

**Revised Petition to Amend the Boundaries of**

**Normandy**

**Community Development District**

**April 5, 2023**  
**Revised April 24, 2023**

**Submitted by:**  
**Vivek K. Babbar, Esq.**  
**STRALEY ROBIN VERICKER**  
**Attorneys at Law**  
**1510 W. Cleveland Street**  
**Tampa, Florida 33606**  
**Telephone: 813-223-9400**

## **Petition**



# Revised Petition to Amend the Boundaries of Normandy Community Development District

Petitioner, Normandy Community Development District, (herein referred to as the "**District**"), petitions the City Council of the City of Jacksonville, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 2022-117-E adopted by the City Council of the City of Jacksonville, Florida, effective March 24, 2022, for purposes of amending the boundaries of the District, and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

Section 190.046, Florida Statutes, authorizes the District to file this petition to amend its boundaries. Accordingly, the Petitioner states as follows:

1. Petitioner; Agent Authorization. Petitioner is Normandy Community Development District, having a mailing address of 1540 International Parkway, Suite 2000, Lake Mary, Florida 34746. The authorized agent for the Petitioner is Straley Robin Vericker, P.A., having a mailing address of 1510 West Cleveland Street, Tampa, Florida 33606. The Affidavit and Agent Authorization is attached hereto as **Exhibit A**.
2. Resolution Authorizing Boundary Amendment. Resolution Number 2023-01 authorizing the boundary amendment of the District and the submittal of a petition to amend the boundaries of the District by the Board of Supervisors of the District is attached as **Exhibit B**.
3. Location. The District is generally located north of the Duval County line, west of Solomon Road, south of Normandy Blvd. (SR-228), and east of U.S. Route 301. A map showing the general location of the project is attached hereto as **Exhibit C**.
4. Boundary Amendment. The current land area contained in the District consists of three parcels of unimproved real property, CDD Parcel West contains approximately 222.97 acres, the CDD Parcel East 3 contains approximately 90.08 acres, and CDD Parcel East contains approximately 328.43 acres. All parcels together contain a total of approximately 641.48 acres as described in **Exhibit D**. All of the land in the existing District is entirely within the City of Jacksonville, Florida.

The District is petitioning to amend CDD Parcel East by adding two parcels of land into the District, which are approximately 24.76 acres, as described in **Exhibit E** (the "**Expansion Parcels**"), and removing a parcel of land from the District, which is approximately 12.84 acres, as described in **Exhibit F** (the "**Contraction Parcel**"). After the boundary has been expanded, the District will be approximately 653.40 acres.

The East Parcel contained two excluded parcels at the time the District was established. The tentative development plan was to place a privately owned lagoon and related facilities on

the excluded parcels. The development plan has been revised and the location of the lagoon has been shifted to the east. The excluded parcel for the lagoon will consist of a portion of the original excluded parcel, as well as the parcel that the District is requesting to be removed from the current boundaries of the District. Please see Exhibit C, the location map. The location map reflects a portion of the original excluded parcel, which abuts the parcel that the District is requesting to be removed from the District. The other portion of the original excluded parcel is being added into the District boundaries.

5. Overall Boundaries After Amendment. A metes and bounds legal description of the proposed amended boundaries of the District is attached as **Composite Exhibit G**. Sections 190.005(1)(a)1; 190.046(1)(a), Florida Statutes. The Contraction Parcel does not have any District assessments and does not receive any services from the District. The CDD East Parcel contains one area of real property to be excluded from the District. The excluded area will be privately owned and is expected to contain recreational amenities, which will not be serviced by the District. The District will have no impact on the excluded parcel. Section 190.005(1)(a)1, Florida Statutes. The excluded parcels are currently owned by the Petitioner, Hawk Normandy, LLC, whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

6. Consent of Landowners. The written consent to the boundary amendment of the District by the sole landowner, as defined in section 190.003(14), Florida Statutes, of 100% of the real property to be included in and served by the District, as well as the property to be removed by the District, which will not be served by the District, is attached hereto as **Exhibit H**.

7. Current Board Members. There are four members currently serving on the board of supervisors for the District, and one vacant seat. The four members of the board of supervisors of the District are as follows:

Name: Michael Lawson  
Address: c/o Metro Development Group, LLC  
2502 N. Rocky Point Drive  
Suite 1050  
Tampa, FL 33607  
Telephone: (813) 288-8078 / Fax: (813) 288-8178

Name: Doug Draper  
Address: c/o Metro Development Group, LLC  
2502 N. Rocky Point Drive  
Suite 1050  
Tampa, FL 33607  
Telephone: (813) 288-8078 / Fax: (813) 288-8178



Name: Lori Price  
Address: c/o Metro Development Group, LLC  
2502 N. Rocky Point Drive  
Suite 1050  
Tampa, FL 33607  
Telephone: (813) 288-8078 / Fax: (813) 288-8178

Name: Christie Ray  
Address: c/o Metro Development Group, LLC  
2502 N. Rocky Point Drive  
Suite 1050  
Tampa, FL 33607  
Telephone: (813) 288-8078 / Fax: (813) 288-8178

All of the supervisors are residents of the State of Florida and citizens of the United States of America. These supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes.

8. Utility Map. The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified in **Exhibit I** attached hereto. Verification of the utility map by JEA is attached hereto as **Exhibit J**.

9. Construction Cost Estimates and Timetable. The updated proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached hereto as **Exhibit K**. It is estimated that the improvements are to be constructed and installed over the time period from 2023 to 2028.

10. Statement of Estimated Regulatory Costs. The statement of estimated regulatory costs of the granting of this petition and the amendment to the boundaries of the District pursuant thereto, together with an analysis of alternatives for delivering community development services and facilities, is attached hereto as **Exhibit L**.

11. Future Land Use. The future land use within the proposed District is categorized as Rural Residential (RR). The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved City of Jacksonville, Florida Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the City of Jacksonville, Florida Land Use Element is attached hereto as **Exhibit M**.

12. Affidavit of Petition. Petitioner has reviewed the contents of this petition and has executed the Affidavit of Petition regarding the truth and accuracy of the information contained herein. The affidavit is attached hereto as **Exhibit N**.

13. The property within the Expansion Parcels, when added to the remaining existing lands within the District, is amenable to operation as an independent special district for the following reasons

(a) The amendment to the District boundaries and all land uses and services planned within the District are consistent with applicable elements or portions of the State Comprehensive Plan or the adopted and approved City of Jacksonville, Florida Comprehensive Plan.

(b) The area of land within the proposed boundary amendment of the District is located within a planned community of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community. An additional map of the proposed boundary amendment of the District boundaries is attached as **Exhibit O**.

(c) The boundary amendment of the District will prevent the general body of taxpayers in the City of Jacksonville from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The boundary amendment of the District is the best alternative for delivering community development services and facilities to the community that will be served by the District. The Petitioner expects that the boundary amendment of the District will promote development of the land within the District by providing for a more efficient use of resources without imposing additional burdens on the City of Jacksonville, Florida and its residents outside of the District by increasing the ad valorem tax base and generating water and wastewater impact fees, all of which will assist the City of Jacksonville, Florida to meet its obligations to repay certain bonded indebtedness, transportation and other impact fees, as well.


(d) The District provides the best mechanism for delivering community development services and facilities for the Expansion Parcels. The boundary amendment to the District boundaries promotes development of the land within the District by providing for a more efficient use of resources. Such development benefits the City of Jacksonville and its residents outside the District by increasing the ad valorem tax base of Duval County and generating water and wastewater impact fees which will assist the City of Jacksonville to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(e) The community development services and facilities of the amended District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District is a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

*[Signature on following page]*

Respectfully submitted this 24<sup>th</sup> day of April, 2023.

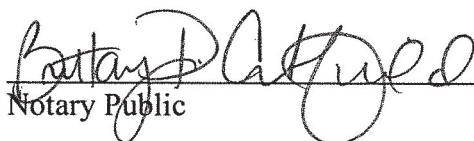
**Normandy Community Development District**

By:   
Michael S. Lawson  
Chair of the Board of Supervisors

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 date of April, 2023 by Michael S. Lawson, as Chair of the Board of Supervisors, on behalf of the District, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

  
Notary Public



BRITTANY D. CRUTCHFIELD  
Commission # GG 976889  
Expires June 15, 2024  
Bonded Thru Budget Notary Services

Brittany D. Crutchfield  
Name typed, printed or stamped  
My Commission Expires: 06-15-2024

## **Exhibit A**



**AFFIDAVIT AND AGENT AUTHORIZATION OF  
PETITIONER FOR THE PETITION TO AMEND THE BOUNDARIES  
OF NORMANDY COMMUNITY DEVELOPMENT DISTRICT**

Petitioner  
(Company or individual):  
Mailing Address:

**Normandy Community Development District**

1540 International Parkway, Suite 2000  
Lake Mary, Florida 32746


Officer's Name and Title:

**Michael S. Lawson**  
**Chair of the Board of Supervisors**

**Being first duly sworn, depose(s) and say(s):**

1. That **Normandy Community Development District** (the "**District**") is the Petitioner for the Petition to Amend the Boundaries of the Normandy Community Development District (the "**Petition**").
2. That the property described in the Petition constitutes the property for which a request for amending the boundaries of the District is being applied for to the City of Jacksonville, Florida;
3. That the undersigned has appointed and does appoint the law firm of **Straley Robin Vericker, P.A.**, a Florida corporation, as agent to execute any petitions or other documents necessary to affect such petition; and request that you accept my agents signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce the City of Jacksonville, Florida to consider and act on the foregoing request;
5. That the undersigned authority, hereby certify that the foregoing is true and correct.

**Normandy Community Development District**

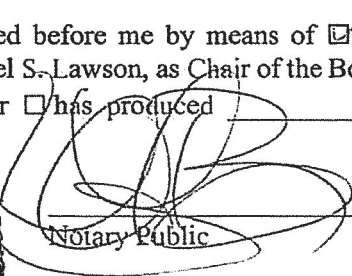
  
\_\_\_\_\_  
Michael S. Lawson  
Chair of the Board of Supervisors

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of March, 2023 by Michael S. Lawson, as Chair of the Board of Supervisors, on behalf of the District, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]



  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped  
My Commission Expires: \_\_\_\_\_

**AFFIDAVIT AND AGENT AUTHORIZATION OF  
LANDOWNER FOR THE PETITION TO AMEND THE BOUNDARIES  
OF NORMANDY COMMUNITY DEVELOPMENT DISTRICT**

Landowner  
(Company or individual):

**Hawk Normandy, LLC,**  
a Delaware limited liability company

Mailing Address:

2502 N. Rocky Point Drive, Suite 1050  
Tampa, FL 33607

Officer's Name and Title:

**John M. Ryan, Manager**

**Being first duly sworn, depose(s) and say(s):**

1. That **Hawk Normandy, LLC**, a Delaware limited liability company, is the owner for the lands described in the Petition to Amend the Boundaries of the Normandy Community Development District (the "**Petition**"). Attached as **Composite Exhibit "A"** are copies of the deeds reflecting ownership of the property.
2. That the property described in the Petition constitutes the property for which a request for amending the boundaries of the Normandy Community Development District (the "**District**") is being applied for to the City of Jacksonville, Florida;
3. That the undersigned has appointed and does appoint the law firm of **Straley Robin Vericker, P.A.**, a Florida corporation, as agent to execute any petitions or other documents necessary to affect such petition; and request that you accept my agents signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce the City of Jacksonville, Florida to consider and act on the foregoing request;
5. That the undersigned authority, hereby certify that the foregoing is true and correct.

**Hawk Normandy, LLC**  
a Delaware limited liability company

\_\_\_\_\_  
John M. Ryan, Manager

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of March, 2023 by John M. Ryan, as Manager of Hawk Normandy, LLC, a Delaware limited liability company, on behalf of the company who is ☐ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]



\_\_\_\_\_  
Notary Public

Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_



## Composite Exhibit A

PREPARED BY AND AFTER  
RECORDING RETURN TO:

D.R. Repass, P.A.  
d/b/a Repass Law  
111 Solana Road, Suite B  
Ponte Vedra Beach, FL 32082

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of the 5<sup>th</sup> day of October, 2021, by Timber Forest Trail Investments, LLC, a Florida limited liability company, as to an undivided 2/3 interest, whose address is 1200 Riverplace Boulevard, Suite 200, Jacksonville, FL 32207, whose federal taxpayer identification number is #59-3639675 and Arthur L. Cahoon, as to an undivided 1/3 interest whose address is 3948 3<sup>rd</sup> Street South, Suite #3, Jacksonville Beach, FL 32250 (the above parties are collectively referred to as "Grantor"), in favor of Hawk Normandy, LLC, a Delaware limited liability company, whose address is c/o 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607 (hereinafter called the "Grantee").

[Wherever used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

### WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Duval County, Florida (the "Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference. For clarity, each Grantor party intends to convey all of such party's right, title and interest in and to the Property to Grantee regardless of the undivided interests noted above.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

The Property is subject to 2021 real estate taxes not yet due and payable, future real estate taxes, and those permitted exceptions identified on Exhibit "B" attached hereto and incorporated herein by this reference; however, this reference shall not serve to reimpose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**WITNESSES:**

Timber Forest Trail Investments, LLC, a  
Florida limited liability company  
By: Longleaf Timber Company, Inc., a  
Florida corporation, its Manager

Sign: D. R. Reads  
Witness #1 \_\_\_\_\_  
Print: D. R. Reads

By: W. E. Smith

Name: R. Lee Smith

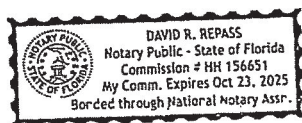
Sign: Alchpass  
Witness #2: LAZER PEAR  
Print: LAZER PEAR

Title: President

STATE OF FLORIDA  
COUNTY OF Duval

I hereby certify that the foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this 28<sup>th</sup> day of September, 2021, by R. Lee Smith as President of Longleaf Timber Company, Inc., who is the Manager of Timber Forest Trail Investments, LLC, a Florida limited liability company, on behalf of the company. He X is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

***Affix Notary Stamp or Seal Below:***



David R. Remm  
NOTARY PUBLIC – signature above  
Printed Name:

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

WITNESSES:

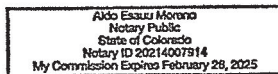
Sign: [Signature]  
Witness #1  
Print: Aldo E. Moreno

By: [Signature]  
Name: Arthur L. Cahoon

Sign: [Signature]  
Witness #2  
Print: Jorge A. Valenzuela

Colorado  
STATE OF ~~FLORIDA~~  
COUNTY OF Bagle

The foregoing instrument was executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of September, 2021, by Arthur L. Cahoon. He is ☐ personally known to me or ☒ did produce FL DL Exp: 12/2028 as identification.



[Signature]  
Notary Public, State of Florida at Large  
(Notary Stamp) Colorado

EXHIBIT "A"

**EXHIBIT "A"**  
**TO SPECIAL WARRANTY DEED**

Parcel I. D. 002407-0000; Parcel I. D. 001291-1500; Parcel I. D. 002398-0000; Parcel I. D. 002505-1000; Parcel I. D. 001126-5000; Parcel I. D. 002505-3000; Parcel I. D. 001010-0000; Parcel I. D. 002410-2000; Parcel I. D. 001123-1600; Parcel I. D. 001126-8200 and Parcel I. D. 001131-3105

**DESCRIPTION OF LANDS SURVEYED:**

A Tract of land situated in the Platted Portions of Sections 25 and 36, Township 3 South, Range 23 East, as shown on "Maxville Farms" recorded in Plat Book 3 on Page 94; Situated in the Un-platted Portion of said Section 36 and in a Portion of Section 31, Township 3 South, Range 24 East as shown on "Jacksonville Heights"; recorded in Plat Book 5 on page 93 all of the Public Records of Duval County, Florida; said Tract being more particularly described as follows:

Commence at a concrete monument at the Northwest Corner of Section 31 also being the Northeast Corner of said Section 36 and run S 01 deg 12 min 26 sec W, along the west line of said Section 31, a distance of 603.53 feet to a concrete monument on the southerly line of a 305' Florida Power & Light Right of Way for Power Transmission as recorded in Official Records Book 5780 on Page 215 of said public records and the Point of Beginning; thence run N 52 deg 08 min 08 sec W, along said southerly line, 1766.57 feet to a concrete monument at the most easterly corner of lands described in Official Records Book 17901, Pg 365 of said public records and the easterly, most corner of "Winchester Ridge Phase 2 - Unit One" as recorded in Plat Book 72 on Page 16 of said public records; thence run in a general southwesterly direction along the easterly line of the aforesaid lands with the following courses and distances: S 37 deg 51 min 50 sec W, 351.30 feet; S 73 deg 47 min 36 sec W, 1128.15 feet; S 29 deg 54 min 18 sec W, 544.51 feet to the southeasterly corner of the aforesaid lands and the northeasterly corner of "Treeline Trails" as recorded in Plat Book 75 on Page 68 of said public records; thence run in a general southwesterly direction along the easterly line of the aforesaid lands with the following courses and distances: S 10 deg 00 min 41 sec W, 600.80 feet; S 73 deg 26 min 11 sec W, 419.87 feet; S 27 deg 43 min 30 sec W, 653.08 feet to a concrete monument at the southeasterly corner of the aforesaid lands and the northeasterly right of way of "Forest Trail Road No. 29" as described in Deed of Dedication recorded in Official Records Book 3092 on Page 664 and Official Records Book 5432 on Page 235 of said public records; thence run S 62 deg 16 min 30 sec E, along said right of way line, 2060.46 feet to a concrete monument; thence run S 40 deg 44 min 18 sec E, along said right of way line, 2842.76 feet to an Iron Pipe on the west line of said Section 31; thence leave said right of way and run N 00 deg 57 min 54 sec E, 997.52 feet to an Iron Pipe at the northwest corner of lands described in Official Records Book 6112 on Page 1893 of said public records; thence run N 89 deg 09 min 15 sec E, along the north line of aforesaid lands 989.83 feet to an Iron Pipe at the northeast corner thereof; thence run S 00 deg 57 min 26 sec W, along the east line of the aforesaid lands and along the east line of Official Records Book 6112, Page 1892; Official Records Book 19405, Page 1274, Official Records Book 6971, Page 830 and Official Records Book 6971, Page 832 a distance of 1319.71 feet to an Iron Pipe at the southeast corner of said lands described in Official Records Book 6971 on Page 832 of said public records and the south line of said Section 31; thence run N 89 deg 09 min 15 sec E, along said south line, 3668.07 feet to an Iron Pipe at the southwest corner of Tract 16 - Block 4 of Section 31 as shown on said Plat; thence run



N 00 deg 16 min 16 sec W, along the west line of said Tract 16, a distance of 660.53 feet to an Iron Rod at the northwest corner thereof; thence run N 89 deg 11 min 47 sec E, along the north line of said Tract 16, a distance of 550.16 feet to an Iron Rod on said southerly Right of Way for Power Transmission; thence run N 52 deg 10 min 49 sec W, along said right of way, 6477.86 feet to the Point of Beginning.

TOGETHER WITH: (As to lands described above)

All Portions of 15 foot Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 and as shown on "Maxville Farms" recorded in Plat Book 3 on Page 94 of the Public Records of said County; Lying Within the above described lands.

and

#### DESCRIPTION OF LANDS SURVEYED

A Tract of land situated in A Portion of Sections 25 & 36, Township 3 South, Range 23 East as shown on Plat of "Maxville Farms"; recorded in Plat Book 3 on Page 94 and A Portion of Sections 30 and 31, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southwest Corner of Section 30 also being the Northwest Corner of said Section 31 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on 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 said public records and the Point of Beginning; thence run S 52 deg 10 min 49 sec E, along said right of way, 2474.21 feet to a point on the west line of Tract 15 - Block 2 of Section 31 as shown on said Plat; thence run N 01 deg 02 min 42 sec E, along said west line, 433.37 feet to the northwest corner of said Tract 15; thence run N 89 deg 24 min 21 sec E, along the north line of said Tract 15 and along a easterly prolongation thereof, a distance of 662.98 feet to the east line of the NW 1/4 of said Section 31; thence run N 00 deg 56 min 58 sec E, along said east line, 1315.47 feet to the southeast corner of the SW 1/4 of Section 30; thence run N 89 deg 29 min 13 sec E, along the south line of said Section 30, a distance of 260.96 feet to an Iron Rod at the northwest corner of lands described in Official Records Book 17184 on Page 121 and Official Records Book 19698, Pg. 218; thence leave said south line and run N 26 deg 16 min 56 sec W, 1641.47 feet to an Iron Rod on the approximate northerly limits of an easement for underground gas and oil transmission to Houston Texas Gas and Oil Corporation as described in Official Records Book 762 on Pg. 584 of the said public records; thence run N 50 deg 15 min 27 sec E, along said northerly line, 874.24 feet to an Iron Rod; thence leave said north line and run N 00 deg 44 min 10 sec E, 2044.02 feet to an Iron Rod on the North line of the S 1/2 of NW 1/4 of said Section 30; thence run S 89 deg 03 min 56 sec W, along said north line 165.88 feet to a concrete monument on the east line of said NW 1/4; thence run N 00 deg 56 min 21 sec E, along said east line; 50.33 feet to a concrete monument on the south line of the N 1/2 of NW 1/4 of Section 30, as locally recognized and accepted; thence run N 89 deg 50 min 46 sec W, along said accepted line, 2632.53 feet to a concrete monument; thence run N 89 deg 29 min 00 sec W, 658.10 feet to a concrete monument; thence run N 00 deg 29 min 40 sec E, 153.63 feet to a concrete monument on the southerly right of way line of Normandy Boulevard (also known as State Road No. 228); thence run S 60 deg 23 min 11 sec W, along said right of way, 62.59 feet to a concrete monument; thence continue S 60 deg 23 min 11 sec W, along said right of way, 1160.52

feet to a concrete monument on the north line of the South 300 feet of Farms Lots 14, 15 and 16 of said Section 25 and the northwesterly corner of "Winchester Ridge Phase 1-A"; as shown on plat thereof recorded in Plat Book 63 on Pages 139 thru 148 of the public records of said county; thence run S 89 deg 15 min 28 sec E, along said south line and north line as shown on said plat, 1666.36 feet to a concrete monument on the west line of said Section 30 and the northeasterly corner of said plat; thence run S 00 deg 22 min 28 sec W, along the east line of said Plat a distance of 1882.72 feet; thence leave the west line of said Section 30 and run along the east line of said Plat with the following courses and distances: S 48 deg 09 min 08 sec W, 962.47 feet; S 12 deg 31 min 44 sec W, 415.64 feet; S 22 deg 53 min 27 sec E, 367.42 feet; N 37 deg 51 min 52 sec W, 110.0 feet to the northerly line of said 305' Florida Power & Light Right of Way for Power Transmission; thence run S 52 deg 08 min 08 sec E, along said northerly line, 905.95 feet to the Point of Beginning.

TOGETHER WITH:

All Portions of 15 foot Roadways as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 and All Portions of 15' Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 of the Public Records of said County Lying Within the above described lands.

TOGETHER WITH:

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; in Portions of Farm Lots 3 and 4 of Section 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 Portions Lying South of Normandy Boulevard (State Road 228) and West 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 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.

PREPARED BY AND AFTER  
RECORDING RETURN TO:

D.R. Repass, P.A.  
d/b/a Repass Law  
111 Solana Road, Suite B  
Ponte Vedra Beach, FL 32082

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of the 5<sup>th</sup> day of October, 2021, by **Diamond Timber Investments, LLC**, a Florida limited liability company, as to an undivided 81.82% interest, whose address is 1200 Riverplace Boulevard, Suite 200, Jacksonville, FL 32207, whose federal taxpayer identification number is #59-3639675 and **VCP-Real Estate Investments, Ltd.**, a Florida limited partnership, as successor by merger to **Diamondback Investors, Ltd.**, an inactive Florida limited partnership, as to an undivided 18.18% interest, whose address is 3030 Hartley Road, Suite 310, Jacksonville, FL 32257 and whose federal taxpayer identification number is #54-14127637 (the above parties collectively "Grantor"), in favor of **Hawk Normandy, LLC**, a Delaware limited liability company, whose address is c/o 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607 (hereinafter called the "Grantee").

[Wherever used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

**W I T N E S S E T H:**

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Duval County, Florida (the "Property"), as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference. For clarity, each Grantor party intends to convey all of such party's right, title and interest in and to the Property to Grantee regardless of the undivided percentage interests noted above.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

The Property is subject to 2021 real estate taxes not yet due and payable and future real estate taxes, and the plat of Maxwell Farms at Plat Book 3, Page 94, of the Public Records of Duval County, Florida; however, this reference shall not serve to reimpose the same.



IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**WITNESSES:**

Diamond Timber Investments, LLC, a  
Florida limited liability company  
By: Longleaf Timber Company, Inc., a  
Florida corporation; its Manager

Sign: C. S. Taylor  
Witness #1  
Print: C S Taylor

By: [Signature]

Sign: D. R. Repass  
Witness #2  
Print: D. R. Repass

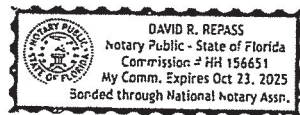
Name: R. Lee Smith

Title: President

STATE OF FLORIDA  
COUNTY OF Duval

I hereby certify that the foregoing instrument was acknowledged before me by means of X physical presence or    online notarization, this 25<sup>th</sup> day of September, 2021, by R. Lee Smith as President of Longleaf Timber Company, Inc., a Florida corporation, who is the Manager of Diamond Timber Investments, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.

*Affix Notary Stamp or Seal Below:*



David R. Repass  
NOTARY PUBLIC - signature above  
Printed Name: \_\_\_\_\_



IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

WITNESSES:

Sign: [Signature]  
Witness #1  
Print: Jason O. Floyd

Sign: Rebecca L. White  
Witness #2  
Print: Rebecca L. White

VCP-Real Estate Investments, Ltd., a  
Florida limited partnership, as successor by  
merger to Diamondback Investors, Ltd., an  
inactive Florida limited partnership

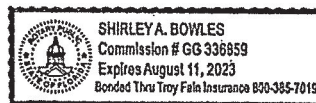
By: VCP-Real Estate Investments, Inc., a  
Florida corporation, its general partner

By: [Signature]  
Name: Clarence S. Moore  
Title: Vice President

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of September, 2021, by Clarence S. Moore, as Vice President of VCP-Real Estate Investments, Inc., a Florida corporation, which is the general partner of VCP-Real Estate Investments, Ltd., a Florida limited partnership on behalf of the company. He is ☒ personally known to me or ☐ did produce \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida at Large  
(Notary Stamp)



**EXHIBIT "A"**  
**TO SPECIAL WARRANTY DEED**

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 S 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.

Together the appurtenant easement(s) described in the Temporary Fill Dirt Easement Agreement to be recorded in the public records of Duval County, Florida and insured herein.

Parcel I. D. 001256-0010; Parcel I. D. 001271-0000; Parcel I. D. 001271-3150; and Parcel I. D. 001139-5000



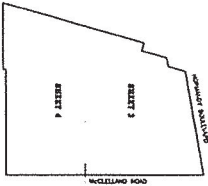
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**Plat Note:**  
FARM LOTS AS SHOWN IN "MAXVILLE FARMS" RECORDED IN PLAT BOOK 3 ON PAGE 94, ARE NOT DIMENSIONED ON PLAT.


**Old Gainesville Road Note:**  
INFORMATION DERIVED FROM PREVIOUS SURVEY BY:  
MARK C. HOOVER/CH2M  
DATE: 06/29/2011, PROJECT #A-21-002-W

**Wellhead Area Notes:**  
1) WELLHEAD POINTS ALONG TOP OF BANKS ARE CREATED BY FIELD LOCATION TOP OF BANK SURVEY  
2) WELLHEADS ARE PROVIDED ON OUTCROP, NOT UNDERMINAL SOLUTIONS

- SHEET 1 - CONCRETE/PAVEMENT SHEET
- SHEET 2 - CEMENT BOUNDARY SHEET
- SHEETS 3-4 - ROADSIDE, TOW AND MEDIAN SHEETS
- SHEET 5 - MEDIAN & SHOULDER FILL TABLES



MAP OF BOUNDARY  
AND WETLAND SURVEY  
DIAMOND TIMBER TRAILS  
EAST 3  
JACKSONVILLE, FLORIDA 32234  
DUVAL COUNTY, FLORIDA


**HAMILTON**  
 ENGINEERING & SURVEYING, LLC  
 3408 W. LEACH BL  
 TAMPA, FL 33608  
 TEL: 813.292.3115

21408 N. AUSTIN BL  
 DALLAS, TX 75247  
 TEL: 407.363.3626

On File  
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SHEET NO. 1

MAP OF BOUNDARY  
AND WETLAND SURVEY  
DIAMOND TIMBER TRAILS  
EAST 3  
JACKSONVILLE, FLORIDA 32234  
DUVAL COUNTY, FLORIDA



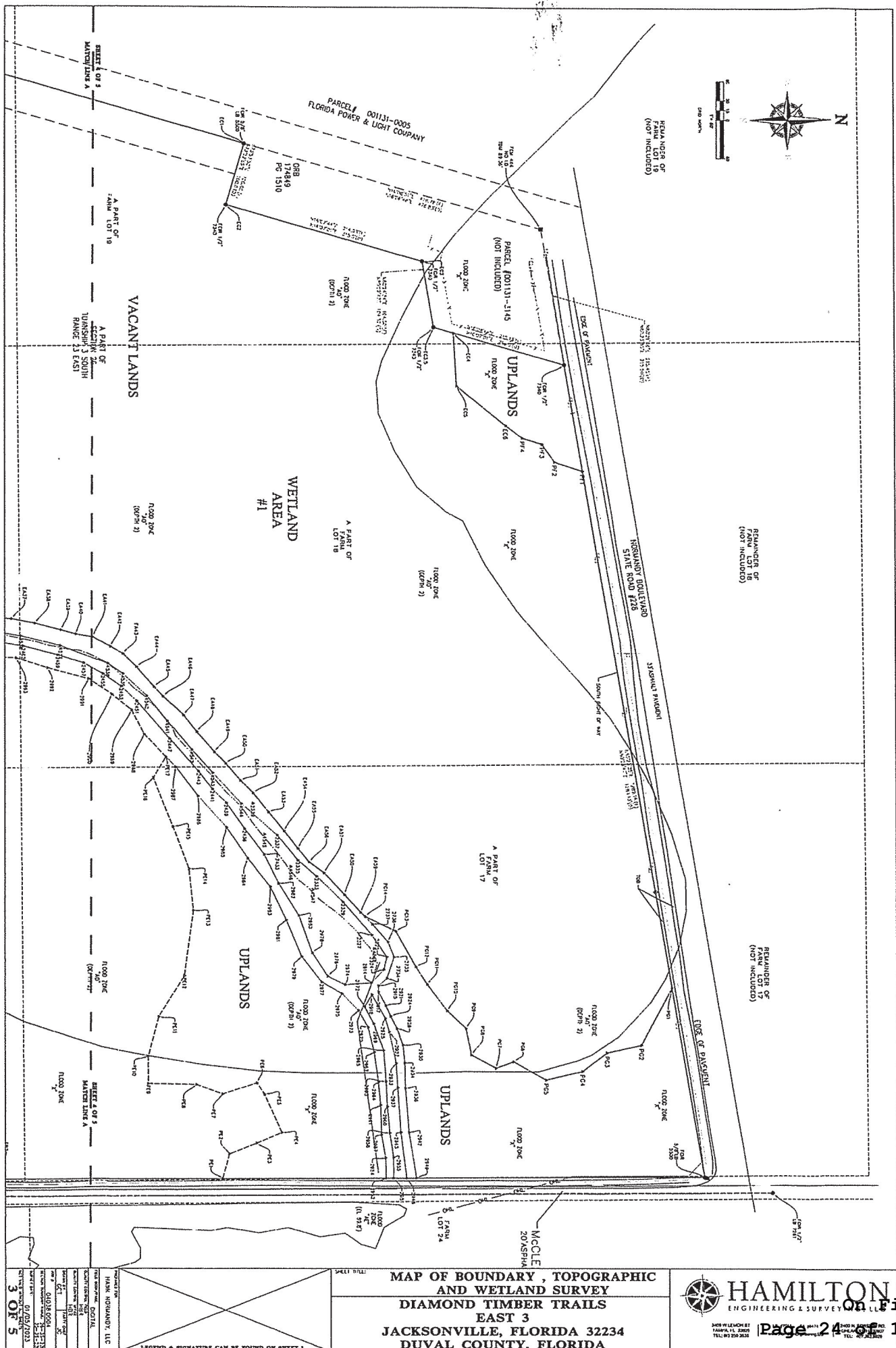
**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3406 W LEMON ST  
TAMPA, FL 33619  
TEL: 813 250 3525

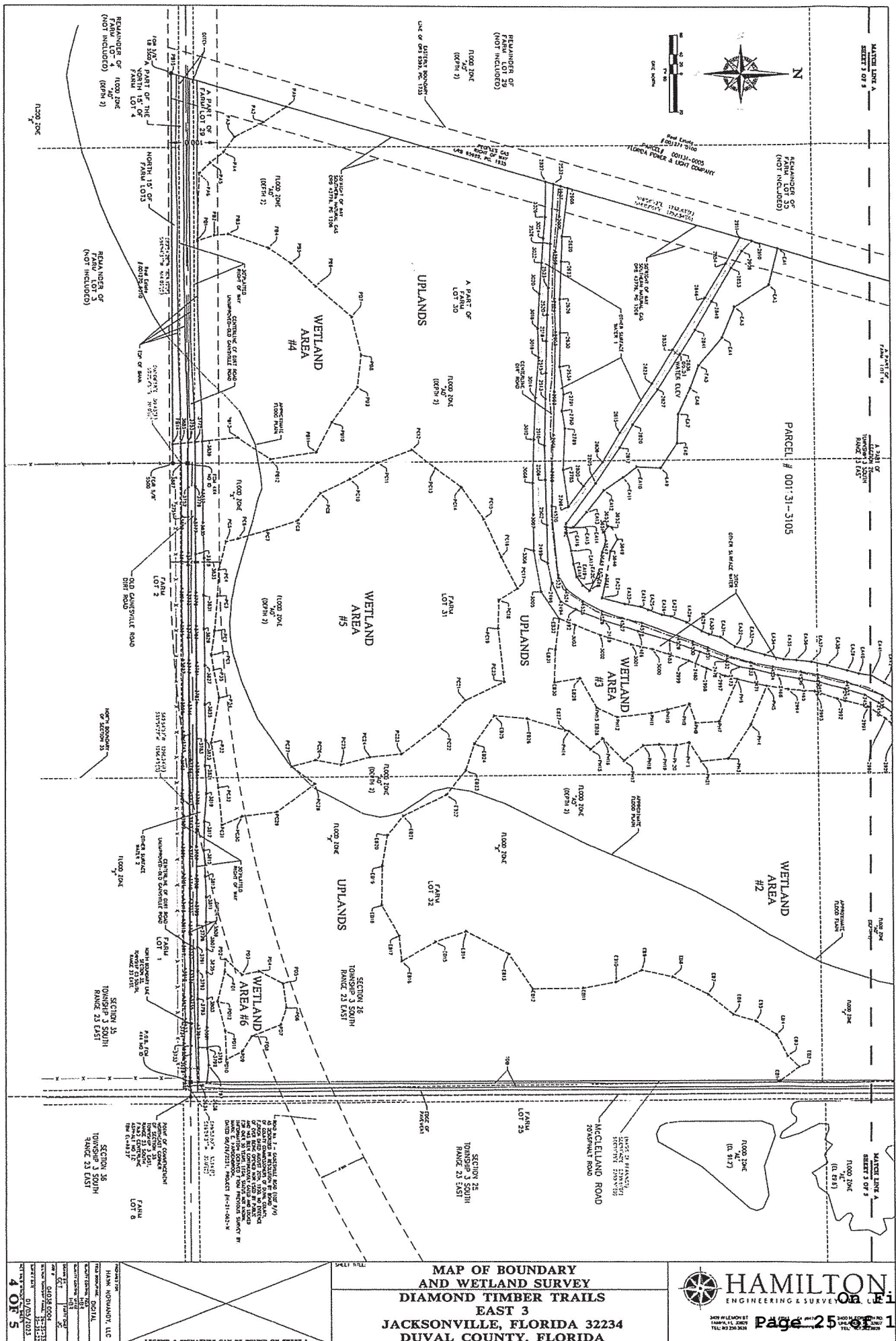
LB 67023 EA 66126

3400 N FOREYTH RD  
MILANCO FL 33667  
TEL: 813 212 1176

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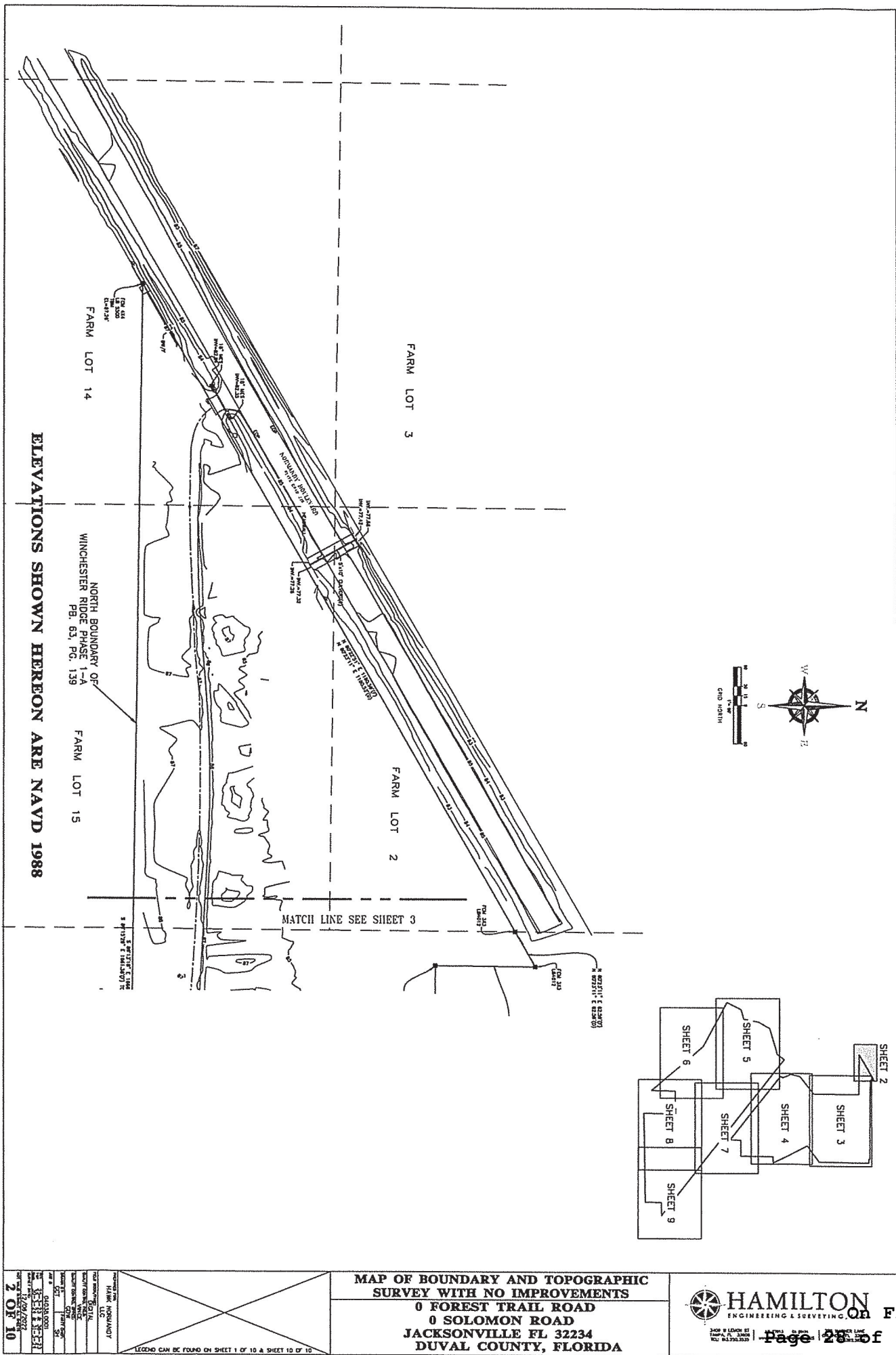


File 122

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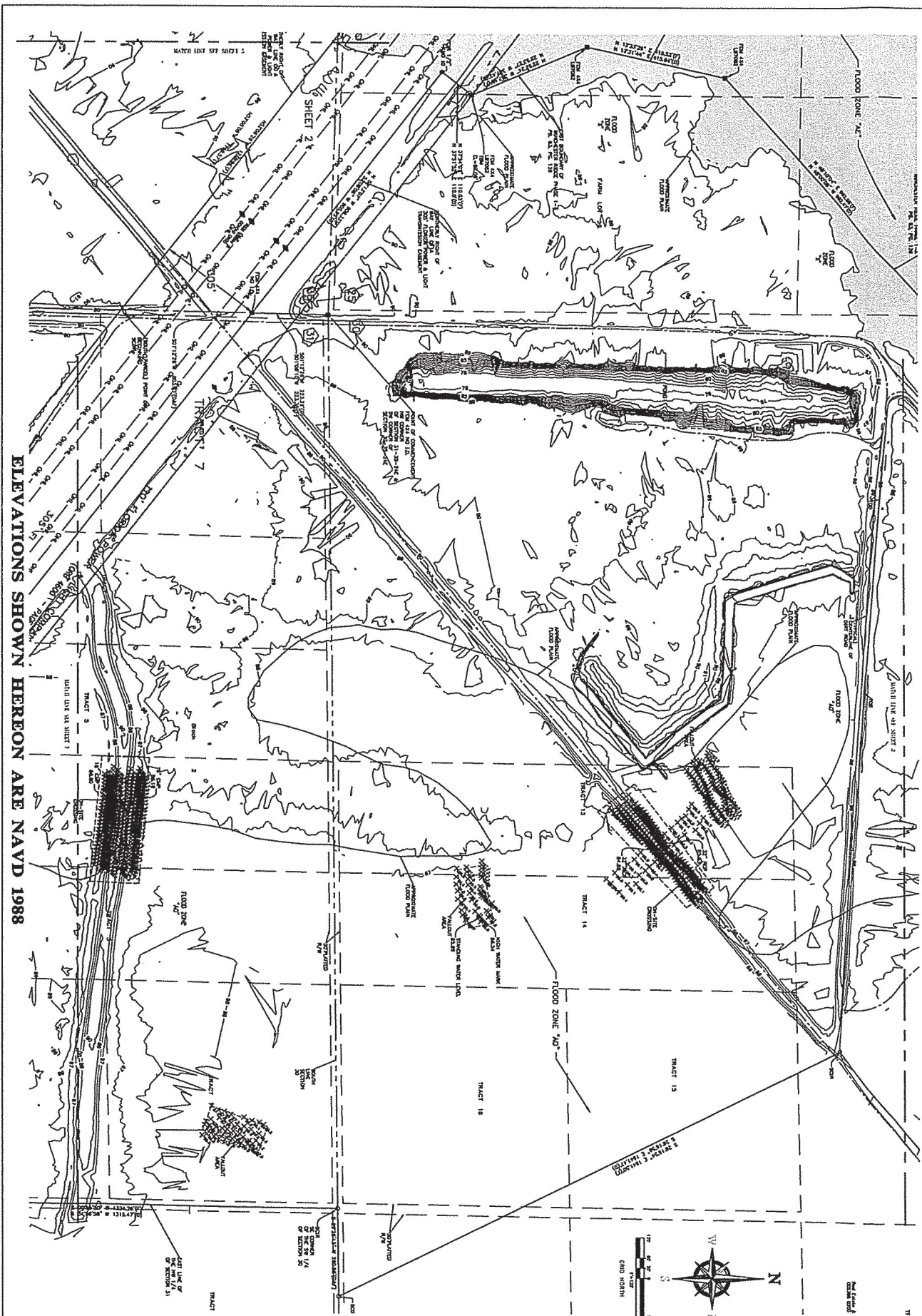









ELEVATIONS SHOWN HEREON ARE NAVD 1988



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CLIENT	12/01/2022
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SCALE	12/01/2022
UNIT	12/01/2022
PROJ	12/01/2022
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REVISION 98	12/01/2022
REVISION 99	12/01/2022
REVISION 100	12/01/2022

LEGEND CAN BE FOUND ON SHEET 1 OF 10 & SHEET 10 OF 10

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WITH NO IMPROVEMENTS  
0 FOREST TRAIL ROAD  
0 SOLOMON ROAD  
JACKSONVILLE FL 32234  
DUVAL COUNTY, FLORIDA



**HAMILTON**  
ENGINEERING & SURVEYING

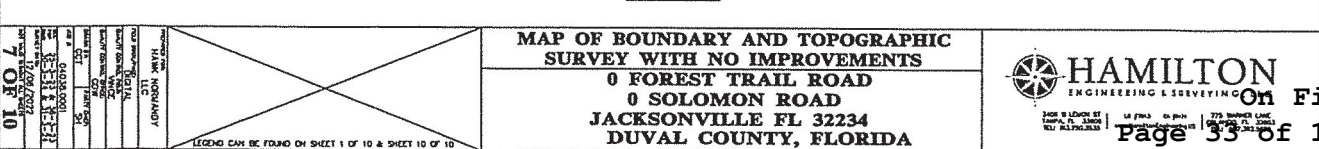
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Page 30 of 122











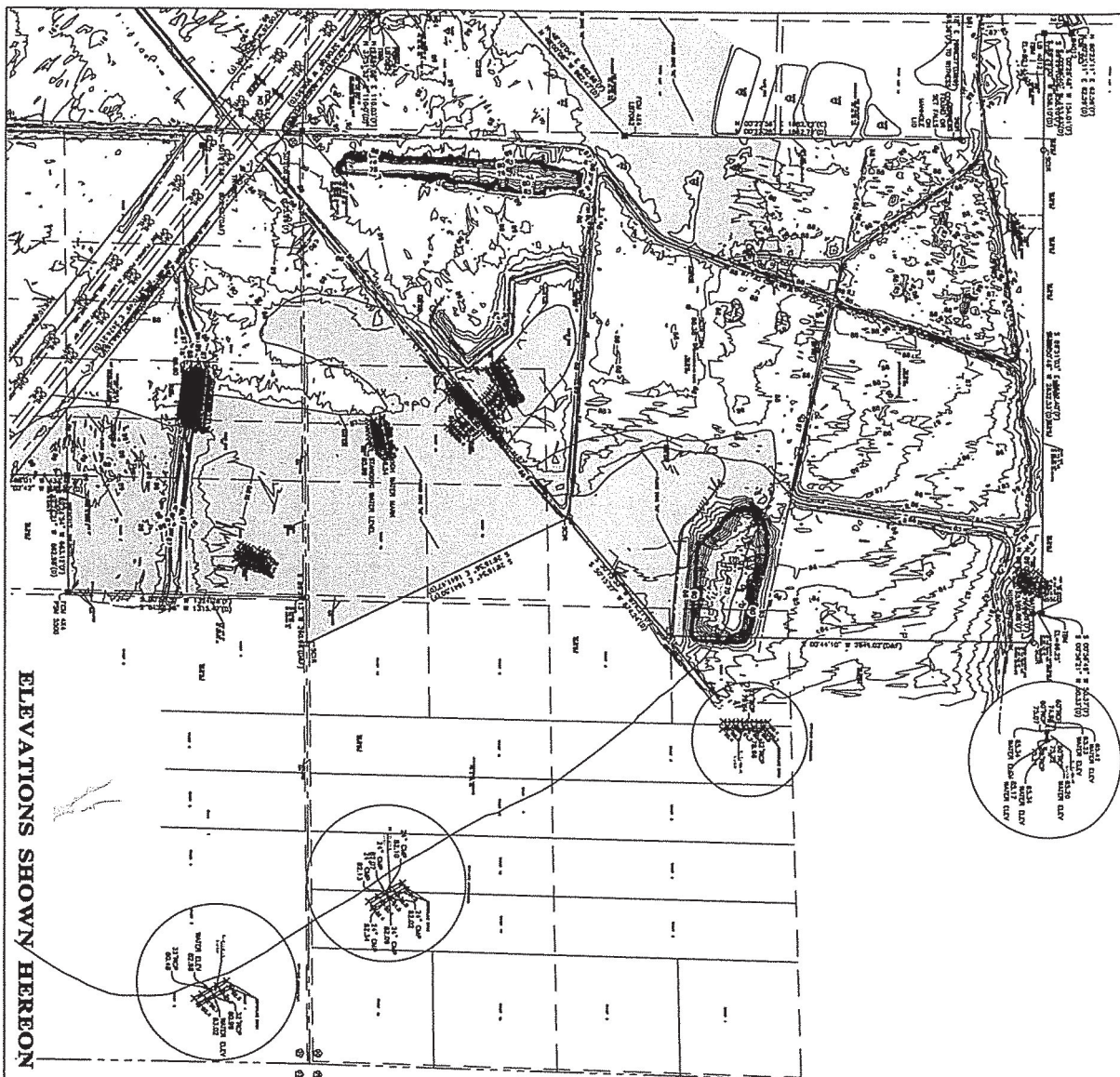






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ELEVATIONS SHOWN/ HEREON ARE NAVD 1988

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**MAP OF BOUNDARY AND TOPOGRAPHIC  
SURVEY WITH NO IMPROVEMENTS  
0 FOREST TRAIL ROAD  
0 SOLOMON ROAD  
JACKSONVILLE FL 32234  
DUVAL COUNTY, FLORIDA**



**HAMILTON**  
ENGINEERING & SURVEYING

On File

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HAWK NORLANDY  
 LLC  
 04/03/2001  
 13/06/2012  
 10 OF 10

## **Exhibit B**



RESOLUTION NO. 2023-01

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE BOUNDARIES OF THE NORMANDY COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Normandy Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

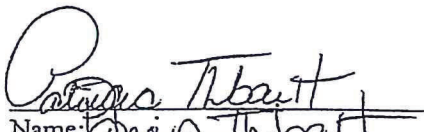
WHEREAS, the Board of Supervisors of the District (the "Board") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Normandy Community Development District (the "Petition") for the area described in Exhibit "A" attached hereto.

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves the amendment of the District boundaries, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the City Council of the City of Jacksonville, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the City Council of the City of Jacksonville, Florida.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 17TH DAY OF FEBRUARY, 2023.

Attest:

  
Name: Patricia Thibault  
Secretary/Assistant Secretary

Normandy Community  
Development District


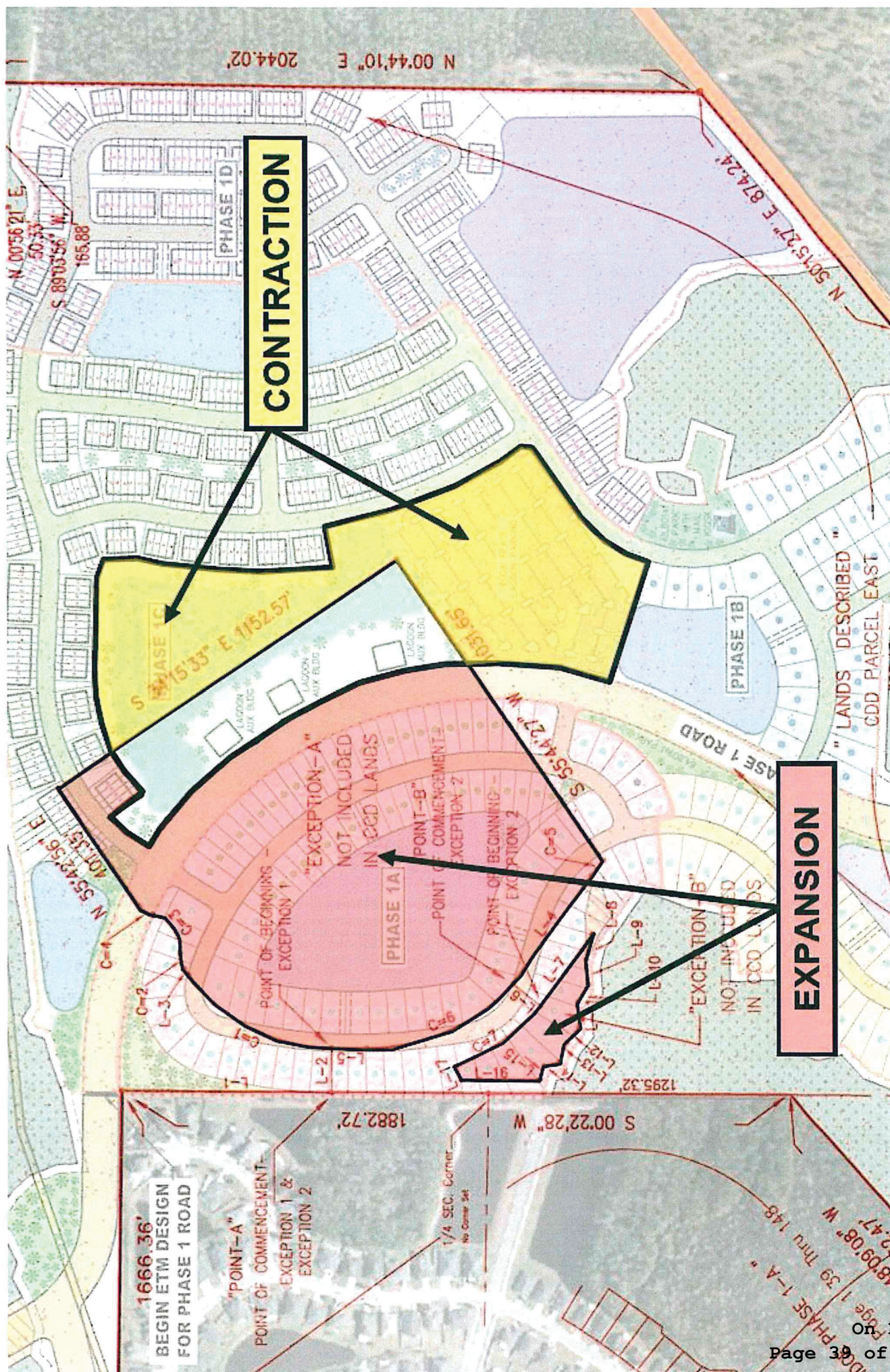
  
Michael Lawson  
Chair of the Board of Supervisors



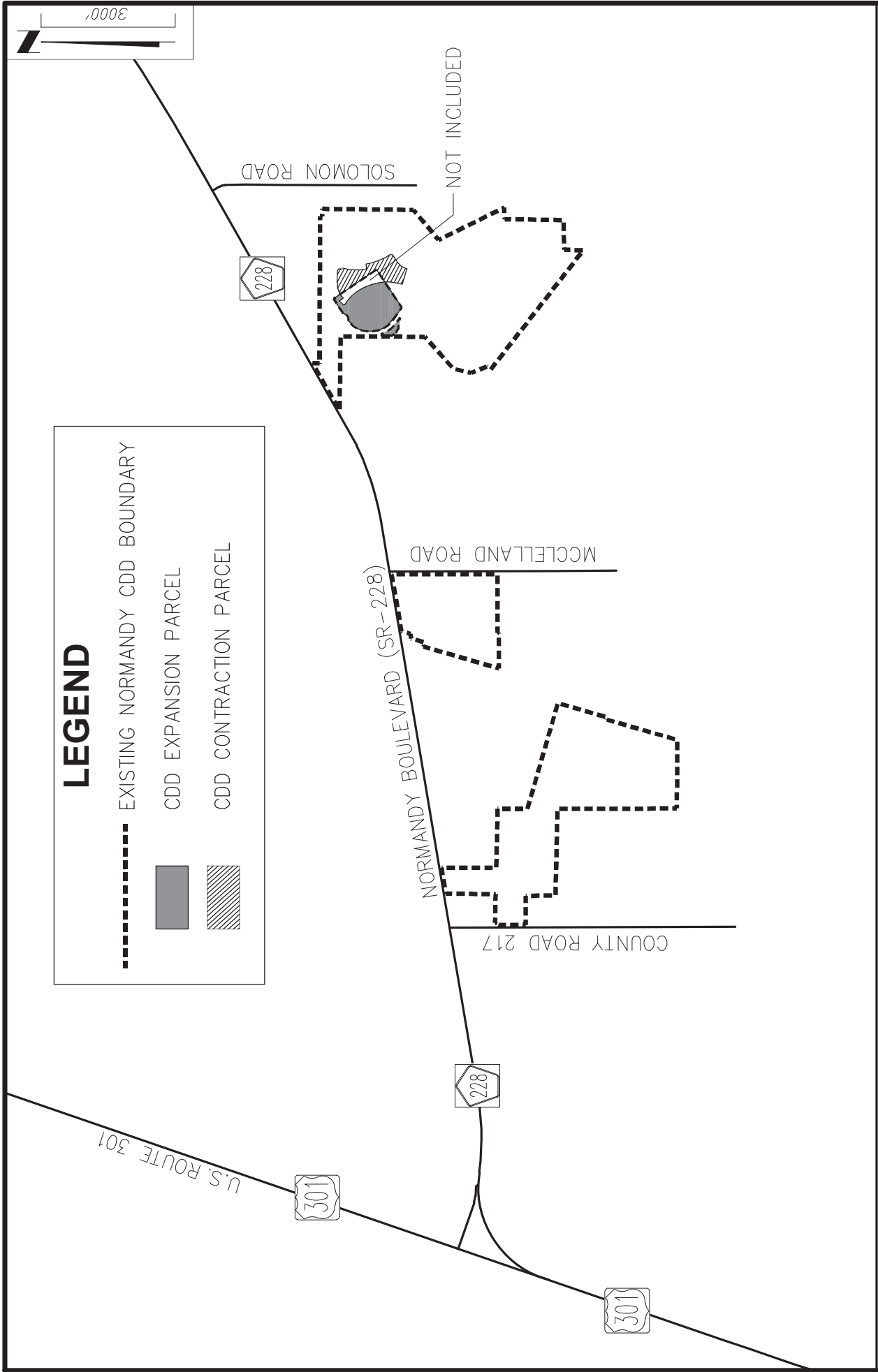
Exhibit "A"





## **Exhibit C**





<div> <div>ETM</div> <div>           VISION - EXPERIENCE - RESULTS            ENGLAND - THIMS &amp; MILLER, INC.            4775 Old St. Augustine Road, Jacksonville, FL 32258            TEL: (904) 642-8990, FAX: (904) 646-9485            REG - 2584 LC - 0000316         </div> </div> <div>On File</div>		<div> <div>MASTER VICINITY MAP</div> <div>           CDD EXHIBIT            NORMANDY CDD            JACKSONVILLE, FLORIDA         </div> </div>	
ETM NO. 21-282-04		DRAWN BY: JES	
DATE: 3/1/2023		DRAWING NO. 1 OF 1	

## **Exhibit D**

**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 161<sup>st</sup> 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 S 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

MARK E. HARDENBROOK, PSM - LS 5500

1



On File

Page 43 of 122

21 of 67





**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 (352) - 282 - 3136  
**1656 NE 161st Street - Starke, Florida 32091**

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

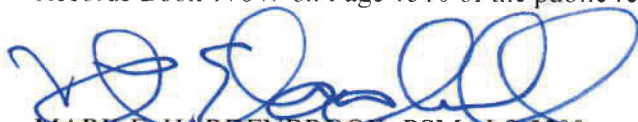
**DESCRIPTION OF LANDS: (TAX PARCEL No: 001131-3105)**

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; In Portions of Farm Lots 3 and 4 of Section 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 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 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







**MARK E. HARDENBROOK P.S.M.**

**Professional Surveyor and Mapper**

Fla. Cert. No. 5500

Member Florida Land Surveyors Council

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**1656 NE 161<sup>st</sup> Street - Starke, Florida 32091**

Job No. H-21-062\_CDD PARCEL EAST (Rev: Jan 10, 2022)

**DESCRIPTION OF LANDS: (PORTION OF TAX PARCEL No: 002398-0100)**

A Tract of land situated in A Portion of Sections 25 & 36, Township 3 South, Range 23 East as shown on Plat of "Maxville Farms"; recorded in Plat Book 3 on Page 94 and A Portion of Sections 30 and 31, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southwest Corner of Section 30 also being the Northwest Corner of said Section 31 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on 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 said public records and the Point of Beginning; thence run S 52 deg 10 min 49 sec E, along said right of way, 2474.21 feet to a point on the west line of Tract 15 - Block 2 of Section 31 as shown on said Plat; thence run N 01 deg 02 min 42 sec E, along said west line, 433.37 feet to the northwest corner of said Tract 15; thence run N 89 deg 24 min 21 sec E, along the north line of said Tract 15 and along a easterly prolongation thereof, a distance of 662.98 feet to the east line of the NW 1/4 of said Section 31; thence run N 00 deg 56 min 58 sec E, along said east line, 1315.47 feet to the southeast corner of the SW 1/4 of Section 30; thence run N 89 deg 29 min 13 sec E, along the south line of said Section 30, a distance of 260.96 feet to an Iron Rod at the northwest corner of lands described in Official Records Book 17184 on Page 121 and Official Records Book 19698, Pg. 218; thence leave said south line and run N 26 deg 16 min 56 sec W, 1641.47 feet to an Iron Rod on the approximate northerly limits of an easement for underground gas and oil transmission to Houston Texas Gas and Oil Corporation as described in Official Records Book 762 on Pg. 584 of the said public records; thence run N 50 deg 15 min 27 sec E, along said northerly line, 874.24 feet to an Iron Rod; thence leave said north line and run N 00 deg 44 min 10 sec E, 2044.02 feet to an Iron Rod on the North line of the S 1/2 of NW 1/4 of said Section 30; thence run S 89 deg 03 min 56 sec W, along said north line 165.88 feet to a concrete monument on the east line of said NW 1/4; thence run N 00 deg 56 min 21 sec E, along said east line; 50.33 to a concrete monument on the south line of the N 1/2 of NW 1/4 of Section 30, as locally recognized and accepted; thence run N 89 deg 50 min 46 sec W, along said accepted line, 2632.53 feet to a concrete monument; thence run N 89 deg 29 min 00 sec W, 658.10 feet to a concrete monument; thence run N 00 deg 29 min 40 sec E, 153.63 feet to a concrete monument on the southerly right of way line of Normandy Boulevard (also known as State Road No. 228); thence run S 60 deg 23 min 11 sec W, along said right of way, 62.59 feet to a concrete monument; thence continue S 60 deg 23 min 11 sec W, along said right of way, 1160.52 feet to a concrete monument on the north line of the South 300 feet of Farms Lots 14, 15 and 16 of said Section 25 and the northwesterly corner of "Winchester Ridge Phase 1-A"; as shown on plat thereof recorded in Plat Book 63 on Pages 139 thru 148 of the public records of said county; thence run S 89 deg 15 min 28 sec E, along said south line and north line as shown on said plat, 1666.36 feet to a concrete monument on the west line of said Section 30 and the northeasterly corner of said plat; thence run S 00 deg 22 min 28 sec W, along the east line of said Plat a distance of 587.40 feet to a Point hereinafter referred to as POINT "A" feet; thence continue S 00 deg 22 min 28 sec W, along said east line a distance of 1295.32 feet: thence leave the west line of said Section 30 and run along the east line of said Plat with the following courses and distances: S 48 deg 09 min 08 sec W, 962.47 feet; S 12 deg 31 min 44 sec W, 415.64 feet; S 22 deg 53 min 27 sec E, 367.42 feet; N 37 deg 51 min 52 sec W, 110.0 feet to the northerly line of said 305' Florida Power & Light Right of Way for Power Transmission; thence run S 52 deg 08 min 08 sec E, along said northerly line, 905.95 feet to the Point of Beginning

**TOGETHER WITH:**

All Portions of 15' Roadways as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 and All Portions of 15' Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 of the Public Records of said County Lying Within the above described lands.

(Con't. on Page 2)



Con't from Page 1)

LESS AND EXCEPT:

EXCEPTION "A"

Commence at the above described "POINT A" and run S 89 deg 37 min 32 sec E, 125.0 feet to the Point of Beginning; thence run northeasterly with a curve concave southeasterly having an arc length of 467.16 feet, a radius of 500.0 feet and a chord bearing and distance of N 27 deg 08 min 26 sec E, 450.35 feet; thence run N 55 deg 15 min 40 sec E, 21.27 feet; thence run easterly with a curve concave southerly having an arc length of 48.01 feet, a radius of 60.0 feet and a chord bearing and distance of N 75 deg 40 min 18 sec E, 46.74 feet to a point of reverse curve; thence run northeasterly with a curve concave northwesterly having an arc length of 148.26 feet, a radius of 96.35 feet and a chord bearing and distance of N 54 deg 30 min 47 sec E, 134.06 feet to a point of reverse curve; thence run northeasterly with a curve concave southeasterly having an arc length of 47.42 feet, a radius of 60.0 feet and a chord bearing and distance of N 33 deg 04 min 22 sec E, 46.20 feet; thence run N 55 deg 42 min 56 sec E, 401.35 feet; thence run S 34 deg 15 min 33 sec E, 1152.57 feet; thence run S 55 deg 44 min 27 sec W, 1031.65 feet, thence run northwesterly with a curve concave southwesterly having an arc length of 53.20 feet, a radius of 650.0 feet and a chord bearing and distance of N 52 deg 18 min 18 sec W, 53.18 feet; thence run N 54 deg 04 min 15 W, 380.17 feet to a point hereinafter referred to as "POINT B"; thence run northerly with a curve concave easterly having an arc length of 463.16 feet, a radius of 550.0 feet and a chord bearing and distance of N 23 deg 45 min 01 sec W, 449.60 feet; thence run N 00 deg 22 min 28 sec E, 99.17 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

EXCEPTION "B"

Commence at the above described "POINT B" and run S 38 deg 53 min 51 sec W, 100.13 feet to the Point of Beginning; thence run S 54 deg 04 min 15 sec E, 251.13 feet; thence run in a general westerly and northwesterly direction with the following Eight (8) courses and distances: N 75 deg 58 min 42 sec W, 73.19 feet; S 85 deg 24 min 39 sec W, 72.19 feet; N 57 deg 55 min 22 sec W, 56.80 feet; S 87 deg 01 min 02 sec W, 72.59 feet; N 50 deg 34 min 42 sec W, 53.68 feet; N 68 deg 13 min 46 sec W, 61.65 feet; N 12 deg 21 min 16 sec W, 43.46 feet; N 74 deg 09'11" W, 40.17 feet; thence run N 00 deg 00 min 00 sec E, 224.20 feet; thence run N 67 deg 49 min 36 sec E, 39.70 feet; thence run southeasterly with a curve concave northeasterly having an arc length of 297.21 feet, a radius of 650.0 feet and a chord bearing and distance of S 35 deg 16 min 22 sec E, 294.63 feet to the Point of Beginning.

MARK E. HARDENBROOK, PSM - LS 5500



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIST
C=1	467.16	500.00	N27°08'26"E	450.35
C=2	48.01	600.00	N75°40'18"E	46.74
C=3	148.26	96.35	N75°30'47"E	134.06
C=4	47.42	60.00	N33°04'22"E	46.20
C=5	53.20	650.00	N92°18'18"W	53.18
C=6	463.16	550.00	N23°45'01"W	449.60
C=7	297.21	650.00	S35°16'22"E	294.63

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIST
C=1	467.16	500.00	N27°08'26"E	450.35
C=2	48.01	600.00	N75°40'18"E	46.74
C=3	148.26	96.35	N75°30'47"E	134.06
C=4	47.42	60.00	N33°04'22"E	46.20
C=5	53.20	650.00	N92°18'18"W	53.18
C=6	463.16	550.00	N23°45'01"W	449.60
C=7	297.21	650.00	S35°16'22"E	294.63

CURVE	LENGTH	RADIUS	CHORD	DIS.
C=1	467.16	500.00	N27°08'26"E	450.33

23 EAST

22°53'27" E

367.42'

S 37°51'52" W

110.00'

S 12°31'44" W

415.64'

PLOT BOOK 63 - Page 39 thru 48

WINCHESTER RIDGE PHASE 1-A

S 45°03'08" W

962.47'

23 EAST

C-1	148.26	96.35	N43°20'17"E	134.06
C-2	47.42	60.00	N33°04'22"E	46.20
C-3	125.70	65.00	N52°16'17"W	125.70
C-4	463.19	550.00	N52°16'17"W	449.60
C-5	297.21	650.00	S35°16'27"E	294.63

POINT OF BEGINNING—  
LANDS DESCRIBED—  
CDD PARCEL EAST

Scale : 1 inch = 200 Feet

GRAPHIC SCALE IN FEET

**SURVEYOR'S NOTES:**  
This Sketch NOT valid unless the Signature and Original Sealed Seal of a Florida Licensed Surveyor and Mapper is affixed hereto.  
No part of this Survey shall be used for any purpose other than that for which it was made, and no part of this Survey shall be used for any purpose other than that for which it was made, and no part of this Survey shall be used for any purpose other than that for which it was made.  
Any Wellhead and/or Environmentally Sensitive Lands have NOT been located unless noted and stated otherwise.  
Bookings refer to Florida East Zone of the State Plane Coordinate System

**SURVEYOR'S NOTES:**

This Station NOT valid unless the Signature and Original Related Seal of a Florida Licensed Surveyor and Mapper is affixed heron.

The survey was conducted by \_\_\_\_\_

\_\_\_\_\_

Unless shown otherwise no statements of Record reflecting Easements, Right-of-Way and/or Encroachments were furnished to this Survey.

Any Wetlands and/or Environmentally Sensitive Lands have NOT been located unless noted and stated otherwise.

Bearings refer to Florida East Zone of the State Plane Coordinate System



## **Exhibit E**

# SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

## LEGAL DESCRIPTION—CDD EXPANSION RCEL:

A TRACT OF LAND BEING IN SECTION 30, TOWNSHIP 03 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

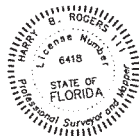
COMMENCE AT THE NORTHEAST CORNER OF WINCHESTER RIDGE PHASE 1-A, PLAT BOOK 63, PAGE 139, DUVAL COUNTY, FLORIDA, THENCE SOUTH 00°22'58" WEST ALONG THE EAST LINE OF SAID WINCHESTER RIDGE PHASE 1-A, A DISTANCE OF 686.56 FEET TO A POINT TO BE KNOWN AS REFERENCE POINT "A"; THENCE SOUTH 89°36'56" EAST, A DISTANCE OF 125.00 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 00°22'58" EAST, A DISTANCE OF 99.17 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET AND A CHORD WHICH BEARS NORTH 27°08'56" EAST, A DISTANCE 450.35 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 467.16 FEET; THENCE NORTH 55°16'10" EAST, A DISTANCE OF 21.27 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS NORTH 75°40'48" EAST AND A DISTANCE OF 46.74 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 48.01 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 96.35 FEET AND A CHORD WHICH BEARS NORTH 54°31'17" EAST, AND A DISTANCE OF 134.06 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 148.26 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS NORTH 33°04'52" EAST, AND A DISTANCE OF 46.20 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 47.42 FEET; THENCE NORTH 55°43'27" EAST, A DISTANCE OF 401.35 FEET; THENCE SOUTH 34°15'02" EAST, A DISTANCE OF 178.08 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 465.00 FEET AND A CHORD WHICH BEARS SOUTH 53°14'26" WEST AND A DISTANCE OF 123.33 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 123.69 FEET; THENCE NORTH 38°12'26" WEST, A DISTANCE OF 110.52 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 575.00 FEET AND A CHORD WHICH BEARS SOUTH 41°03'40" WEST AND A DISTANCE OF 115.08 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 115.27 FEET; TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS SOUTH 10°18'03" EAST A DISTANCE OF 35.74 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.81 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 150.00 FEET AND A CHORD WHICH BEARS SOUTH 29°34'06" EAST, AND A DISTANCE OF 1,020.92 FEET; THENCE ALONG THE ARC OF

CONTINUED ON SHEET 2

### Legend:

CDD	COMMUNITY DEVELOPMENT DISTRICT
LB	LICENSED BUSINESS
LLC	LIMITED LIABILITY COMPANY
No.	NUMBER
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY

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



### 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 S 00°22'58" W.

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

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS

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



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST  
TAMPA, FL 33605  
TEL: 813.250.3635

LB #6405 CA #6474  
www.HamiltonEngineering.com

775 WARNER LANE  
ORLANDO, FL 32803  
TEL: 407.362.5829

**NORMANDY EAST 1**  
**CDD EXPANSION AREA PARCEL**

EC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
30-03S-24E	04168.0001	AS SHOWN	03/07/2023 On File	19

## SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

CONTINUED ON SHEET 2

SAID CURVE TO THE RIGHT, A DISTANCE OF 1,057.82 FEET; THENCE SOUTH 55°44'58" WEST, A DISTANCE OF 691.65 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 650.00 FEET AND A CHORD WHICH BEARS NORTH 52°17'48" WEST AND A DISTANCE OF 53.18 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 53.20 FEET; THENCE NORTH 54°03'45" WEST, A DISTANCE OF 380.17 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 550.00 FEET AND A CHORD WHICH BEARS NORTH 23°44'31" WEST AND A DISTANCE OF 449.60 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 463.16 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1,027,150.33 SQUARE FEET OR 23.58 ACRES, MORE OR LESS.

TOGETHER WITH

COMMENCE AT REFERENCE POINT "A"; THENCE SOUTH 00°22'58" WEST ALONG THE EAST LINE OF SAID WINCHESTER RIDGE PHASE 1-A, PLAT BOOK 63, PAGE 139, DUVAL COUNTY, FLORIDA, A DISTANCE OF 264.46 FEET; THENCE SOUTH 89°36'36" EAST, A DISTANCE OF 38.03 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 67°50'06" EAST, A DISTANCE OF 39.70 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 650.00 FEET AND A CHORD WHICH BEARS SOUTH 35°15'52" EAST AND A DISTANCE OF 294.63 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 297.21 FEET; THENCE SOUTH 54°03'45" EAST, A DISTANCE OF 251.13 FEET; THENCE NORTH 75°58'12" WEST, A DISTANCE OF 73.19 FEET; THENCE SOUTH 85°25'09" WEST, A DISTANCE OF 72.19 FEET; THENCE NORTH 57°54'52" WEST, A DISTANCE OF 56.80 FEET; THENCE SOUTH 87°01'32" WEST, A DISTANCE OF 72.59 FEET; THENCE NORTH 50°34'12" WEST, A DISTANCE OF 53.68 FEET; THENCE NORTH 68°13'16" WEST, A DISTANCE OF 61.65 FEET; THENCE NORTH 12°20'46" WEST, A DISTANCE OF 43.46 FEET; THENCE NORTH 74°08'41" WEST, A DISTANCE OF 40.17 FEET; THENCE NORTH 00°00'30" EAST, A DISTANCE OF 224.20 FEET; TO THE POINT OF BEGINNING.

CONTAINING 51,538.42 SQUARE FEET OR 1.18 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W LEMON TALLAHASSEE, FL 32309  
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www.hamilton-engineering.com

**NORMANDY EAST 1**  
**CDD EXPANSION AREA ARCEL**

SEC TWP RGE  
30-03S-24E

JOB NUMBER  
04168.0001

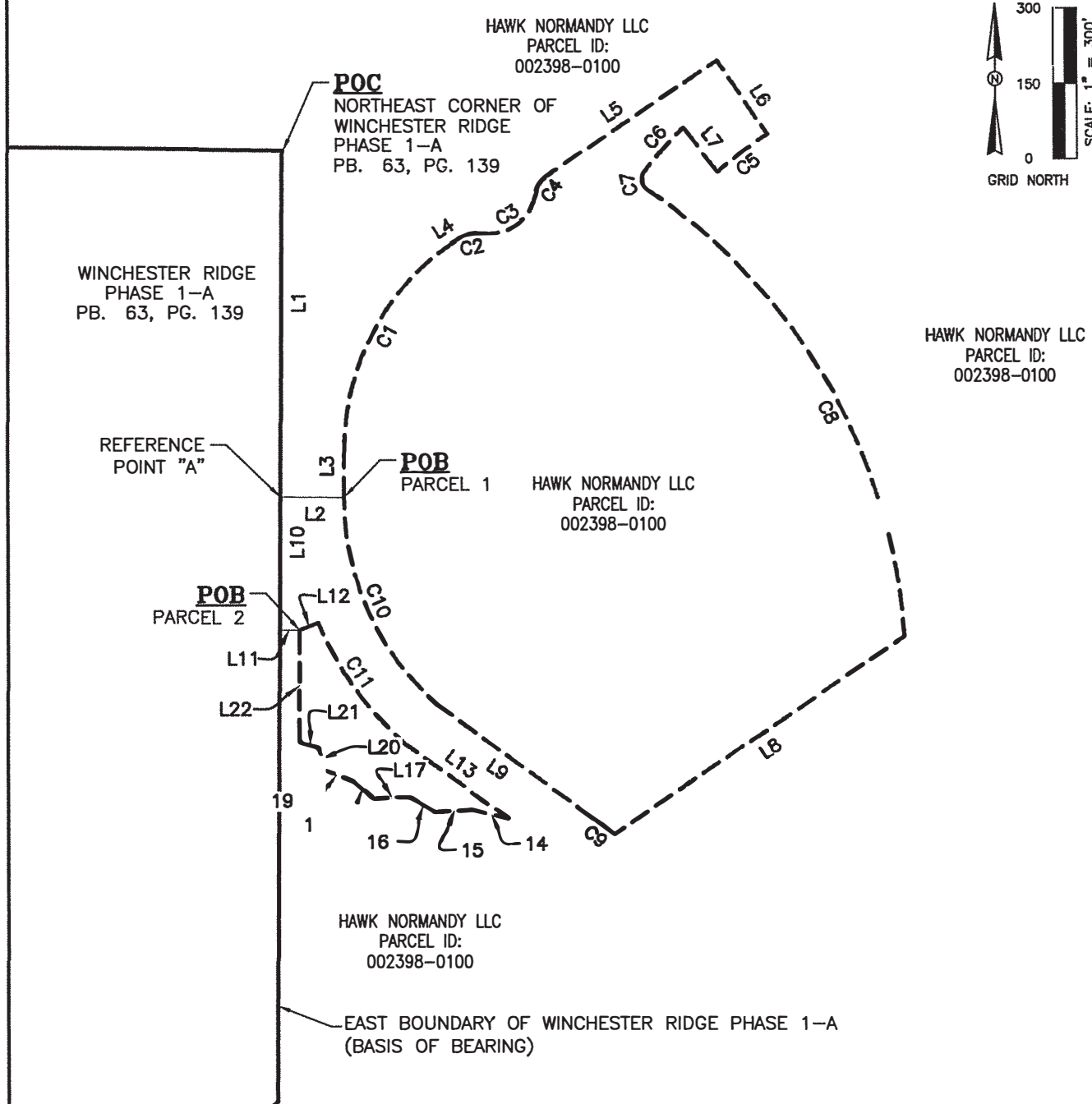
SCALE  
AS SHOWN

DATE  
03/07/2023 On File

SHEET  
19



# SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY



INFORMATION T COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
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ORLANDO, FL 32803  
TEL: 407.362.5929

**NORMANDY EAST 1  
CDD EXPANSION AREA ARCEL**

EC TWP R GE 0-03S-24E	JOB NUMBER 04168.0001	CALE AS SHOWN	DATE 03/07/2023	On File	SHEET 19
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# SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	500.00'	N 27°08'56" E	450.35'	467.16'	53°31'56"
C2	60.00'	N 75°40'48" E	46.74'	48.01'	45°50'58"
C3	96.35'	N 54°31'17" E	134.06'	148.26'	88°09'59"
C4	60.00'	N 33°04'52" E	46.20'	47.42'	45°17'09"
C5	465.00'	S 53°14'26" W	123.33'	123.69'	15°14'27"
C6	575.00'	S 41°03'40" W	115.08'	115.27'	11°29'11"
C7	25.00'	S 10°18'03" E	35.74'	39.81'	91°14'16"
C8	1150.00'	S 29°34'06" E	1020.92'	1057.82'	52°42'11"
C9	650.00'	N 52°17'48" W	53.18'	53.20'	4°41'22"
C10	550.00'	N 23°44'31" W	449.60'	463.16'	48°14'58"
C11	650.00'	S 35°15'52" E	294.63'	297.21'	26°11'55"

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 00°22'58" W	686.56'
L2	S 89°36'56" E	125.00'
L3	N 00°22'58" E	99.17'
L4	N 55°16'10" E	21.27'
L5	N 55°43'27" E	401.35'
L6	S 34°15'02" E	178.08'
L7	N 38°12'26" W	110.52'
L8	S 55°44'58" W	691.65'
L9	N 54°03'45" W	380.17'
L10	S 00°22'58" W	264.46'
L11	S 89°36'36" E	38.03'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L12	N 67°50'06" E	39.70'
L13	S 54°03'45" E	251.13'
L14	N 75°58'12" W	73.19'
L15	S 85°25'09" W	72.19'
L16	N 57°54'52" W	56.80'
L17	S 87°01'32" W	72.59'
L18	N 50°34'12" W	53.68'
L19	N 68°13'16" W	61.65'
L20	N 12°20'46" W	43.46'
L21	N 74°08'41" W	40.17'
L22	N 00°00'30" E	224.20'

INFORMATION T COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, L.C.

3400 W ST TAMPA, FL 33609 TEL: 813.250.3385 LB #6405 CA #0474 775 WARNER ORLANDO, FL 32803 TEL: 407.382.5829 www.HamiltonEngineering.com

**NORMANDY EAST 1**  
CDD EXPANSION AREA ARCEL

SEC TWP RGE  
30-03S-24E

B NUMBER  
04168.0001

SCALE  
A HOWN

DATE  
03/07/2023 On F 19

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## **Exhibit F**



# SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

## LEGAL DESCRIPTION–CDD CONTRACTION AREA PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF WINCHESTER RIDGE PHASE 1–A, AS RECORDED IN PLAT BOOK 63, PAGE. 139, OF THE PUBLIC RECORD OF DUVAL COUNTY, FLORIDA; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 955.59 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 31.54 FEET; TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 465.00 FEET, AND A CHORD WHICH BEARS, NORTH 76°45'46" EAST, A DISTANCE OF 254.81 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 258.11 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 06°50'54" EAST AND A DISTANCE OF 401.96 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 404.04 FEET; THENCE NORTH 55°44'58" EAST, A DISTANCE OF 340.00 FEET; THENCE NORTH 34°15'02" WEST, A DISTANCE OF 974.49 FEET; TO THE POINT OF BEGINNING.

CONTAINING 559,123.58 SQUARE FEET OR 12.84 ACRES, MORE OR LESS.

### Legend:

CDD COMMUNITY DEVELOPMENT DISTRICT  
LB LICENSED BUSINESS  
LLC LIMITED LIABILITY COMPANY  
No. NUMBER  
ORB OFFICIAL RECORD BOOK  
PB PLAT BOOK  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
PG PAGE  
PSM PROFESSIONAL SURVEYOR AND MAPPER  
R/W RIGHT OF WAY

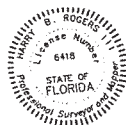
### BASIS OF BEARINGS

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 S 00°22'28" W.

INFORMATION NOT COMPLETE  
WITHOUT ALL S EETS

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

Harry B Rogers III  
'00'04- 09:22:58 2023.03.17



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



3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535  
LB #8405 CA #8474  
775 WARNER LANE ORLANDO, FL 32803 TEL: 407.382.5929  
www.HamiltonEngineering.US

NORMANDY EAST 1  
DD CONTRACTION AREA PARCEL

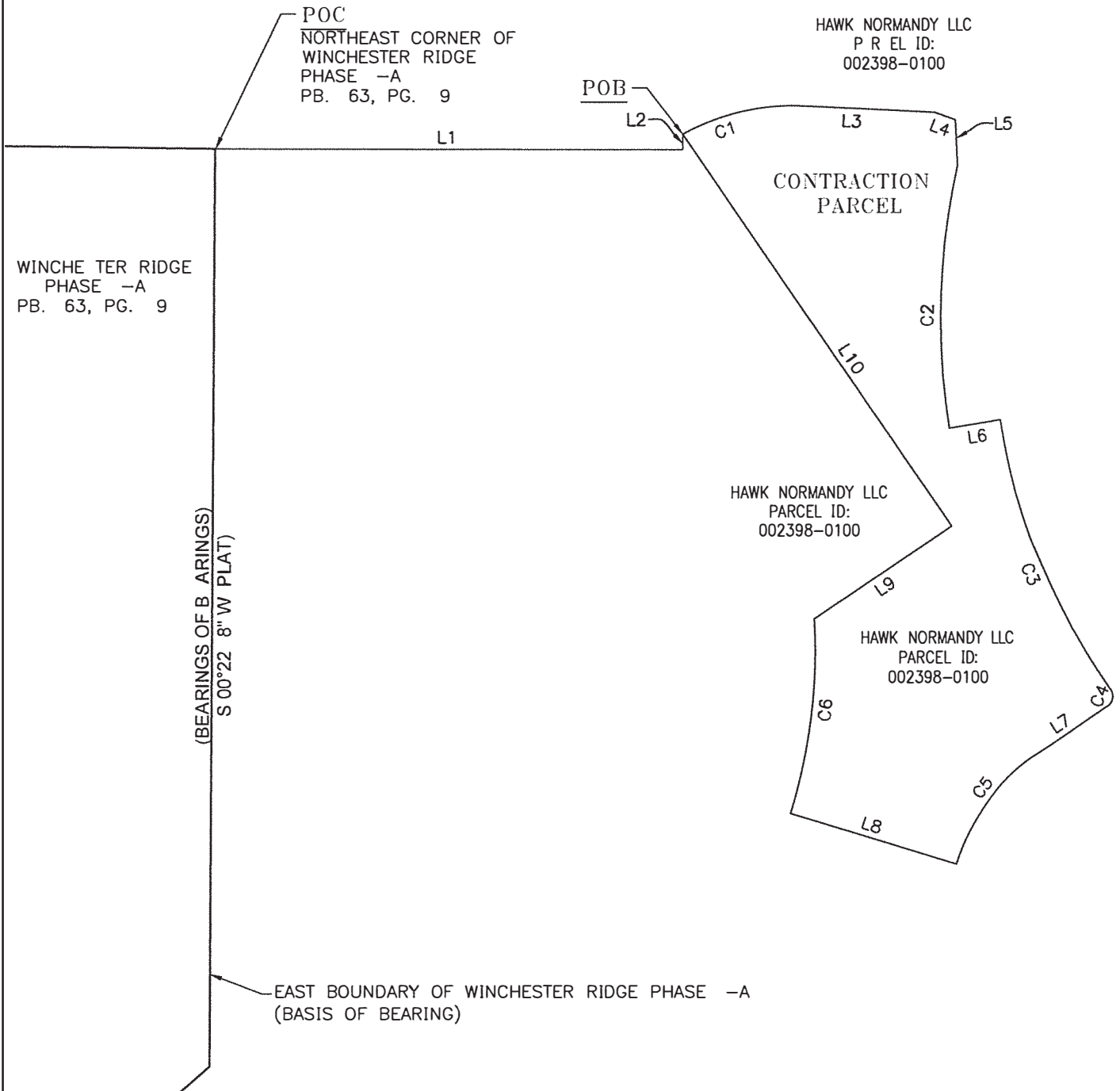
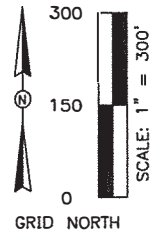
EC TWP RGE  
0–03S–24E

JOB NUMBER  
04168.0001

CALE  
AS SHOWN

DATE  
03/16/2023  
HEET  
11 of 12

# SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY



INFORMATION T COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

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NORMANDY EAST 1  
CDD CONTRACTION AREA PARCEL

EC TWP RGE 0-03S-24E	JOB NUMBER 04168.0001	SCALE AS SHOWN	DATE 03/16/2023	SHEET 57 of 122
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# SKETCH & DESCRIPTION – OF A BOUNDARY SURVEY

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N 90°00'00" E	955.59'
L2	N 00°00'00" E	31.54'
L3	S 87°20'07" E	266.30'
L4	S 69°45'56" E	45.92'
L5	S 02°34'40" E	93.69'
L6	N 80°56'00" E	110.00'
L7	S 55°42'57" W	180.99'
L8	N 73°05'12" W	353.72'
L9	N 55°44'58" E	340.00'
L10	N 34°15'02" W	974.49'

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	465.00'	N 76°45'46" E	254.81'	258.11'	31°48'13"
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 06°50'54" E	401.96'	404.04'	20°07'48"

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
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ORLANDO, FL 32803  
TEL: 407.362.5929

NORMANDY EAST 1  
CDD CONTRACTION AREA PARCEL

SEC TWP RGE  
30-03S-24E

JOB NUMBER  
04168.0001

SCALE  
AS SHOWN

DATE  
03/16/2023

SHEET  
112



## **Composite Exhibit G**

# 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 POINT OF BEGINNING; THENCE NORTH 52°13'07" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 906.33 FEET TO 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

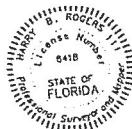
## Legend:

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

## INFORMATION NOT COMPLETE WITHOUT ALL SHEETS

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



**HAMILTON**  
ENGINEERING & SURVEYING LLC

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775 WARNER LANE ORLANDO, FL 32603 TEL: 407.362.5929

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

SHEET

115

# 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 POINT OF BEGINNING; 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



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

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NORMANDY EAST 1  
CDD PARCEL

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

JOB NUMBER  
04168.0001

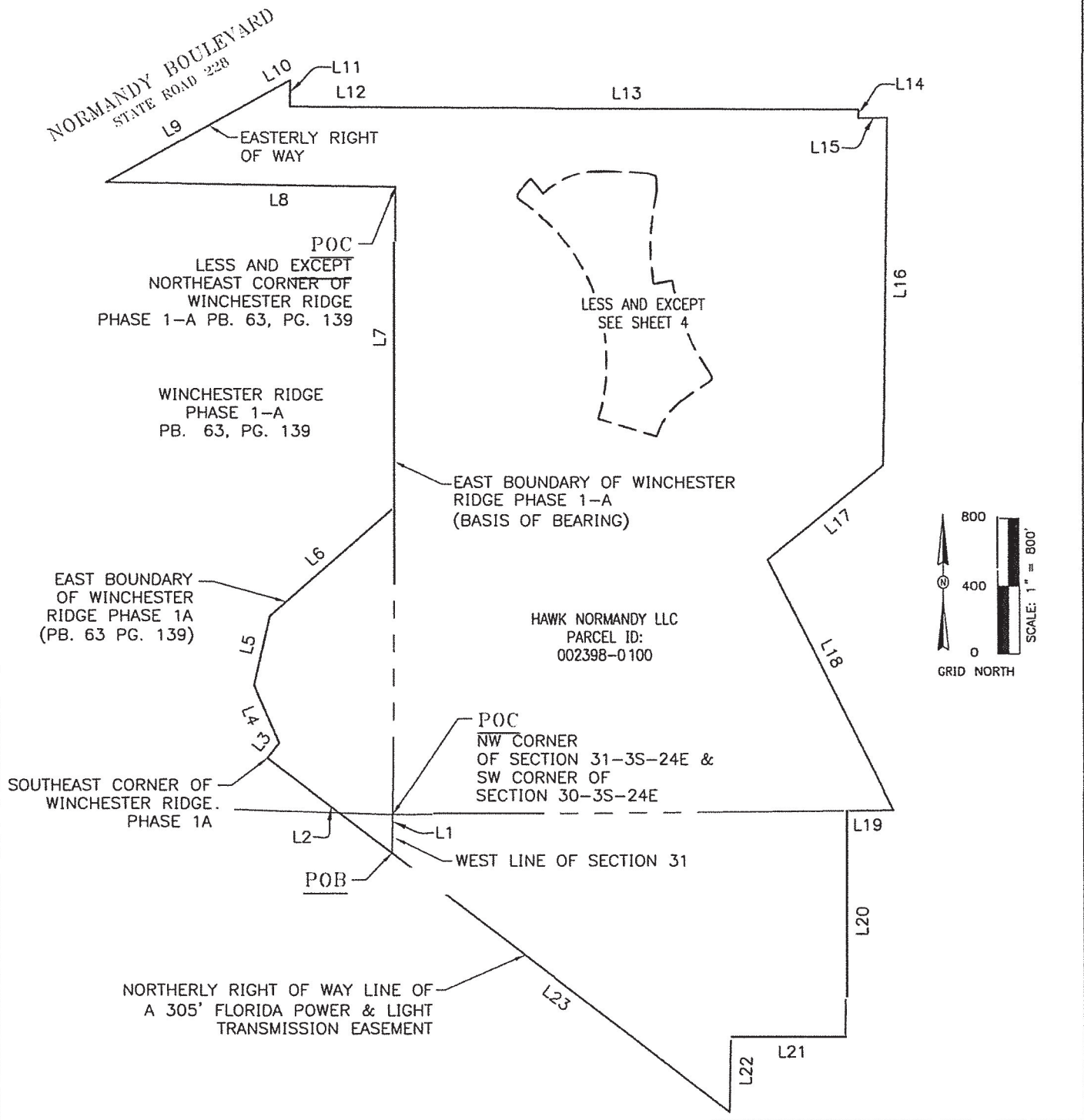
SCALE  
AS SHOWN

DATE  
03/08/2023

SHEET  
415



# SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY



INFORMATION NOT COMPLETE  
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ENGINEERING & SURVEYING, LLC

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 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

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

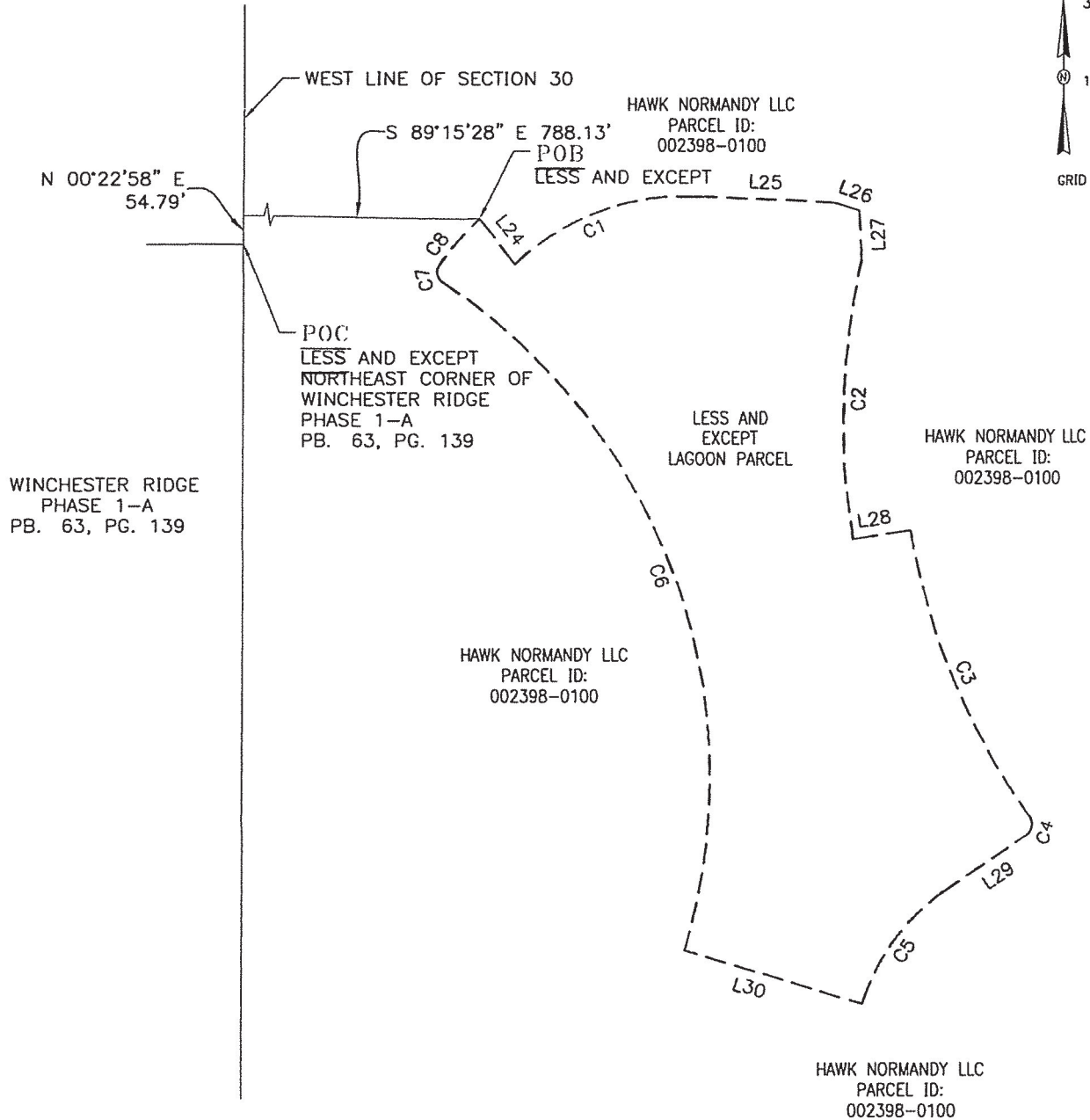
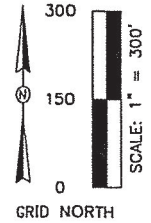
JOB NUMBER  
04168.0001

SCALE  
AS SHOWN

DATE  
03/08/2023

SHEET  
345

# SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY



INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3533  
 LB #6405 CA #6474 www.HamiltonEngineering.US  
 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.352.5929

**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

SHEET  
415

# 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"
C8	575.00'	N 41°03'40" E	115.08'	115.27'	11°29'11"

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST  
TAMPA, FL 33609  
TEL: 813.250.3535

LB #8425 CA #8474  
www.HamiltonEngineeringUS

775 WARNER LANE  
ORLANDO, FL 32803  
TEL: 407.362.3929

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

NORMANDY EAST 1  
CDD PARCEL

JOB NUMBER  
04168.0001

SCALE  
AS SHOWN

DATE  
03/08/2023

SHEET  
54/55



**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 161<sup>st</sup> Street - Starke, Florida 32091

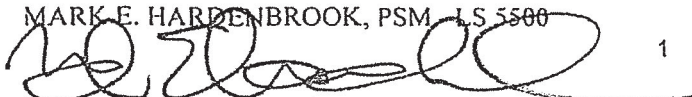
December 13, 2021

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 S 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

MARK E. HARDENBROOK, PSM, LS 5500



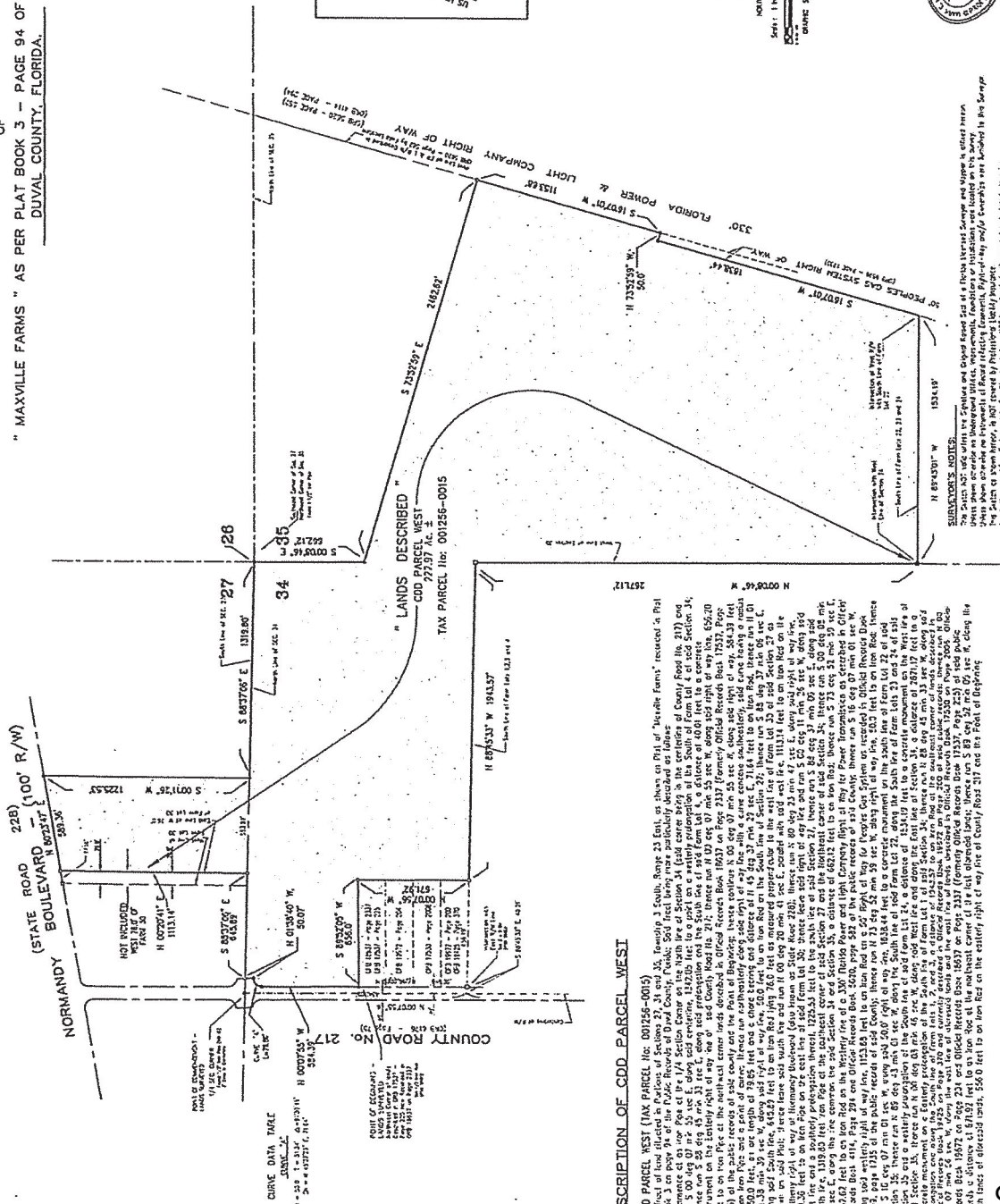
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Page 65 of 122

OF CDD PARCEL WEST  
LANDS IN SECTION'S 27, 34 & 35, TOWNSHIP 3 SOUTH, RANGE 23 EAST;  
OF  
"MILLVILLE FARMS " AS PER PLAT BOOK 3 - PAGE 94 OF THE PUBLIC RECORDS OF  
DUVAL COUNTY, FLORIDA.



## DESCRIPTION OF CDD PARCEL WEST

[illegible][illegible]

**MARK E. HARDENBROOK**  
PROFESSIONAL SURVEYOR AND MAPPER  
Piedmont, California, U.S. 5500  
1650 NE 16th Street  
Stuart, Florida 32901  
E-mail: mharden@earthlink.net  
PHONE: (352) 373-6523 & (904) 966-5500



**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 (352) - 282 - 3136  
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; In Portions of Farm Lots 3 and 4 of Section 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 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 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





DUVAL COUNTY, FLORIDA.


On File  
Page 68 of 122

[illegible]

7000 116 7 - Consville Food<sup>®</sup> Shown As per Resurrection Dates. August 20, 1939, Legend Sicilia Nec. Kroat

[illegible]

Scale - 1 inch = 200 Feet



GRAPHIC SCALE IN FEET

SURVIVOR'S CERTIFICATION  
 BY MARK F. JARDETHUNSON  
 MARK F. JARDETHUNSON  
 Professional Surveyor at Large  
 License Certificate No. 351  
 EXPIRATION 12/31/2011  
 MARK E. JARDETHUNSON  
 PROFESSIONAL  
 FINGER CO.  
 1625 N  
 2700W

ADD NO. H-21-002-CDD\_#51-3 PHONE: (352)-475-8523 & (904)-954-5777

DESCRIPTION OF CDD PARCEL EAST-3

Q. TRD PARCEL WEST-3; (TAX PARCEL No. 001131-3105)  
A. Good land situated in Portions of Form Lots 3, Township 3 South, Range 23 East; in Portions of Form Lots 3 and 4 of Section 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" resurveyed Plat Book 3 on page 84 of the Public Records of Duval County, Florida Said Portions lying South of Highway Boulevard (State Road 228) and East of Lands Described in Official Records Book 9399, Page 1735 of said public records and being more

Particularly detailed are Tables 35 and 36, which provide a detailed description of the road. Table 35, titled "Description of Road," provides a detailed description of the road, including its location, length, width, and other characteristics. Table 36, titled "Description of Road," provides a detailed description of the road, including its location, length, width, and other characteristics.

SECRET 70.

An Esponent to Peoples Gas System as described in Official Records Book 13776 on Page 1206 across the westernly 50 feet of the above described lands; Lying southerly of the lines described in Official Records Book 17849 on Page 1510 of the public records of Duval County, Florida.

## **Exhibit H**

**CONSENT AND JOINDER OF LANDOWNER TO AMENDMENT  
TO THE BOUNDARIES OF THE  
NORMANDY COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Composite Exhibit A** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that Normandy Community Development District (the "Petitioner"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to have a portion of its lands added to the District and a portion of the lands removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be included the boundary amendment in the District.

The undersigned hereby consents to the boundary amendment of the District which will add a portion of its the Property to the lands of the District and remove a portion of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 22<sup>nd</sup> day of March, 2023.

**Hawk Normandy, LLC**  
a Delaware limited liability company

  
\_\_\_\_\_  
John M. Ryan, Manager



STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of March, 2023, by John M. Ryan, as Manager of Hawk Normandy, LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]



[Signature]  
\_\_\_\_\_  
Notary Public

Name typed, printed or stamped \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

*Composite Exhibit A: Copies of Deeds for Landowner*

## Composite Exhibit A

PREPARED BY AND AFTER  
RECORDING RETURN TO:

D.R. Repass, P.A.  
d/b/a Repass Law  
111 Solana Road, Suite B  
Ponte Vedra Beach, FL 32082

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of the 5<sup>th</sup> day of October, 2021, by Timber Forest Trail Investments, LLC, a Florida limited liability company, as to an undivided 2/3 interest, whose address is 1200 Riverplace Boulevard, Suite 200, Jacksonville, FL 32207, whose federal taxpayer identification number is #59-3639675 and Arthur L. Cahoon, as to an undivided 1/3 interest whose address is 3948 3<sup>rd</sup> Street South, Suite #3, Jacksonville Beach, FL 32250 (the above parties are collectively referred to as "Grantor"), in favor of Hawk Normandy, LLC, a Delaware limited liability company, whose address is c/o 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607 (hereinafter called the "Grantee").

[Wherever used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

### WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Duval County, Florida (the "Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference. For clarity, each Grantor party intends to convey all of such party's right, title and interest in and to the Property to Grantee regardless of the undivided interests noted above.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

The Property is subject to 2021 real estate taxes not yet due and payable, future real estate taxes, and those permitted exceptions identified on Exhibit "B" attached hereto and incorporated herein by this reference; however, this reference shall not serve to reimpose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

WITNESSES:

Timber Forest Trail Investments, LLC, a  
Florida limited liability company  
By: Lingleaf Timber Company, Inc., a  
Florida corporation, its Manager

Sign: D. R. Repass  
Witness #1  
Print: D. R. Repass

By: R. Lee Smith

Sign: R. Lee Smith  
Witness #2  
Print: R. Lee Smith

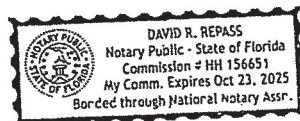
Name: R. Lee Smith

Title: President

STATE OF FLORIDA  
COUNTY OF DAVALL

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28<sup>th</sup> day of September, 2021, by R. Lee Smith as President of Lingleaf Timber Company, Inc., who is the Manager of Timber Forest Trail Investments, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.

Affix Notary Stamp or Seal Below:



David R. Repass  
NOTARY PUBLIC – signature above  
Printed Name: \_\_\_\_\_



IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

WITNESSES:

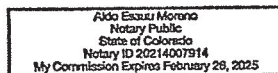
Sign: [Signature]  
Witness #1  
Print: Aldo E. Moreno

By: [Signature]  
Name: Arthur L. Cahoon

Sign: [Signature]  
Witness #2  
Print: Jorge A. Valenzuela

Colorado  
STATE OF ~~FLORIDA~~  
COUNTY OF Baile

The foregoing instrument was executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of September, 2021, by Arthur L. Cahoon. He is ☐ personally known to me or ☒ did produce FL DL Exp: 12/2028 as identification.



[Signature]  
Notary Public, State of Florida at Large  
(Notary Stamp) Colorado (B)

EXHIBIT "A"

EXHIBIT "A"  
TO SPECIAL WARRANTY DEED

Parcel I. D. 002407-0000; Parcel I. D. 001291-1500; Parcel I. D. 002398-0000; Parcel I. D. 002505-1000; Parcel I. D. 001126-5000; Parcel I. D. 002505-3000; Parcel I. D. 001010-0000; Parcel I. D. 002410-2000; Parcel I. D. 001123-1600; Parcel I. D. 001126-8200 and Parcel I. D. 001131-3105

DESCRIPTION OF LANDS SURVEYED:

A Tract of land situated in the Platted Portions of Sections 25 and 36, Township 3 South, Range 23 East, as shown on "Maxville Farms" recorded in Plat Book 3 on Page 94; Situated in the Un-platted Portion of said Section 36 and in a Portion of Section 31, Township 3 South, Range 24 East as shown on "Jacksonville Heights"; recorded in Plat Book 5 on page 93 all of the Public Records of Duval County, Florida; said Tract being more particularly described as follows:

Commence at a concrete monument at the Northwest Corner of Section 31 also being the Northeast Corner of said Section 36 and run S 01 deg 12 min 26 sec W, along the west line of said Section 31, a distance of 603.53 feet to a concrete monument on the southerly line of a 305' Florida Power & Light Right of Way for Power Transmission as recorded in Official Records Book 5780 on Page 215 of said public records and the Point of Beginning; thence run N 52 deg 08 min 08 sec W, along said southerly line, 1766.57 feet to a concrete monument at the most easterly corner of lands described in Official Records Book 17901, Pg 365 of said public records and the easterly most corner of "Winchester Ridge Phase 2 - Unit One" as recorded in Plat Book 72 on Page 16 of said public records; thence run in a general southwesterly direction along the easterly line of the aforesaid lands with the following courses and distances: S 37 deg 51 min 50 sec W, 351.30 feet; S 73 deg 47 min 36 sec W, 1128.15 feet; S 29 deg 54 min 18 sec W, 544.51 feet to the southeasterly corner of the aforesaid lands and the northeasterly corner of "Treeline Trails" as recorded in Plat Book 75 on Page 68 of said public records: thence run in a general southwesterly direction along the easterly line of the aforesaid lands with the following courses and distances: S 10 deg 00 min 41 sec W, 600.80 feet; S 73 deg 26 min 11 sec W, 419.87 feet; S 27 deg 43 min 30 sec W, 653.08 feet to a concrete monument at the southeasterly corner of the aforesaid lands and the northeasterly right of way of "Forest Trail Road No. 29" as described in Deed of Dedication recorded in Official Records Book 3092 on Page 664 and Official Records Book 5432 on Page 235 of said public records: thence run S 62 deg 16 min 30 sec E, along said right of way line, 2060.46 feet to a concrete monument; thence run S 40 deg 44 min 18 sec E, along said right of way line, 2842.76 feet to an Iron Pipe on the west line of said Section 31; thence leave said right of way and run N 00 deg 57 min 54 sec E, 997.52 feet to an Iron Pipe at the northwest corner of lands described in Official Records Book 6112 on Page 1893 of said public records; thence run N 89 deg 09 min 15 sec E, along the north line of aforesaid lands 989.83 feet to an Iron Pipe at the northeast corner thereof; thence run S 00 deg 57 min 26 sec W, along the east line of the aforesaid lands and along the east line of Official Records Book 6112, Page 1892; Official Records Book 19405, Page 1274, Official Records Book 6971, Page 830 and Official Records Book 6971, Page 832 a distance of 1319.71 feet to an Iron Pipe at the southeast corner of said lands described in Official Records Book 6971 on Page 832 of said public records and the south line of said Section 31; thence run N 89 deg 09 min 15 sec E, along said south line, 3668.07 feet to an Iron Pipe at the southwest corner of Tract 16 - Block 4 of Section 31 as shown on said Plat; thence run

N 00 deg 16 min 16 sec W, along the west line of said Tract 16, a distance of 660.53 feet to an Iron Rod at the northwest corner thereof; thence run N 89 deg 11 min 47 sec E, along the north line of said Tract 16, a distance of 550.16 feet to an Iron Rod on said southerly Right of Way for Power Transmission; thence run N 52 deg 10 min 49 sec W, along said right of way, 6477.86 feet to the Point of Beginning.

TOGETHER WITH: (As to lands described above)

All Portions of 15 foot Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 and as shown on "Maxville Farms" recorded in Plat Book 3 on Page 94 of the Public Records of said County; Lying Within the above described lands.

and

#### DESCRIPTION OF LANDS SURVEYED

A Tract of land situated in A Portion of Sections 25 & 36, Township 3 South, Range 23 East as shown on Plat of "Maxville Farms"; recorded in Plat Book 3 on Page 94 and A Portion of Sections 30 and 31, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southwest Corner of Section 30 also being the Northwest Corner of said Section 31 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on 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 said public records and the Point of Beginning; thence run S 52 deg 10 min 49 sec E, along said right of way, 2474.21 feet to a point on the west line of Tract 15 - Block 2 of Section 31 as shown on said Plat; thence run N 01 deg 02 min 42 sec E, along said west line, 433.37 feet to the northwest corner of said Tract 15; thence run N 89 deg 24 min 21 sec E, along the north line of said Tract 15 and along a easterly prolongation thereof, a distance of 662.98 feet to the east line of the NW 1/4 of said Section 31; thence run N 00 deg 56 min 58 sec E, along said east line, 1315.47 feet to the southeast corner of the SW 1/4 of Section 30; thence run N 89 deg 29 min 13 sec E, along the south line of said Section 30, a distance of 260.96 feet to an Iron Rod at the northwest corner of lands described in Official Records Book 17184 on Page 121 and Official Records Book 19698, Pg. 218; thence leave said south line and run N 26 deg 16 min 56 sec W, 1641.47 feet to an Iron Rod on the approximate northerly limits of an easement for underground gas and oil transmission to Houston Texas Gas and Oil Corporation as described in Official Records Book 762 on Pg. 584 of the said public records; thence run N 50 deg 15 min 27 sec E, along said northerly line, 874.24 feet to an Iron Rod; thence leave said north line and run N 00 deg 44 min 10 sec E, 2044.02 feet to an Iron Rod on the North line of the S 1/2 of NW 1/4 of said Section 30; thence run S 89 deg 03 min 56 sec W, along said north line 165.88 feet to a concrete monument on the east line of said NW 1/4; thence run N 00 deg 56 min 21 sec E, along said east line; 50.33 feet to a concrete monument on the south line of the N 1/2 of NW 1/4 of Section 30, as locally recognized and accepted; thence run N 89 deg 50 min 46 sec W, along said accepted line, 2632.53 feet to a concrete monument; thence run N 89 deg 29 min 00 sec W, 658.10 feet to a concrete monument; thence run N 00 deg 29 min 40 sec E, 153.63 feet to a concrete monument on the southerly right of way line of Normandy Boulevard (also known as State Road No. 228); thence run S 60 deg 23 min 11 sec W, along said right of way, 62.59 feet to a concrete monument; thence continue S 60 deg 23 min 11 sec W, along said right of way, 1160.52



feet to a concrete monument on the north line of the South 300 feet of Farms Lots 14, 15 and 16 of said Section 25 and the northwesterly corner of "Winchester Ridge Phase 1-A"; as shown on plat thereof recorded in Plat Book 63 on Pages 139 thru 148 of the public records of said county; thence run S 89 deg 15 min 28 sec E, along said south line and north line as shown on said plat, 1666.36 feet to a concrete monument on the west line of said Section 30 and the northeasterly corner of said plat; thence run S 00 deg 22 min 28 sec W, along the east line of said Plat a distance of 1882.72 feet; thence leave the west line of said Section 30 and run along the east line of said Plat with the following courses and distances: S 48 deg 09 min 08 sec W, 962.47 feet; S 12 deg 31 min 44 sec W, 415.64 feet; S 22 deg 53 min 27 sec E, 367.42 feet; N 37 deg 51 min 52 sec W, 110.0 feet to the northerly line of said 305' Florida Power & Light Right of Way for Power Transmission; thence run S 52 deg 08 min 08 sec E, along said northerly line, 905.95 feet to the Point of Beginning.

TOGETHER WITH:

All Portions of 15 foot Roadways as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 and All Portions of 15' Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 of the Public Records of said County Lying Within the above described lands.

TOGETHER WITH:

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; in Portions of Farm Lots 3 and 4 of Section 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 Portions Lying South of Normandy Boulevard (State Road 228) and West 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 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.

PREPARED BY AND AFTER  
RECORDING RETURN TO:

D.R. Repass, P.A.  
d/b/a Repass Law  
111 Solana Road, Suite B  
Ponte Vedra Beach, FL 32082

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of the 5<sup>th</sup> day of October, 2021, by **Diamond Timber Investments, LLC**, a **Florida limited liability company**, as to an undivided 81.82% interest, whose address is 1200 Riverplace Boulevard, Suite 200, Jacksonville, FL 32207, whose federal taxpayer identification number is #59-3639675 and **VCP-Real Estate Investments, Ltd.**, a **Florida limited partnership**, as successor by merger to **Diamondback Investors, Ltd.**, an inactive Florida limited partnership, as to an undivided 18.18% interest, whose address is 3030 Hartley Road, Suite 310, Jacksonville, FL 32257 and whose federal taxpayer identification number is #54-14127637 (the above parties collectively "Grantor"), in favor of **Hawk Normandy, LLC**, a **Delaware limited liability company**, whose address is c/o 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607 (hereinafter called the "Grantee").

[Wherever used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Duval County, Florida (the "Property"), as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference. For clarity, each Grantor party intends to convey all of such party's right, title and interest in and to the Property to Grantee regardless of the undivided percentage interests noted above.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

The Property is subject to 2021 real estate taxes not yet due and payable and future real estate taxes, and the plat of Maxwell Farms at Plat Book 3, Page 94, of the Public Records of Duval County, Florida; however, this reference shall not serve to reimpose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

WITNESSES:

Diamond Timber Investments, LLC, a  
Florida limited liability company  
By: Longleaf Timber Company, Inc., a  
Florida corporation; its Manager

Sign: C. S. Taylor  
Witness #1  
Print: C. S. Taylor

By: [Signature]

Sign: D. R. Repass  
Witness #2  
Print: D. R. Repass

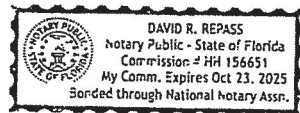
Name: R. Lee Smith

Title: President

STATE OF FLORIDA  
COUNTY OF DAVAL

I hereby certify that the foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this 25<sup>th</sup> day of September, 2021, by R. Lee Smith as President of Longleaf Timber Company, Inc., a Florida corporation, who is the Manager of Diamond Timber Investments, LLC, a Florida limited liability company, on behalf of the company. He [X] is personally known to me, or [  ] has produced \_\_\_ as identification.

Affix Notary Stamp or Seal Below:



David R. Repass  
NOTARY PUBLIC - signature above  
Printed Name: \_\_\_\_\_



IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

WITNESSES:

Sign: [Signature]  
Witness #1  
Print: Jason O. Floyd

Sign: Rebecca L. White  
Witness #2  
Print: Rebecca L. White

VCP-Real Estate Investments, Ltd., a  
Florida limited partnership, as successor by  
merger to Diamondback Investors, Ltd., an  
inactive Florida limited partnership

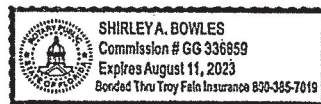
By: VCP-Real Estate Investments, Inc., a  
Florida corporation, its general partner

By: [Signature]  
Name: Clarence S. Moore  
Title: Vice President

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of September, 2021, by Clarence S. Moore, as Vice President of VCP-Real Estate Investments, Inc., a Florida corporation, which is the general partner of VCP-Real Estate Investments, Ltd., a Florida limited partnership on behalf of the company. He is ☒ personally known to me or ☐ did produce \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida at Large  
(Notary Stamp)



**EXHIBIT "A"**  
**TO SPECIAL WARRANTY DEED**

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 S 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.

Together the appurtenant easement(s) described in the Temporary Fill Dirt Easement Agreement to be recorded in the public records of Duval County, Florida and insured herein.

Parcel I. D. 001256-0010; Parcel I. D. 001271-0000; Parcel I. D. 001271-3150; and Parcel I. D. 001139-5000



LANDS IN SECTION'S 27, 34 & 35, TOWNSHIP 3 SOUTH, RANGE 23 EAST;  
OF  
" MAXVILLE FARMS " AS PER PLAT BOOK 3 - PAGE 94 OF THE PUBLIC RECORDS OF  
DUVAL COUNTY, FLORIDA.

**ENDRINA PALMAR – PROJECT MANAGER**

[illegible][illegible][illegible]



[illegible]

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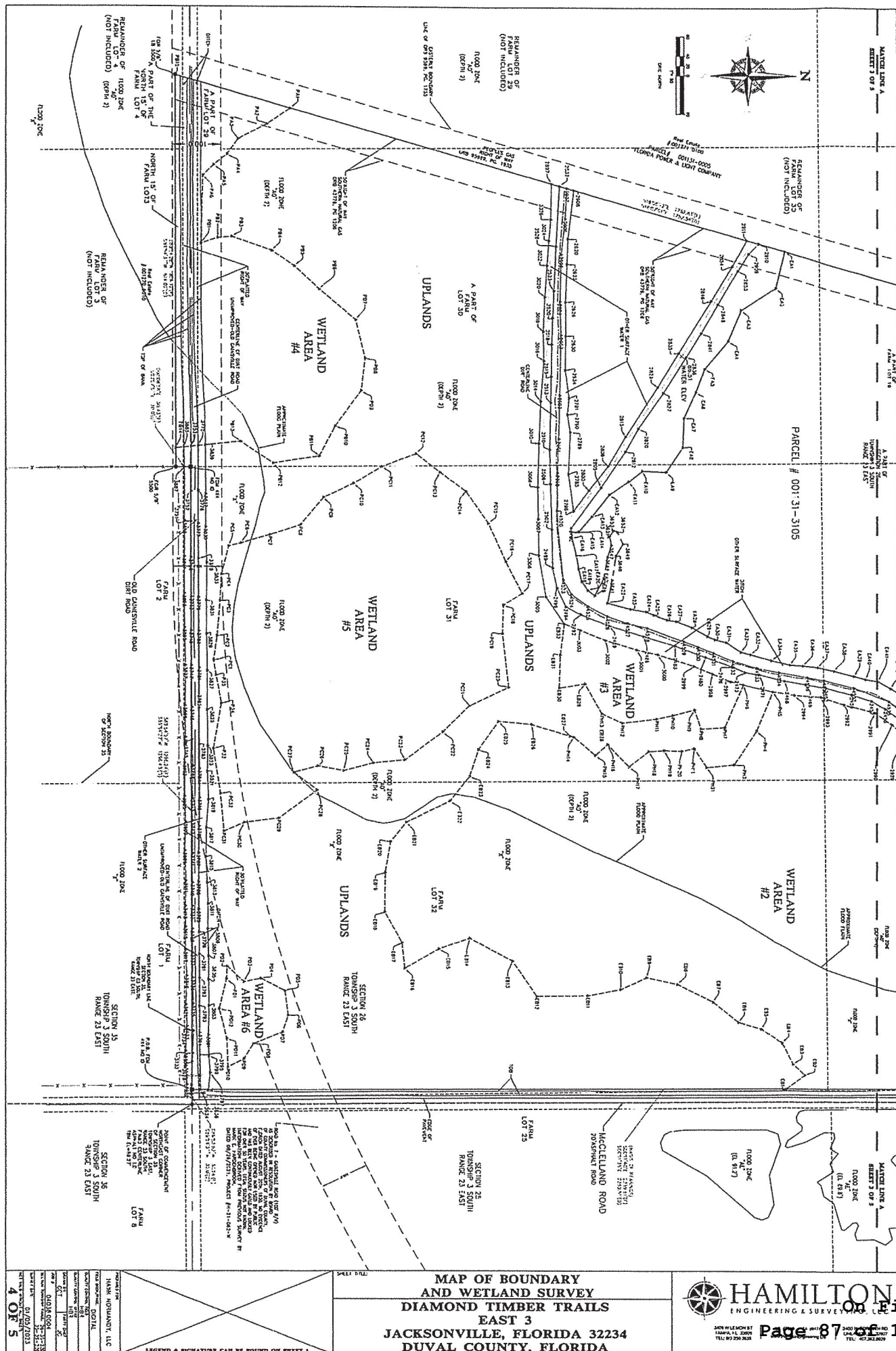
**CONCLUSIONS**

[illegible]











File 122

VERTICAL DISTANCE FROM TABLE	
100	100
90	90
80	80
70	70
60	60
50	50
40	40
30	30
20	20
10	10
0	0
-10	-10
-20	-20
-30	-30
-40	-40
-50	-50
-60	-60
-70	-70
-80	-80
-90	-90
-100	-100

WITNESSED POINT TABLE			
Sl. No.	Witness Name	Witness Address	Witness Signature
01	1. Mr. A. A. A.	2. Mr. B. B. B.	3. Mr. C. C. C.
02	4. Mr. D. D. D.	5. Mr. E. E. E.	6. Mr. F. F. F.
03	7. Mr. G. G. G.	8. Mr. H. H. H.	9. Mr. I. I. I.
04	10. Mr. J. J. J.	11. Mr. K. K. K.	12. Mr. L. L. L.
05	13. Mr. M. M. M.	14. Mr. N. N. N.	15. Mr. O. O. O.
06	16. Mr. P. P. P.	17. Mr. Q. Q. Q.	18. Mr. R. R. R.
07	19. Mr. S. S. S.	20. Mr. T. T. T.	21. Mr. U. U. U.
08	22. Mr. V. V. V.	23. Mr. W. W. W.	24. Mr. X. X. X.
09	25. Mr. Y. Y. Y.	26. Mr. Z. Z. Z.	27. Mr. A. A. A.
10	28. Mr. B. B. B.	29. Mr. C. C. C.	30. Mr. D. D. D.
11	31. Mr. E. E. E.	32. Mr. F. F. F.	33. Mr. G. G. G.
12	34. Mr. H. H. H.	35. Mr. I. I. I.	36. Mr. J. J. J.
13	37. Mr. K. K. K.	38. Mr. L. L. L.	39. Mr. M. M. M.
14	40. Mr. N. N. N.	41. Mr. O. O. O.	42. Mr. P. P. P.
15	43. Mr. Q. Q. Q.	44. Mr. R. R. R.	45. Mr. S. S. S.
16	46. Mr. T. T. T.	47. Mr. U. U. U.	48. Mr. V. V. V.
17	49. Mr. W. W. W.	50. Mr. X. X. X.	51. Mr. Y. Y. Y.
18	52. Mr. Z. Z. Z.	53. Mr. A. A. A.	54. Mr. B. B. B.
19	55. Mr. C. C. C.	56. Mr. D. D. D.	57. Mr. E. E. E.
20	58. Mr. F. F. F.	59. Mr. G. G. G.	60. Mr. H. H. H.
21	61. Mr. I. I. I.	62. Mr. J. J. J.	63. Mr. K. K. K.
22	64. Mr. L. L. L.	65. Mr. M. M. M.	66. Mr. N. N. N.
23	67. Mr. O. O. O.	68. Mr. P. P. P.	69. Mr. Q. Q. Q.
24	70. Mr. R. R. R.	71. Mr. S. S. S.	72. Mr. T. T. T.
25	73. Mr. U. U. U.	74. Mr. V. V. V.	75. Mr. W. W. W.
26	76. Mr. X. X. X.	77. Mr. Y. Y. Y.	78. Mr. Z. Z. Z.
27	79. Mr. A. A. A.	80. Mr. B. B. B.	81. Mr. C. C. C.
28	82. Mr. D. D. D.	83. Mr. E. E. E.	84. Mr. F. F. F.
29	85. Mr. G. G. G.	86. Mr. H. H. H.	87. Mr. I. I. I.
30	88. Mr. J. J. J.	89. Mr. K. K. K.	90. Mr. L. L. L.
31	91. Mr. M. M. M.	92. Mr. N. N. N.	93. Mr. O. O. O.
32	94. Mr. P. P. P.	95. Mr. Q. Q. Q.	96. Mr. R. R. R.
33	97. Mr. S. S. S.	98. Mr. T. T. T.	99. Mr. U. U. U.
34	100. Mr. V. V. V.	101. Mr. W. W. W.	102. Mr. X. X. X.
35	103. Mr. Y. Y. Y.	104. Mr. Z. Z. Z.	105. Mr. A. A. A.
36	106. Mr. B. B. B.	107. Mr. C. C. C.	108. Mr. D. D. D.
37	109. Mr. E. E. E.	110. Mr. F. F. F.	111. Mr. G. G. G.
38	112. Mr. H. H. H.	113. Mr. I. I. I.	114. Mr. J. J. J.
39	115. Mr. K. K. K.	116. Mr. L. L. L.	117. Mr. M. M. M.
40	118. Mr. N. N. N.	119. Mr. O. O. O.	120. Mr. P. P. P.
41	121. Mr. Q. Q. Q.	122. Mr. R. R. R.	123. Mr. S. S. S.
42	124. Mr. T. T. T.	125. Mr. U. U. U.	126. Mr. V. V. V.
43	127. Mr. W. W. W.	128. Mr. X. X. X.	129. Mr. Y. Y. Y.
44	130. Mr. Z. Z. Z.	131. Mr. A. A. A.	132. Mr. B. B. B.
45	133. Mr. C. C. C.	134. Mr. D. D. D.	135. Mr. E. E. E.
46	136. Mr. F. F. F.	137. Mr. G. G. G.	138. Mr. H. H. H.
47	139. Mr. I. I. I.	140. Mr. J. J. J.	141. Mr. K. K. K.
48	142. Mr. L. L. L.	143. Mr. M. M. M.	144. Mr. N. N. N.
49	145. Mr. O. O. O.	146. Mr. P. P. P.	147. Mr. Q. Q. Q.
50	148. Mr. R. R. R.	149. Mr. S. S. S.	150. Mr. T. T. T.
51	151. Mr. U. U. U.	152. Mr. V. V. V.	153. Mr. W. W. W.
52	154. Mr. X. X. X.	155. Mr. Y. Y. Y.	156. Mr. Z. Z. Z.
53	157. Mr. A. A. A.	158. Mr. B. B. B.	159. Mr. C. C. C.
54	160. Mr. D. D. D.	161. Mr. E. E. E.	162. Mr. F. F. F.
55	163. Mr. G. G. G.	164. Mr. H. H. H.	165. Mr. I. I. I.
56	166. Mr. J. J. J.	167. Mr. K. K. K.	168. Mr. L. L. L.
57	169. Mr. M. M. M.	170. Mr. N. N. N.	171. Mr. O. O. O.
58	172. Mr. P. P. P.	173. Mr. Q. Q. Q.	174. Mr. R. R. R.
59	175. Mr. S. S. S.	176. Mr. T. T. T.	177. Mr. U. U. U.
60	178. Mr. V. V. V.	179. Mr. W. W. W.	180. Mr. X. X. X.
61	181. Mr. Y. Y. Y.	182. Mr. Z. Z. Z.	183. Mr. A. A. A.
62	184. Mr. B. B. B.	185. Mr. C. C. C.	186. Mr. D. D. D.
63	187. Mr. E. E. E.	188.	

[illegible]

Area Tot



The map shows a road network with Highway 100 running vertically and Highway 101 running diagonally from the top left to the bottom right. A hatched rectangular area, labeled (10), is located on Highway 100. A north arrow points towards the top left of the map. Other labels include 'Highway 100', 'Highway 101', and 'Study Area'.

(PER OFFICIAL RECORD BOOK 1994-5, PAGE 2421)

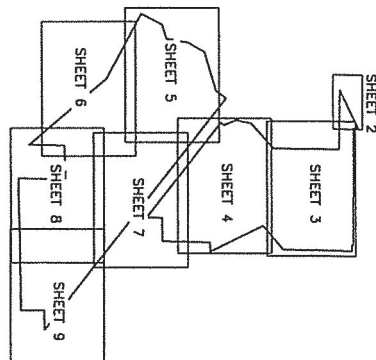
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ELEVATIONS SHOWN HEREON ARE NAVD 1988

Site Area:  
NORTH PARCEL: 156.31± ACRES  
13,609,140.531± SQUARE FEET  
SOUTH PARCEL: 328.90± ACRES  
23,039,098.44± SQUARE FEET

**Welland's Note:**  
PARA LOTS AS SHOWN IN "MAXVILLE FARMS" RECORDED IN PLAT BOOK 3 ON PAGE 84, ARE NOT DIMENSIONED ON PLAT.

**High Water Marks/ Water Elevation Note**  
1) HIGH WATER MARK IS SHOWN, ONLY IF FOUND.  
2) WATER ELEVATION IS SHOWN, ONLY IF FOUND.



Key Map:

SHEET 1	COVER
SHEETS 2-8	BOUNDARY/TOPRO
SHEET 10	OFF-SITE STORM PIPE LOCATION

**Surveyor's Notes:** (to accompany

the "unauthorized" use of the word "unauthorized" in the title of the book. The book is a collection of essays by various authors, including the editor, who is a well-known figure in the field. The book is a valuable resource for anyone interested in the history and development of the field. The book is a collection of essays by various authors, including the editor, who is a well-known figure in the field. The book is a valuable resource for anyone interested in the history and development of the field.

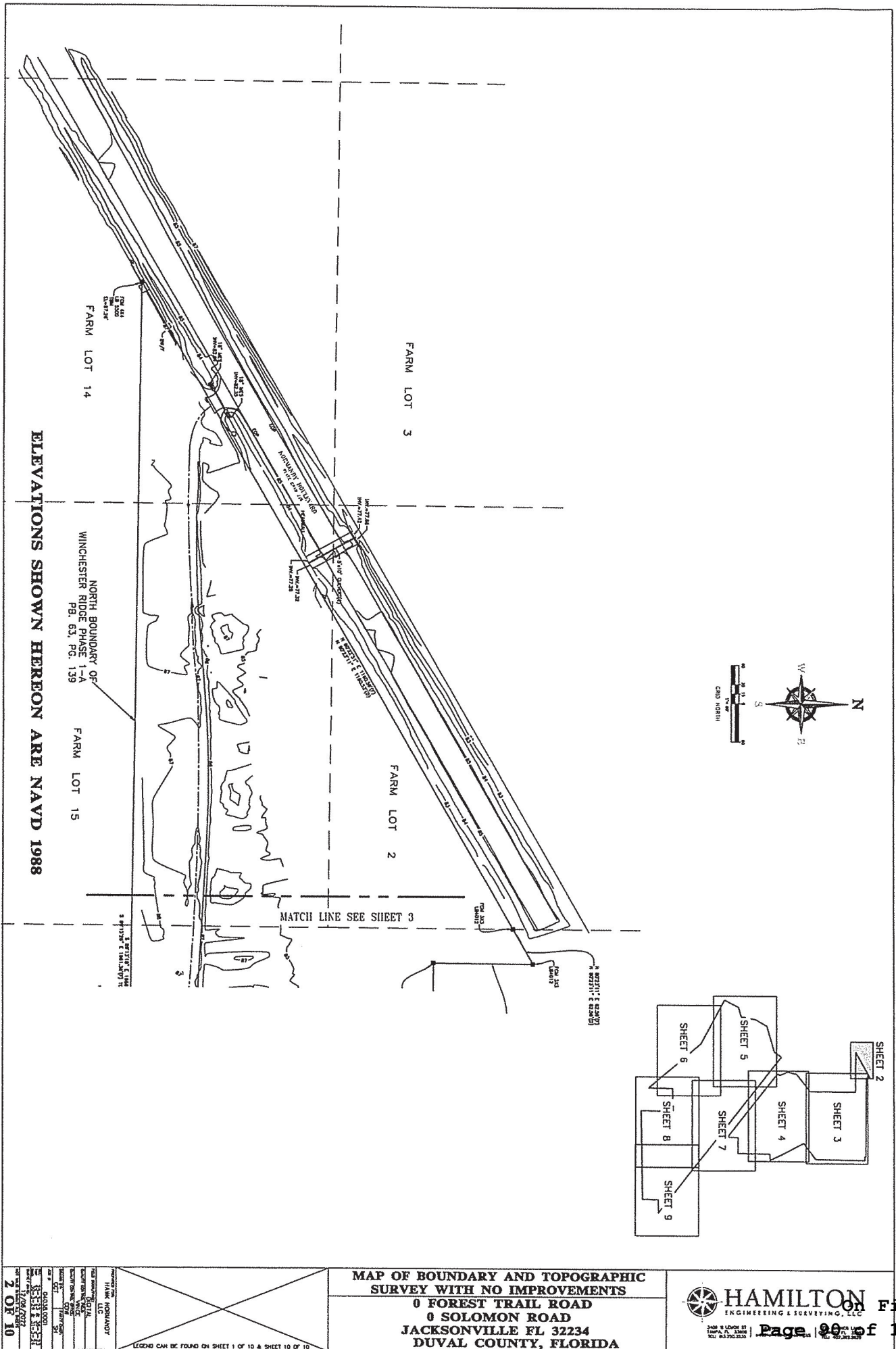
**MAP OF BOUNDARY AND TOPOGRAPHIC  
SURVEY WITH NO IMPROVEMENTS  
0 FOREST TRAIL ROAD  
0 SOLOMON ROAD  
JACKSONVILLE FL 32234  
DUVAL COUNTY, FLORIDA**

 **HAMILTON**  
ENGINEERING & SURVEYING

3408 W. LEMON ST.  
TAMPA, FL 33609  
TEL: 813.750.1030 FAX: 813.750.1030

2750 W. BAYVIEW AVE.  
FL 33509  
TEL: 813.750.1030 FAX: 813.750.1030

On File  
Page 89 of 122





ELEVATIONS SHOWN HEREON ARE NAVD 1988

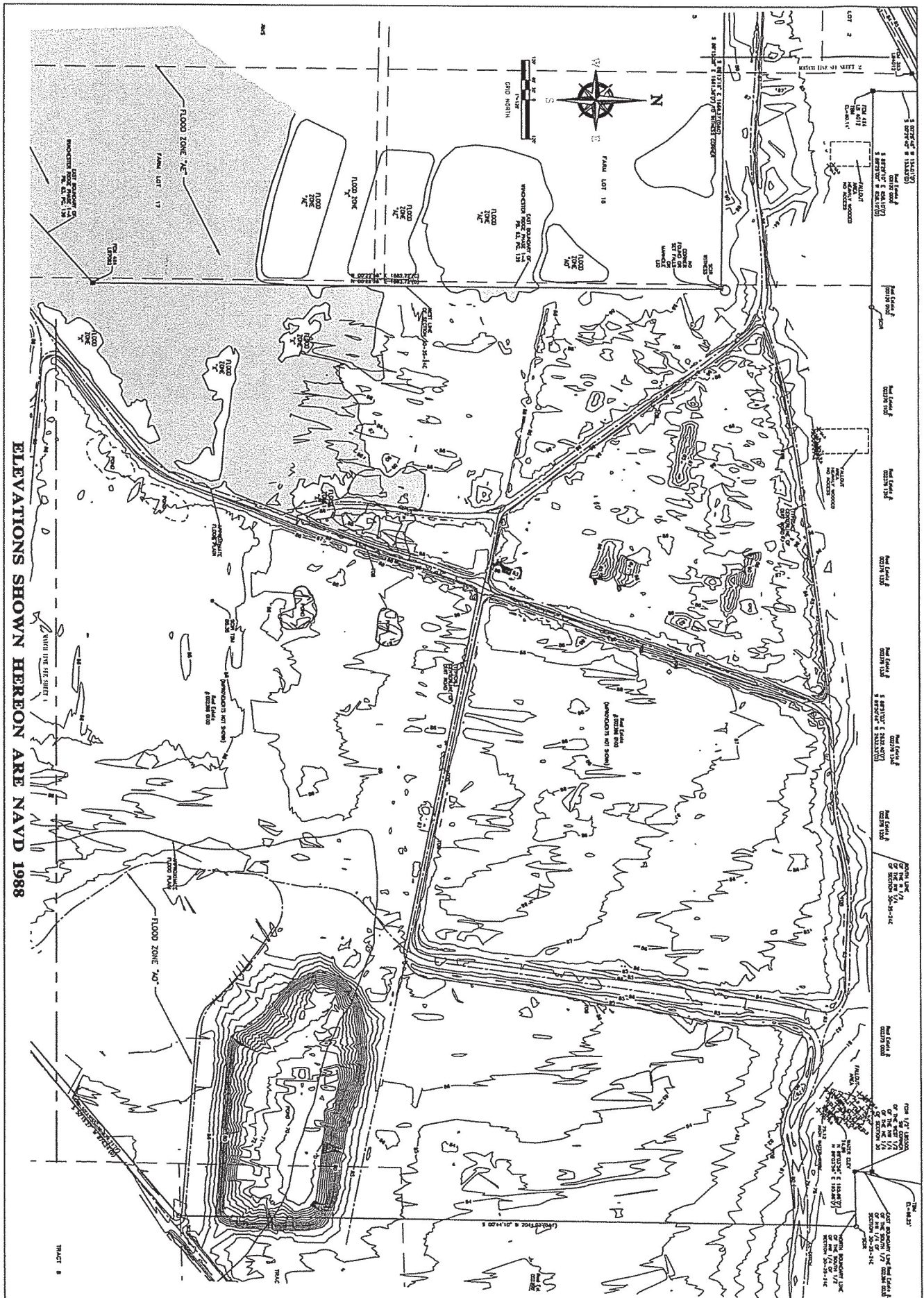
HAMILTON  
 ENGINEERING & SURVEYING, INC.  
 12/28/2022  
 3 OF 10

LEGEND CAN BE FOUND ON SHEET 1 OF 10 & SHEET 10 OF 10  
 HAMILTON  
 ENGINEERING & SURVEYING, INC.  
 12/28/2022  
 3 OF 10

MAP OF BOUNDARY AND TOPOGRAPHIC  
 SURVEY WITH NO IMPROVEMENTS  
 0 FOREST TRAIL ROAD  
 0 SOLOMON ROAD  
 JACKSONVILLE FL 32234  
 DUVAL COUNTY, FLORIDA



HAMILTON  
 ENGINEERING & SURVEYING, INC.  
 File  
 Page 91 of 122





ELEVATIONS SHOWN HEREON ARE NAVD 1988

PROJECT	WATER IMPROVEMENT
CLIENT	FLORIDA
DATE	10/1/01
BY	JOHN DOE
CHECKED	JOHN DOE
DATE	10/1/01
SCALE	1" = 100'
SHEET	4 OF 10

LEGEND CAN BE FOUND ON SHEET 1 OF 10 & SHEET 10 OF 10

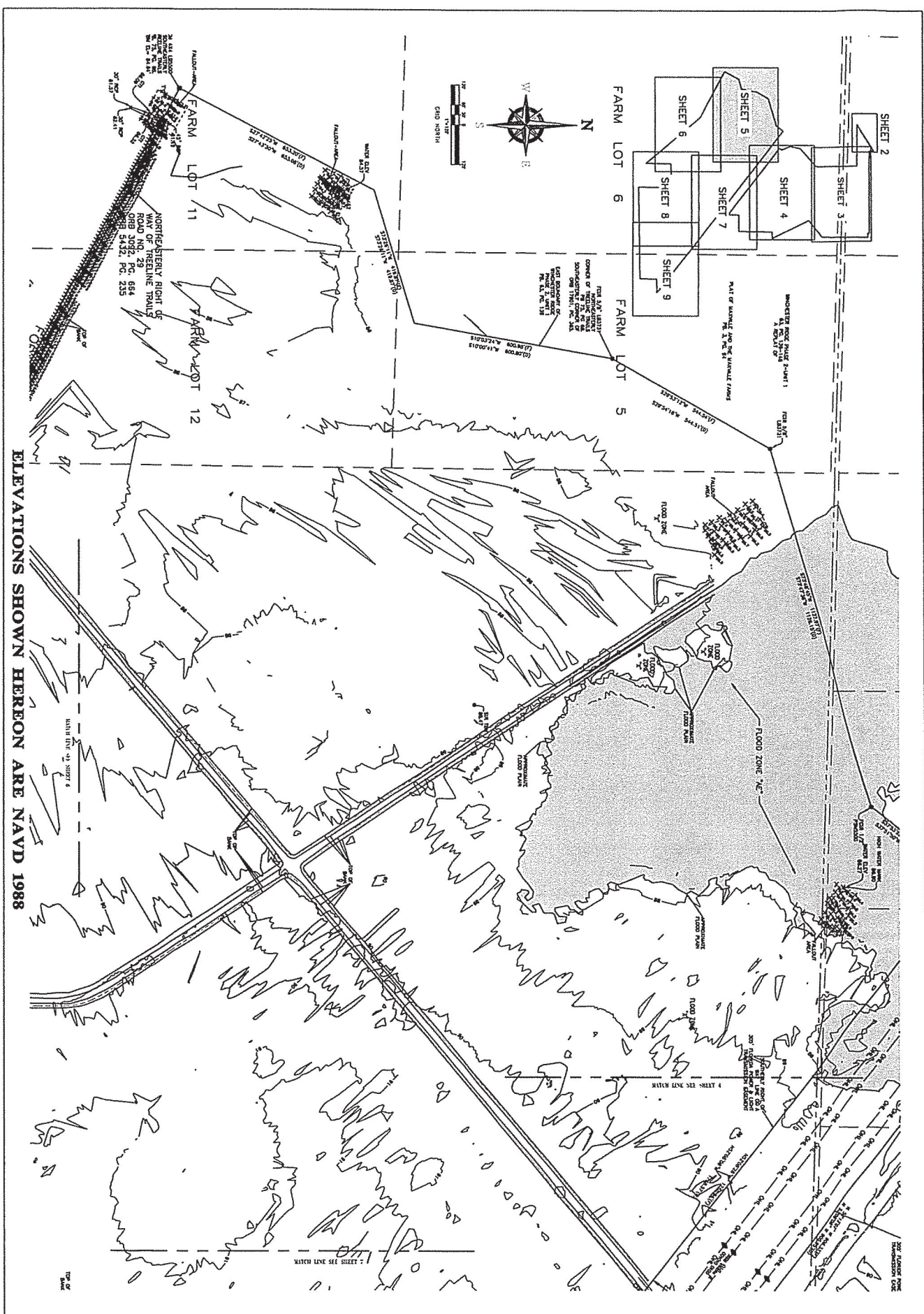
MAP OF BOUNDARY AND TOPOGRAPHIC  
SURVEY WITH NO IMPROVEMENTS  
0 FOREST TRAIL ROAD  
0 SOLOMON ROAD  
JACKSONVILLE FL 32234  
DUVAL COUNTY, FLORIDA



**HAMILTON**  
ENGINEERING & SURVEYING



ELEVATIONS SHOWN HEREON ARE NAVD 1988





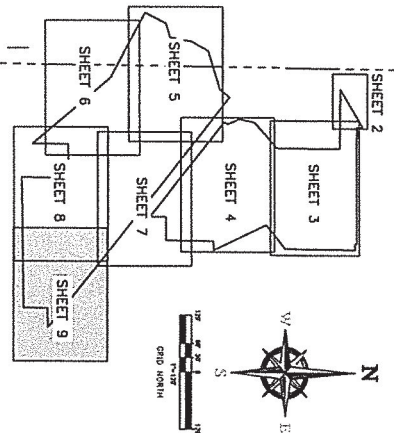
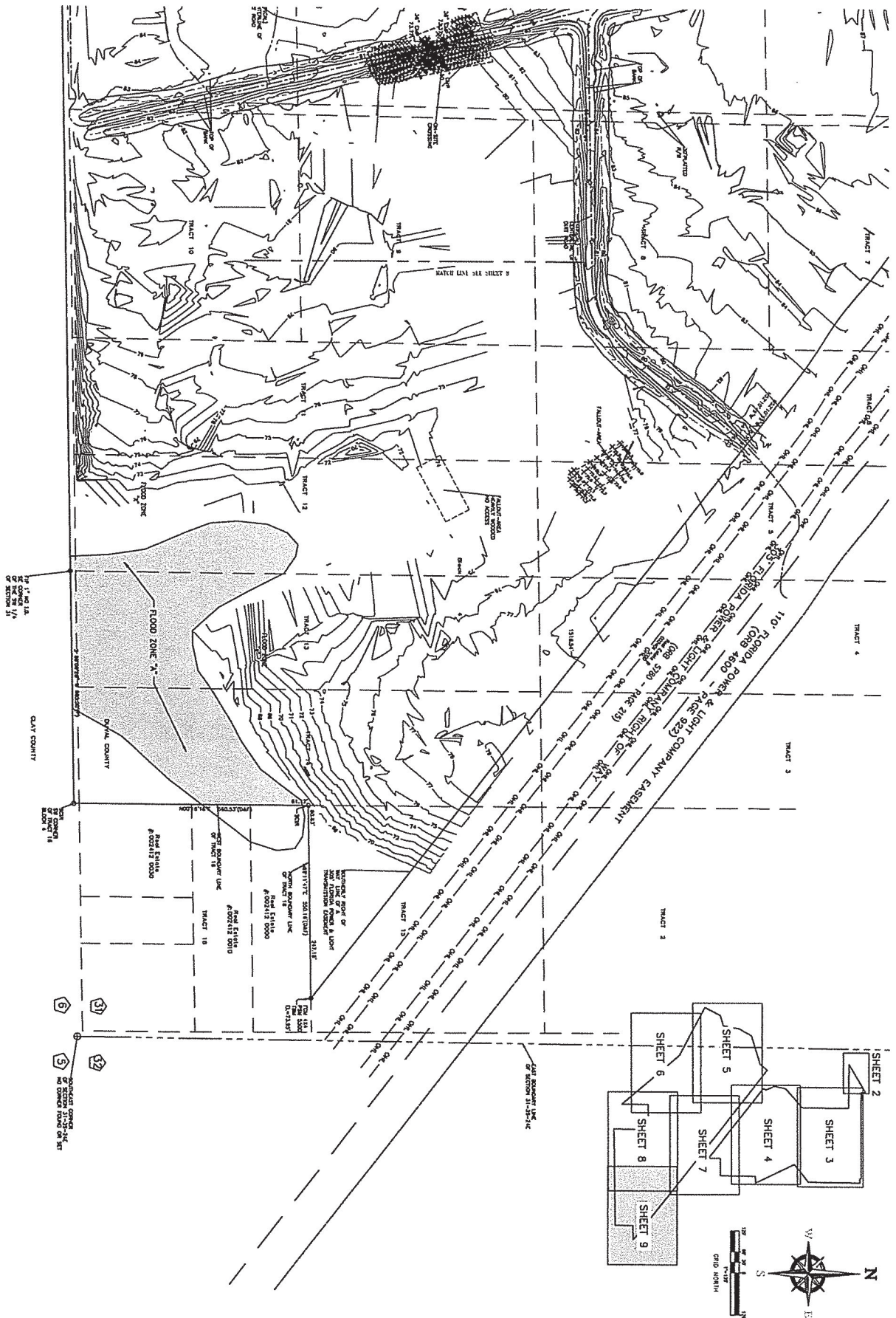








ELEVATIONS SHOWN HEREON ARE NAVD 1988



LEGEND CAN BE FOUND ON SHEET 1 OF 10 & SHEET 10 OF 10

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WITH NO IMPROVEMENTS  
0 FOREST TRAIL ROAD  
0 SOLOMON ROAD  
JACKSONVILLE FL 32234  
DUVAL COUNTY, FLORIDA



A detailed topographic map of the Herson area, showing contour lines, a grid, and various geographical features. The map includes several circular callouts highlighting specific locations, likely related to the 'Herson' mentioned in the text. The title 'ELEVATIONS SHOWN HEREON' is visible in the bottom left corner.

Legend: (as indicated)

① SECTION NUMBER

②

③

④

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⑦

⑧

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**HAMILTON**  
ENGINEERING & SURVEYING

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3406 N. LINDEN ST.  
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TEL: 813.750.3533

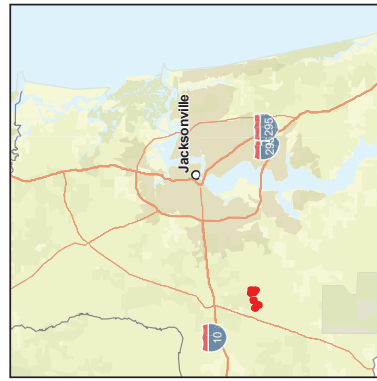
Page 133 of 122

## **Exhibit I**



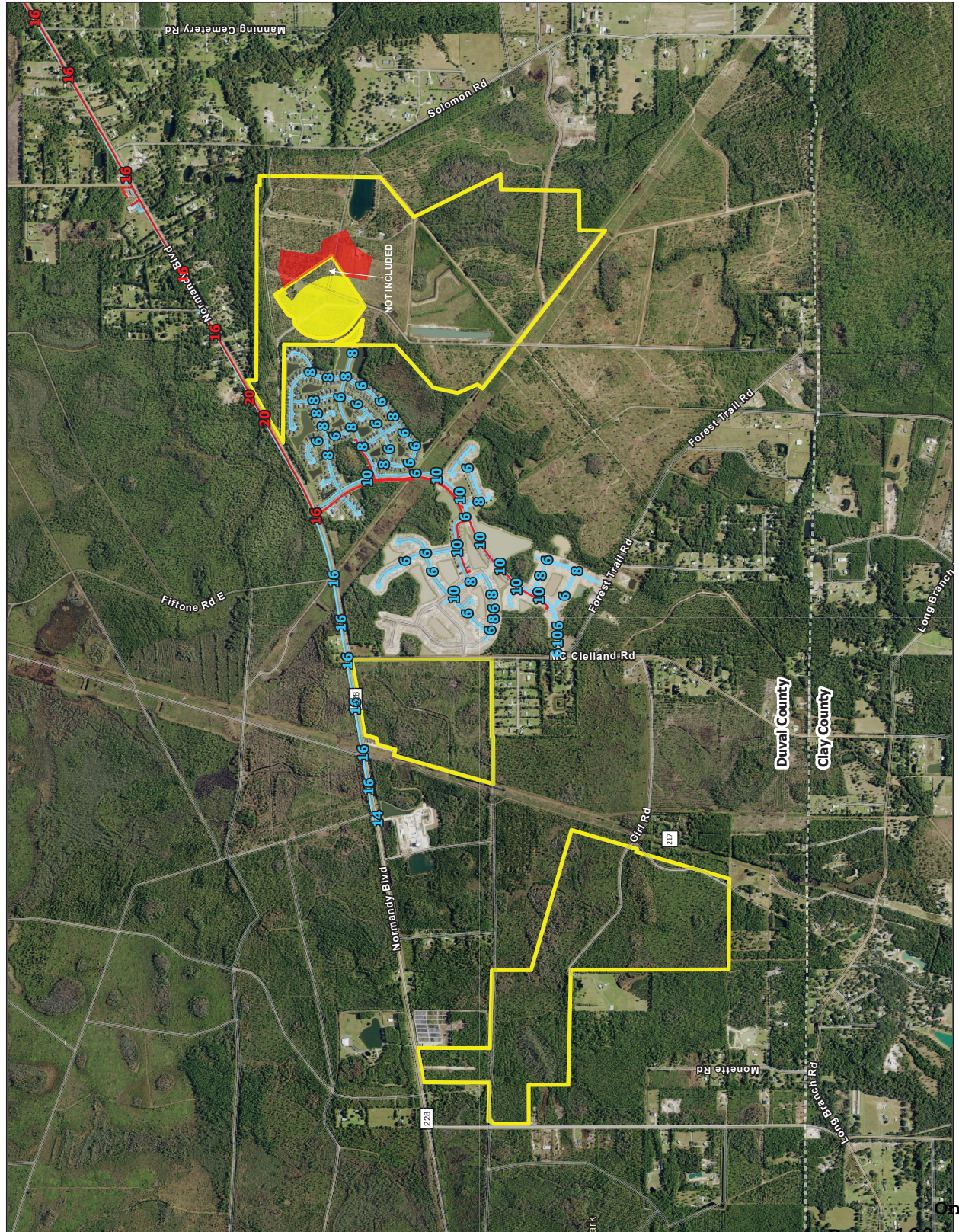
Utilities

- Source: ETM, Duval County, JEA
- CDD Boundary
  - WATER
  - FORCEMAIN
  - WATERMAIN PIPE SIZE
  - PIPE SIZE
  - FORCEMAIN PIPE SIZE
  - CDD EXPANSION
  - PARCEL
  - CDD CONTRACTION
  - PARCEL



**ETM**  
 England - Thims & Miller, Inc.  
 ENVIRONMENTAL AND UTILITY CONSULTING  
 14775 Old St. Augustine Road Jacksonville, FL 32258  
 904-642-8990 • Fax: 904-646-9485 • www.etmnc.com

T:\2021\21-282\21-282-04 CDD Date: 11/18/2021





## **Exhibit J**



## Availability Letter

Andrew K. Lyon

4/18/2023

England-Thims Mill

14775 Old St. Augustine Road

Jacksonville, Florida 32258

Project Name: Normandy Project

Availability #: 2021-3712

Attn: Andrew K. Lyon

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

### Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the accuracy of any service connection portrayed on a JEA utility system code drawing. JEA requires field verification in the form of a valid ASUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. If the eventual point of connection is located within a JEA easement located on private property owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **CE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### Main Extensions and/or Offsite Improvements

For all utilities located in the public Right of Way or JEA easement, the new WSR utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It is all but applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WSR construction shall conform to current JEA Water, Sewer and Discharge Guidelines which may be found at:

[https://www.jea.com/gi\\_dging\\_and\\_constuction/water\\_and\\_wastewater\\_development/ferc\\_materials/](https://www.jea.com/gi_dging_and_constuction/water_and_wastewater_development/ferc_materials/)

### Reservation of Capacity

This availability response does not represent JEA's commitment for or reservation of WSR capacity. In accordance with JEA's policies and procedures, commitment to service is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal

On File

Page 102 of 122

processes can be found at

[https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim

Availability Request Team

Availability Number: 2021-3712

Request Received On: 8/13/2021

Availability Response: 4/18/2023

Prepared by: Molly Pic

Expiration Date: 08/20/2023

### Project Information

Name: Normandy Project

Address:

County: Duval County

Type: Electric, Reclaim, Sewer, Water

Requested Flow: 875000

002410 2000, 002407 0000, 001291 1500, 001126 8200, 001139 5000, 001141 0000, 001256

Parcel Number: 0005, 001271 0000, 001271 3150, 001131 3105, 001123 1600, 002398 0000, 001126 5000,  
002505 1000, 002505 3000, 001010 0000

Location:

Description: Master planned community ~ 2500 ERCS

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Normandy Blvd near McClelland Rd

Connection Point #2: Existing 12 inch water main stub outs at the intersection of McClelland Rd and Woodbury Dr

Water Special Conditions:

Connection point not reviewed for site file protection requirements. Private file protection analysis is required. Master water utility plan approval required prior to construction plan approval.

### Sewer Connection



Sewer ID: Southwast

Connection Point #1: Existing 16 inch force main along No man Blvd at Windy Mill Blvd

Connection Point #2:

Special Conditions: Downstream improvements by JEA may be required for project buildout. Developments build out schedule required for review. Master sewer utility plan approval required prior to construction plan approval. Master pump station required for developments to limit the connections to the existing force main. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (minimum 4" dia.). Request a force main connection pass through Step 2 of the SagesGov portal.

## Reclaimed Water Connection

Reclaim ID: North ID

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: Master reclaimed water utility plan approval required prior to construction plan approval. Reclaimed water will be available in the near future for your developments. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

## Electric Connection

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by development project designer. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov

On File

portal. Copies of referenced drawings may also be requested using the SagesGov portal.

**Subsequent steps you need  
to take to get service:**

## **Exhibit K**



## NORMANDY CDD

### OPINION OF PROBABLE CONSTRUCTION COSTS CONCEPTUAL SITE INFRASTRUCTURE IMPROVEMENTS AND PRE-ENGINEERING ESTIMATES

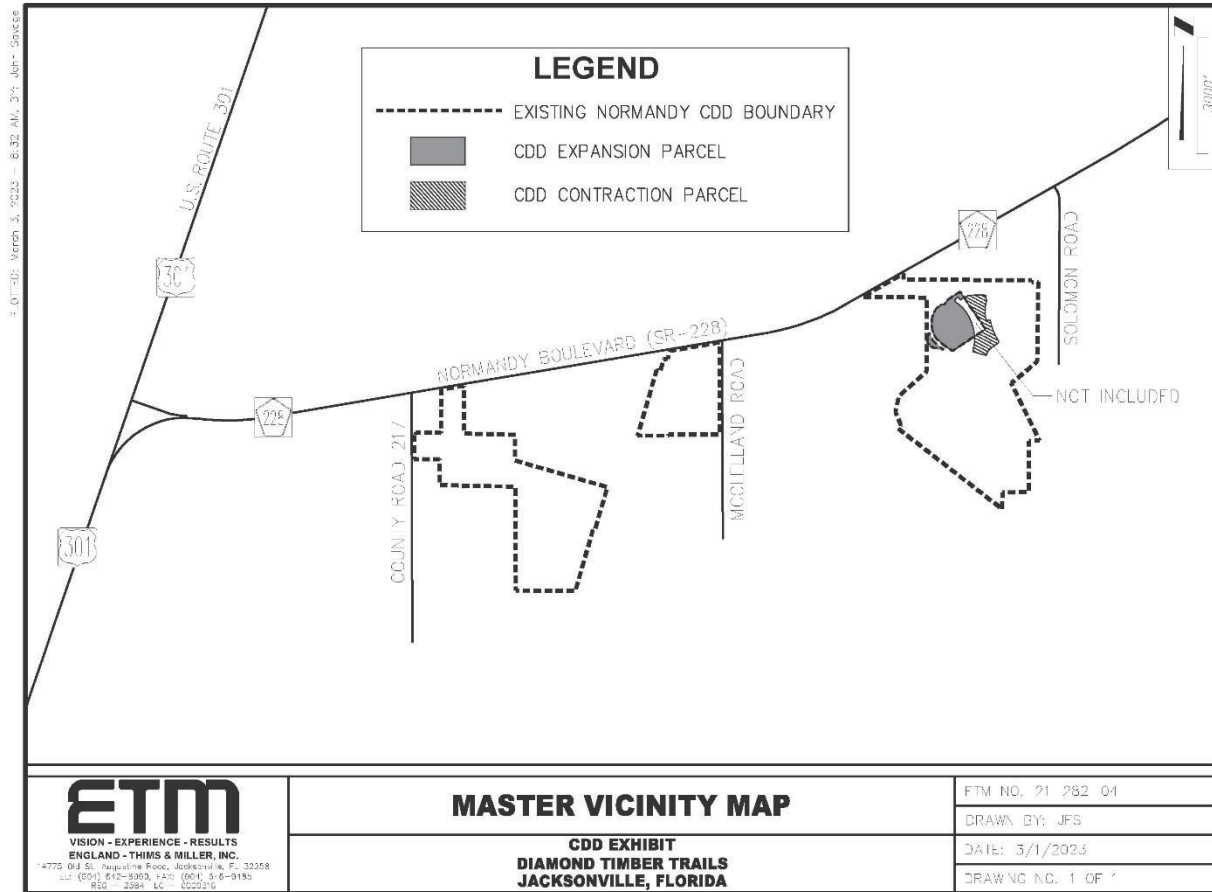
IMPROVEMENT CATEGORY	TOTAL OPINION OF COST	ANNUAL OUTLAY			CONSTRUCTION ENTITY	FINAL OWNER	MAINTENANCE ENTITY
		2023-2025	2026-2027	2028-2029			
Clearing and Grubbing	\$ 3,471,300	40%	30%	30%	CDD	N/A	N/A
Earthwork	\$ 12,486,300	40%	30%	30%	CDD	N/A	N/A
Roadway Construction	\$ 14,574,400	40%	30%	30%	CDD	CDD	CDD
Stormwater Collection	\$ 5,783,900	40%	30%	30%	CDD	CDD	CDD
Hardscape/Landscape	\$ 3,396,900	40%	30%	30%	CDD	CDD	CDD
Parks, Recreation, Security	\$ 2,920,600	40%	30%	30%	CDD	CDD	CDD
Potable Water	\$ 3,541,800	40%	30%	30%	CDD	JEA	JEA
Re-Use Water	\$ 2,656,400	40%	30%	30%	CDD	JEA	JEA
Sanitary Sewer	\$ 11,906,200	40%	30%	30%	CDD	JEA	JEA
Electrical	\$ 2,106,200	40%	30%	30%	CDD	JEA	JEA
Engineering, Survey, Inspection Services	\$ 4,309,300	40%	30%	30%	CDD	N/A	N/A
Permitting and Other Fees	\$ 4,375,700	40%	30%	30%	CDD	N/A	N/A
Contingency	\$ 2,965,600	40%	30%	30%	CDD	N/A	N/A
<b>Total:</b>	<b>\$ 74,494,600</b>						

**Notes:**

- This exhibit was prepared by Michael Lawson at Metro Development Group, LLC
- This opinion of probable construction costs contemplates the exercise of special powers pursuant to Section 190.012(2)(a), Florida Statutes.
- The above table reflects the total estimated construction costs for the CDD improvements. It is anticipated the CDD will directly fund the construction of the improvements, but the CDD will not incur any cost for the acquisition of those improvements from the Landowner.
- This Exhibit was prepared based on the current intentions of the CDD and is subject to change based on various factors, including future market conditions and development plans.

## **Exhibit L**

# Statement of Estimated Regulatory Costs For the Boundary Amendment of the Normandy Community Development District



April 20, 2023

Prepared by  
Breeze

1540 International Parkway, Suite 2000  
Lake Mary, Florida 32746



Table of Contents

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Prepared by .....1

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B. PURPOSE AND SCOPE .....2

C. STATUTORY ELEMENTS .....3

    Economic Analysis.....4

    Types of Individuals Affected.....4

    Estimated Public Costs, Effect on Public Revenue and Additional Information .....5

## A. EXECUTIVE SUMMARY

The Normandy Community Development District (“**District**”) seeks to amend its boundaries by removing approximately 12.84 acres of land from the District (“**Contraction Parcel**”) and adding approximately 24.76 acres of land to the District (“**Expansion Parcels**”) for an overall combined increase of approximately 11.92 acres of land. After the boundary has been amended, the District will encompass approximately 653.40 acres. This Statement of Estimated Regulatory Costs (the “**SERC**”) is a component of the petition filed with City of Jacksonville (the “**City**”), to amend the boundaries of the District in accordance with Section 190.046, Florida Statutes.

With respect to the boundary amendment, this document confirms that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with the contraction. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the petitioner.

Amending the boundary of the District will not create any significant economic costs overall for the State of Florida nor for the City. The proposed contraction of the District is not anticipated to have any impact on future private development and City Revenues.

The District is an independent unit of special-purpose government and adopts its own budget so that all of its operations and expenses are funded by those who benefit from its services.

## B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the City to amend the boundaries of the District in accordance with Section 190.005, Florida Statutes.

Specifically, the District petitioned the City of Jacksonville City Council pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance 2022-117-E adopted by the City of Jacksonville City Council, Florida, effective on March 24, 2022, to manage and finance the delivery of basic community infrastructure services. Section 190.046, Florida Statutes, authorizes the District to file this Petition to amend its boundaries.

## C. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- a) An economic analysis showing whether the rule directly or indirectly:
  - 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
  - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
  - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule;
- c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
- d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule<sup>1</sup>;
- e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses;
- f) Any additional information that the agency determines may be useful.

The estimated regulatory impacts of the contraction of the boundaries of the District are summarized below.

---

<sup>1</sup> As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.



## Economic Analysis

- a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
  2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
  3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

If there will be any economic impacts within 5 years, then they will likely be positive impacts. The boundary amendment will facilitate the District's and master developer's ability to move forward with the public improvements planned within the Expansion Parcels and allow the master developer to move forward with the private development in the Contraction Parcel, both of which are undeveloped, which will result in a need for contractors, consultants, and their employees to perform construction related services.

There are not any anticipated impacts to business competitiveness, productivity, or innovation resulting from the District boundary amendment., especially within 5 years. All consultants or contractors with respect to the boundary expansion as well as the future development consultants and contractors are expected to be persons doing business in the state.

Any increases in regulatory costs within 5 years will be de-minimis in nature and will only be one-time transactional or administrative related expenses with processing the petition and are expected to be covered by one-time fees paid by the petitioner.

## Types of Individuals Affected

- b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

The individuals and entities likely to be required to comply or be affected by the proposed adoption of the boundary amendment ordinance are:

1. CITY AND ITS RESIDENTS - The City and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the boundary amendment, other than any one-time administrative costs outlined in Section c) 1. below.
2. THE STATE OF FLORIDA - The State of Florida and its residents and general population not residing within the boundaries of the District will not incur any compliance costs related to the amendment of the District boundaries and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section c) 2. below.
3. CURRENT PROPERTY OWNERS-EXISTING DISTRICT - The current property owners of the lands within the boundaries of the Existing District will not be affected by the boundary amendment, and no benefits are being removed.

4. **CURRENT PROPERTY OWNERS-CONTRACTION PARCEL** - The current property owners of the lands proposed to be contracted will not be adversely affected and will have no future obligations to the District.
5. **CURRENT PROPERTY OWNERS-EXPANSION PARCELS** - The current property owners of the lands proposed to be expanded will not be adversely affected and will benefit from the public infrastructure and operation and maintenance services of the District.
6. **FUTURE RESIDENTS** – The future residents of the District will enjoy the operation and maintenance services of the District, the ability to have local elected officials to run their District, enjoy the sovereign immunity protection the District enjoys over common area lands, have stability in the collection of revenues to operate and maintain their community by virtue of the District's ability to certify special assessments on the regular tax bill.

### **Estimated Public Costs, Effect on Public Revenue and Additional Information**

- c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
1. **CITY** - The City will not incur any quantifiable on-going costs. City will incur one time costs to review certain documents related to the boundary amendment. To offset these one-time administrative costs, the petitioner will submit a filing fee to the City.
  2. **STATE** – the State of Florida will not incur any additional administrative costs as a result of the boundary amendment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes. This amount has been paid by the District and will not change if the District boundaries are amended. Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.
  3. **DISTRICT** - The District will incur costs associated with the boundary amendment for operation and maintenance of its facilities and for its administration. These costs will be completely paid from annual assessments levied against all properties within the District benefitting from its facilities and its services.
  4. **IMPACT ON STATE AND LOCAL REVENUES** - It is anticipated that approval of this Petition will not have any negative effect on state and local revenues.

In summary, the amendment of the boundaries of the District will not create any significant economic costs for the State of Florida or for the City.

- d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule.

There are no transactional costs related with the amendment of the boundaries.

- e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

Amending the boundaries of the District should not have any negative impact on small businesses, small counties, and small cities.

- f) Any additional information that the agency determines may be useful.

Certain data utilized in the report was provided by the petitioner and represents the best information available at this time. Other data was provided by the District Manager and was based on observations, analysis, and experience with private development and other CDD communities in various stages of existence.

The District together with 100% of the landowners of the Contraction Parcel and Expansion Parcels have agreed to the amendment of the District's boundary.

The updated total estimated cost of such infrastructure is approximately \$74,494,600 as detailed on the next page along with a breakdown of the anticipated ownership and operation and maintenance entities for the public infrastructure.

The District currently anticipates funding or financing the construction of all the public infrastructure through the issuance of special assessment capital improvement bonds. The actual amount financed may change based on market conditions. The District will levy annually recurring non-ad valorem assessments to fund the costs to operate and maintain the public infrastructure.



**NORMANDY CDD**

**OPINION OF PROBABLE CONSTRUCTION COSTS**

**CONCEPTUAL SITE INFRASTRUCTURE IMPROVEMENTS AND PRE-ENGINEERING ESTIMATES**

INFRASTRUCTURE COST ESTIMATES		ANNUAL OUTLAY			CONSTRUCTION ENTITY	FINAL OWNER	MAINTENANCE ENTITY
IMPROVEMENT CATEGORY	TOTAL OPINION OF COST	2023-2025	2026-2027	2028-2029			
Clearing and Grubbing	\$ 3,471,300	40%	30%	30%	CDD	N/A	N/A
Earthwork	\$12,486,300	40%	30%	30%	CDD	N/A	N/A
Roadway Construction	\$14,574,400	40%	30%	30%	CDD	CDD	CDD
Stormwater Collection	\$ 5,783,900	40%	30%	30%	CDD	CDD	CDD
Hardscape/Landscape	\$ 3,396,900	40%	30%	30%	CDD	CDD	CDD
Parks, Recreation, Security	\$ 2,920,600	40%	30%	30%	CDD	CDD	CDD
Potable Water	\$ 3,541,800	40%	30%	30%	CDD	JEA	JEA
Re-Use Water	\$ 2,656,400	40%	30%	30%	CDD	JEA	JEA
Sanitary Sewer	\$11,906,200	40%	30%	30%	CDD	JEA	JEA
Electrical	\$ 2,106,200	40%	30%	30%	CDD	JEA	JEA
Engineering, Survey, Inspection Services	\$ 4,309,300	40%	30%	30%	CDD	N/A	N/A
Permitting and Other Fees	\$ 4,375,700	40%	30%	30%	CDD	N/A	N/A
Contingency	\$ 2,965,600	40%	30%	30%	CDD	N/A	N/A

**Total: \$74,494,600**

Notes:

- This exhibit was prepared by Michael Lawson at Metro Development Group, LLC
- This opinion of probable construction costs contemplates the exercise of special powers pursuant to Section 190.012(2)(a), Florida Statutes.
- The above table reflects the total estimated construction costs for the CDD improvements. It is anticipated the CDD will directly fund the construction of the improvements, but the CDD will not incur any cost for the acquisition of those improvements from the Landowner.
- This Exhibit was prepared based on the current intentions of the CDD and is subject to change based on various factors, including future market conditions and development plans.

{00118176.DOCX/5}

## **Exhibit M**



Future Land Use

Source: ETM, Duval County, Clay County

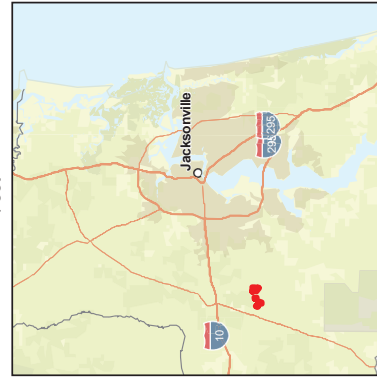
CDD Boundary

Clay Future Land Use

AG AG  
COM RP  
RR

Duval Future Land Use

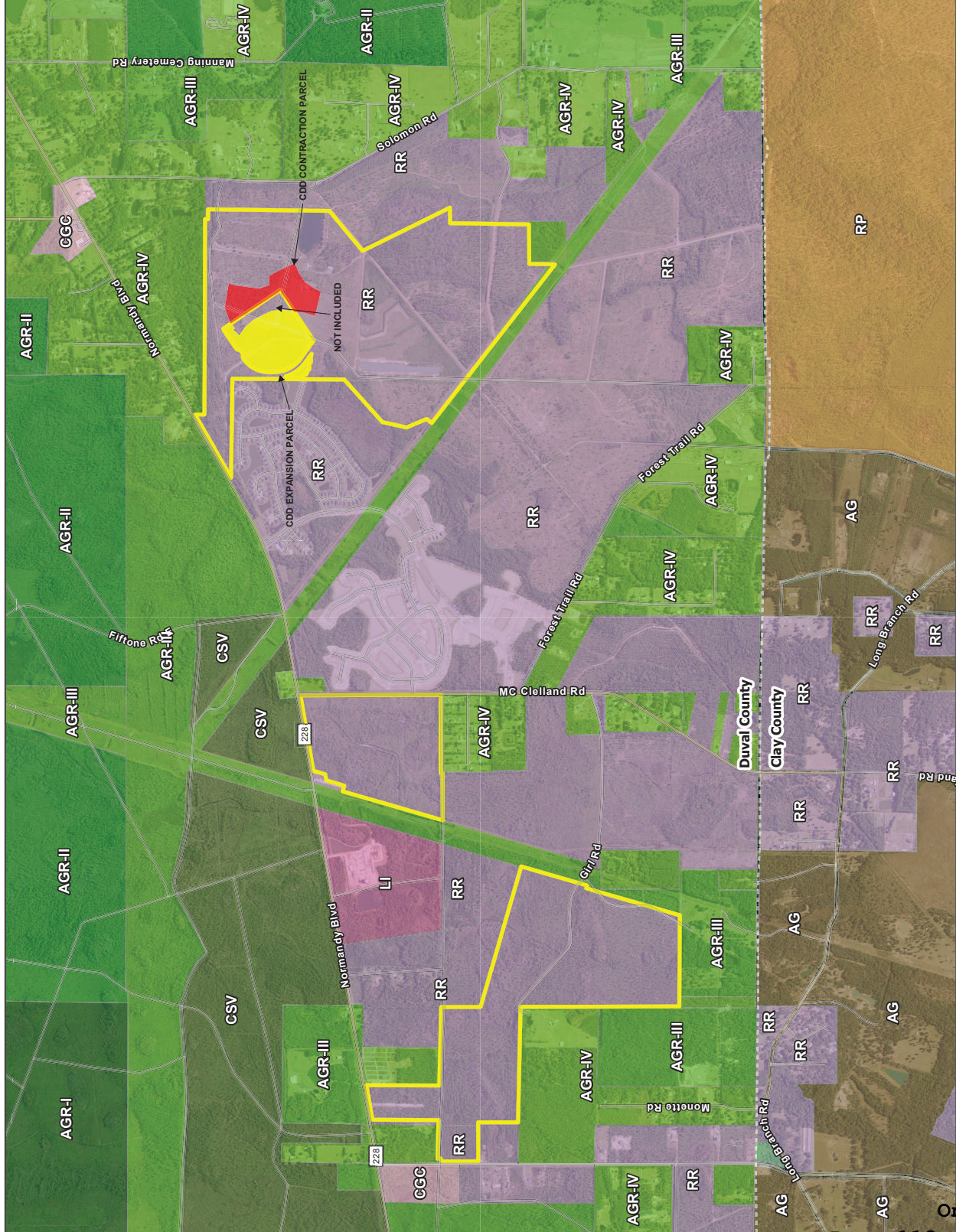
AGR-I: Agriculture -I  
AGR-II: Agriculture -II  
AGR-III: Agriculture -III  
AGR-IV: Agriculture -IV  
CGC: Community/ General Commercial  
CSV: Conservation  
LI: Light Industrial  
RR: Rural Residential



**ETM**  
England-Thims & Miller, Inc.  
CONSULTING ENGINEERS, PLANNERS, ARCHITECTS, AND ENVIRONMENTAL SCIENTISTS  
14775 Old St. Augustine Road Jacksonville, FL 32258  
904-642-8990 • Fax: 904-646-9485 • www.etmnc.com

T:\2021\21-282\21-282-04 CDD

Date: 11/17/2021





## **Exhibit N**

## AFFIDAVIT OF PETITION

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, Michael S. Lawson, as Chair of the Board of Supervisors of the Normandy Community Development District, and being its duly authorized representative being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Michael S. Lawson, and I am the Chair of the Board of Supervisors of the Normandy Community Development District.
3. I am authorized to act on behalf of the Petitioner to take all action necessary in relation to the petition to amend the boundaries of the Normandy Community Development District.
4. I have reviewed the contents of the Revised Petition to Amend the Boundaries of Normandy Community Development District, and its exhibits, and find it to be true and correct.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 24th day of April, 2023.

**Normandy Community  
Development District**

By: \_\_\_\_\_

Michael S. Lawson  
Chair of the Board of Supervisors

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 date of April, 2023, by Michael S. Lawson, as Chair of the Board of Supervisors of the Normandy Community Development District, on behalf of the District, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

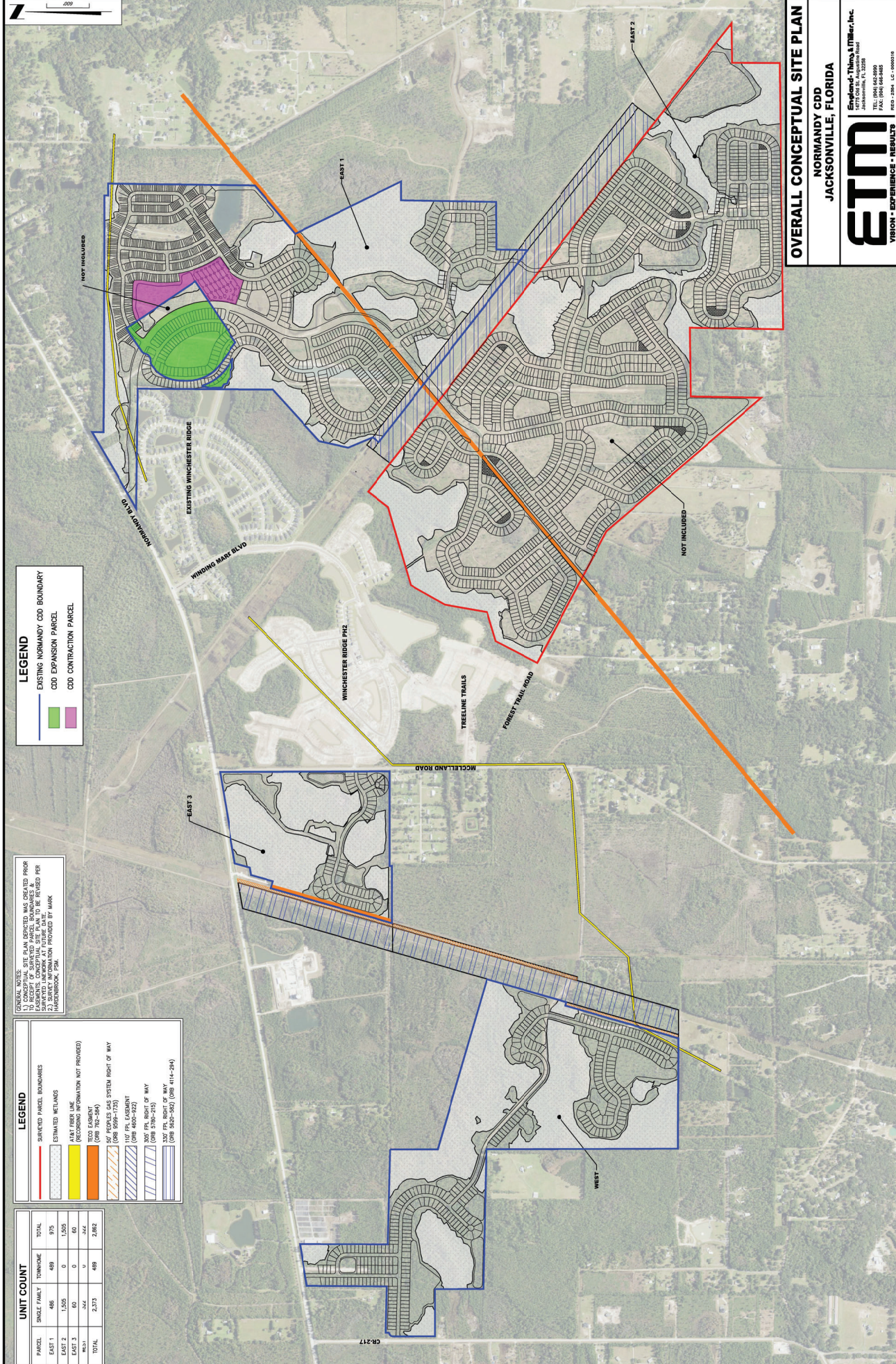


BRITTANY D. CRUTCHFIELD  
Commission # GG 976889  
Expires June 15, 2024  
Bonded Thru Budget Notary Services

Brittany D. Crutchfield  
Notary Public  
Brittany D. Crutchfield  
Name typed, printed or stamped  
My Commission Expires: 06-15-2024

## **Exhibit O**





**LEGEND**

EXISTING NORMANDY CDD BOUNDARY

CDD EXPANSION PARCEL

CDD CONTRACTION PARCEL

GENERAL NOTES:

1) CONCEPTUAL SITE PLAN DEPICTED WAS CREATED PRIOR TO THE FINAL REVIEW OF THE CONCEPTUAL SITE PLAN. ANY CHANGES TO THE CONCEPTUAL SITE PLAN TO BE REVIEWED PER THE CONCEPTUAL SITE PLAN REVIEW PROCESS.

2) SURVEY INFORMATION PROVIDED BY MARK HANDEBROOK, FSM.

**LEGEND**

SURVEYED PARCEL BOUNDARIES

ESTIMATED WETLANDS

AS-BUILT FIBER LINE (ACCORDING TO INFORMATION NOT PROVIDED)

7200 BARREN ROAD (08B 8099-1723)

15' FIBER GAS SYSTEM RIGHT OF WAY (08B 8099-1723)

115' FIBER GAS SYSTEM RIGHT OF WAY (08B 8099-1723)

305' FIBER RIGHT OF WAY (08B 8099-1723)

120' FIBER RIGHT OF WAY (08B 8099-1723)

120' FIBER RIGHT OF WAY (08B 8099-1723)

UNIT COUNT			
PARCEL	SINGLE FAMILY	TOWNHOME	TOTAL
EAST 1	486	489	975
EAST 2	1,505	0	1,505
EAST 3	60	0	60
WEST	2,273	489	2,762
TOTAL	4,324	978	5,302

**OVERALL CONCEPTUAL SITE PLAN**

**NORMANDY CDD**

**JACKSONVILLE, FLORIDA**

**ETM**

VISION • EXPERIENCE • RESULTS

England-Thibault & Miller, Inc.

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