4 of said Section 34; thence run S 88 deg 45 min 33 sec E, along said prolongation and the South line of said Farm Lot 4, a distance of 40.01 feet to a concrete monument on the Easterly right of way line of said County Road No. 217; thence run N 00 deg 07 min 55 sec W, along said right of way line, 656.20 feet to an Iron Pipe at the northwest corner lands described in Official Records Book 18637 on Page 2337 (Formerly Official Records Book 17537, Page 225) of the public records of said county and the Point of Beginning; thence continue N 00 deg 07 min 55 sec W, along said right of way, 584.39 feet to an Iron Pipe and a point of curve; thence run northeasterly along said right of way line with a curve concave southeasterly, said curve having a radius of 50.0 feet, an arc length of 79.86 feet and a chord bearing and distance of N 45 deg 37 min 29 sec E, 71.64 feet to an Iron Rod: thence run N 01 deg 38 min 39 sec W, along said right of way line, 50.0 feet to an Iron Rod on the South line of Section 27; thence run S 88 deg 37 min 06 sec E, along said South line, 645.89 feet to an Iron Rod lying 76.0 feet as measured perpendicular to the west line of Farm Lot 30 of said Section 27 as shown on said Plat; thence leave said south line and run N 00 deg 20 min 41 sec E, parallel with said west line, 1113.14 feet to an Iron Rod on the southerly right of way of Normandy Boulevard (also known as State Road 228); thence run N 80 deg 23 min 47 sec E, along said right of way line, 589.36 feet to an Iron Pipe on the east line of said Farm Lot 30; thence leave said right of way line and run S 00 deg 11 min 26 sec W, along said east line and a southerly prolongation thereof, 1225.53 feet to the south line of said Section 27; thence run S 88 deg 37 min 06 sec E, along said south line, 1319.80 feet Iron Pipe at the southeast corner of said Section 27 and the Northeast corner of said Section 34; thence run S 00 deg 08 min 46 sec E, along the line common the said Section 34 and Section 35, a distance of 662.12 feet to an Iron Rod; thence run S 73 deg 52 min 59 sec E, 2462.62 feet to an Iron Rod on the Westerly line of a 330' Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 4114, Page 294 and Official Records Book 5620, page 582 of the public records of said County; thence run S 16 deg 07 min 01 sec W, along said westerly right of way line, 1153.68 feet to an Iron Rod on a 50' Right of Way for Peoples Gas System as recorded in Official Records Book 9599, page 1735 of the public records of said County; thence run N 73 deg 52 min 59 sec W, along right of way line, 50.0 feet to an Iron Rod; thence run S 16 deg 07 min 01 sec W, along said 50.0' right of way line, 1638.44 feet to a concrete monument on the south line of Farm Lot 22 of said Section 35: thence run N 89 deg 43 min 01 sec W, along the South line of said Farm Lot 22, along the South line of Farm Lots 23 and 24 of said Section 35 and a westerly prolongation of the South line of said Farm Lot 24, a distance of 1534.19 feet to a concrete monument on the West line of said Section 35: thence run N 00 deg 08 min 46 sec W, along said West line and along the East line of Section 34, a distance of 2671.12 feet to a concrete monument on a Easterly prolongation of the South line of Farm Lot 1 of said Section 34; thence run N 88 deg 45 min 33 sec W, along said prolongation and along the South line of Farm Lots 1, 2, and 3, a distance of 1943.57 to an Iron Rod at the southeast corner of lands described in Official Records Book 19425 on Page 370 and currently described in Official Records Book 19672 on Page 200 of said public records: thence run N 00 deg 07 min 56 sec W, along the east line of aforesaid lands and the east line of lands described in Official Records Book 17530 on Page 2006: Official Records Book 19672 on Page 204 and Official Records Book 18637 on Page 2337 (Formerly Official Records Book 17537, Page 225) of said public records a distance of 671.92 feet to an Iron Rod at the northeast corner of the last aforesaid lands; thence run S 89 deg 52 min 05 sec W, along the north lands of aforesaid lands, 656.0 feet to an Iron Rod on the easterly right of way line of County Road 217 and the Point of Beginning

MARKE. HARDENBROOK, PSM LS 5500



MARK E. HARDENBROOK P.S.M.

Professional Surveyor and Mapper
Fla. Cert. No. 5500
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1656 NE 161st Street - Starke, Florida 32091

Job No. H-21-062_CDD PARCEL EAST-3

DESCRIPTION OF LANDS: (TAX PARCEL No: 001131-3105)

A Tract of land situated in Portions of Farm Lots 17.18,19,29.30.31 and 32 of Section 26, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida Said Portions Lying South of Normandy Boulevard (State Road 228) and East of Lands Described in Official Records Book 9599. Page 1735 of said public records and being more particularly described as follows: Commence at the Northeast corner of Section 35 and run S 89 deg 54 min 37 sec W, along the North line of said Section 35, a distance of 30.0 feet to a concrete monument on the West right of way line of McClellan Road, a county right of way and the Point of Beginning; thence continue S 89 deg 54 min 37 sec W, along said North line, 1296.43 feet to a concrete monument; thence run S 00 deg 07 min 57 sec E, 30.0 feet to an Iron Rod on the South line of the North 15 0 feet of Form Let 2 and 4 of the South line of the North 15 0 feet of Form Let 2 and 4 of the South line of the North 15 0 feet of Form Let 2 and 4 of the South line of the North 15 0 feet of Form Let 2 and 4 of the South line of the North 15 0 feet of Form Let 2 and 4 of the South line of the North 15 0 feet to a south line of the North 15 0 feet to a south 15 0 feet to

county right of way and the Point of Beginning; thence continue S 89 deg 54 min 37 sec W, along said North line, 1296.43 feet to a concrete monument; thence run S 00 deg 07 min 57 sec E, 30.0 feet to an Iron Rod on the South line of the North 15.0 feet of Farm Lot 3 and 4 of said Section 35: thence run S 89 deg 54 min 37 sec W, along said south line, 814.02 feet to an Iron Rod on the Easterly line of a 50 foot Right of Way to People's Gas System as described in Official Records Book 9599 on Page 1735 of said public records; thence run N 16 deg 07 min 01 sec E. along said easterly line, 1752.54 feet to an Iron Rod at the southwesterly corner of lands described in Official Records Book 17849 on Page 1510 of said public records; thence run in a general northeasterly direction along the easterly line of said lands with the following courses and distances; S 73 deg 52 min 59 sec E, 100.0 feet; N 16 deg 07 min 01 sec E, 315.0 feet; N 80 deg 22 min 43 sec E, 104.52 feet; N 16 deg 07 min 01 sec E, 210.0 feet to an Iron Rod on the southerly right of way line of said Normandy Boulevard; thence run N 80 deg 23 min 47 sec E, along said southerly right of way line, 1289.13 feet to an intersection with the west right of way line of McClellan Road, (a county right of way); thence run S 00 deg 11 min 35 sec E, along said right of way line, 2359.51 feet to the Point of Beginning

Said Tract containing 90.08 acres more or less

SUBJECT TO: An Easement to Peoples Gas System as Described in Official Records Book 13776 on Page 1206 across the westerly 50 feet of the above described lands; Lying southerly of the lands described in Official Records Book 17849 on Page 1510 of the public records of Duval County, Florida

MARK E. HARDENBROOK, PSM - LS 5500-

