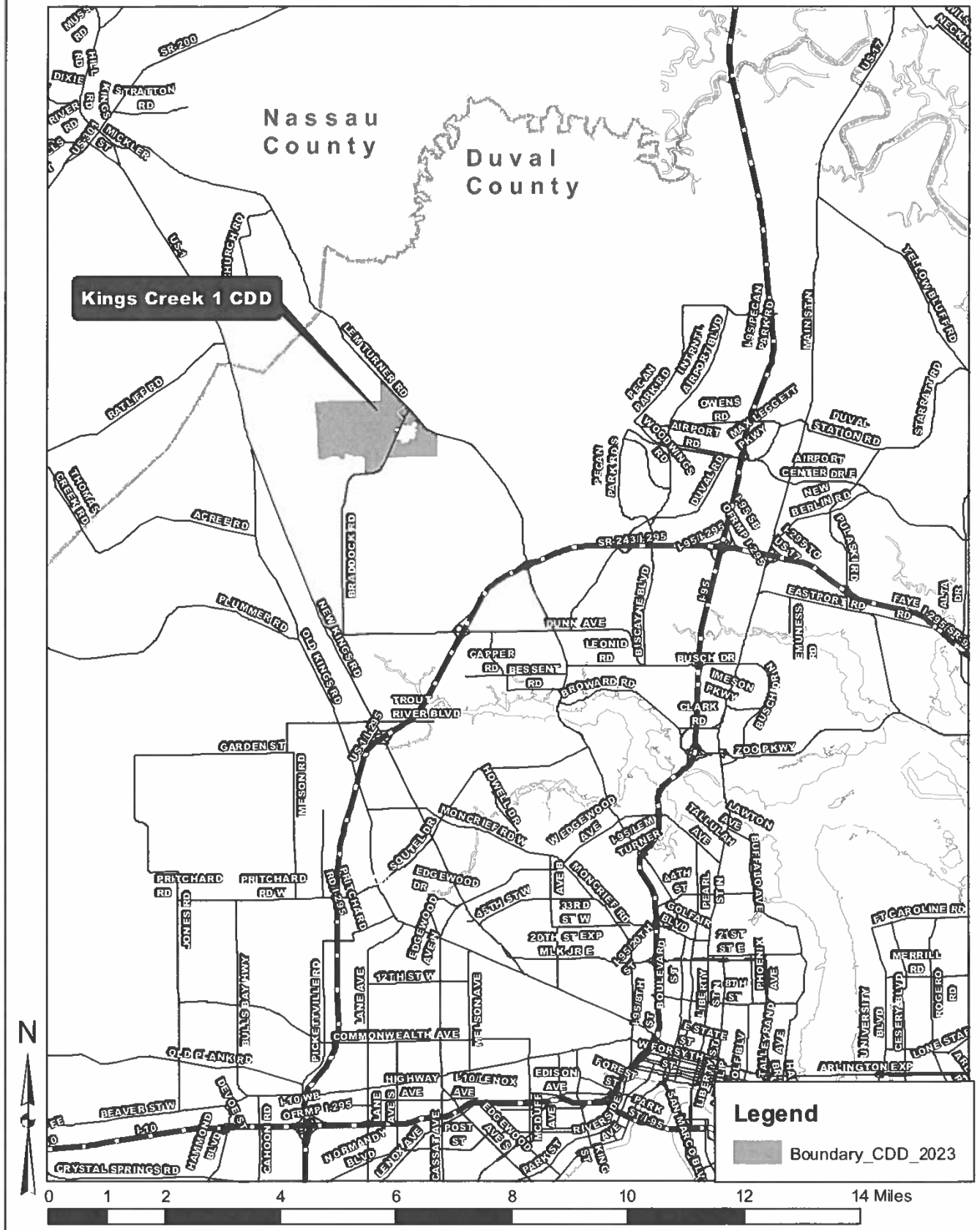
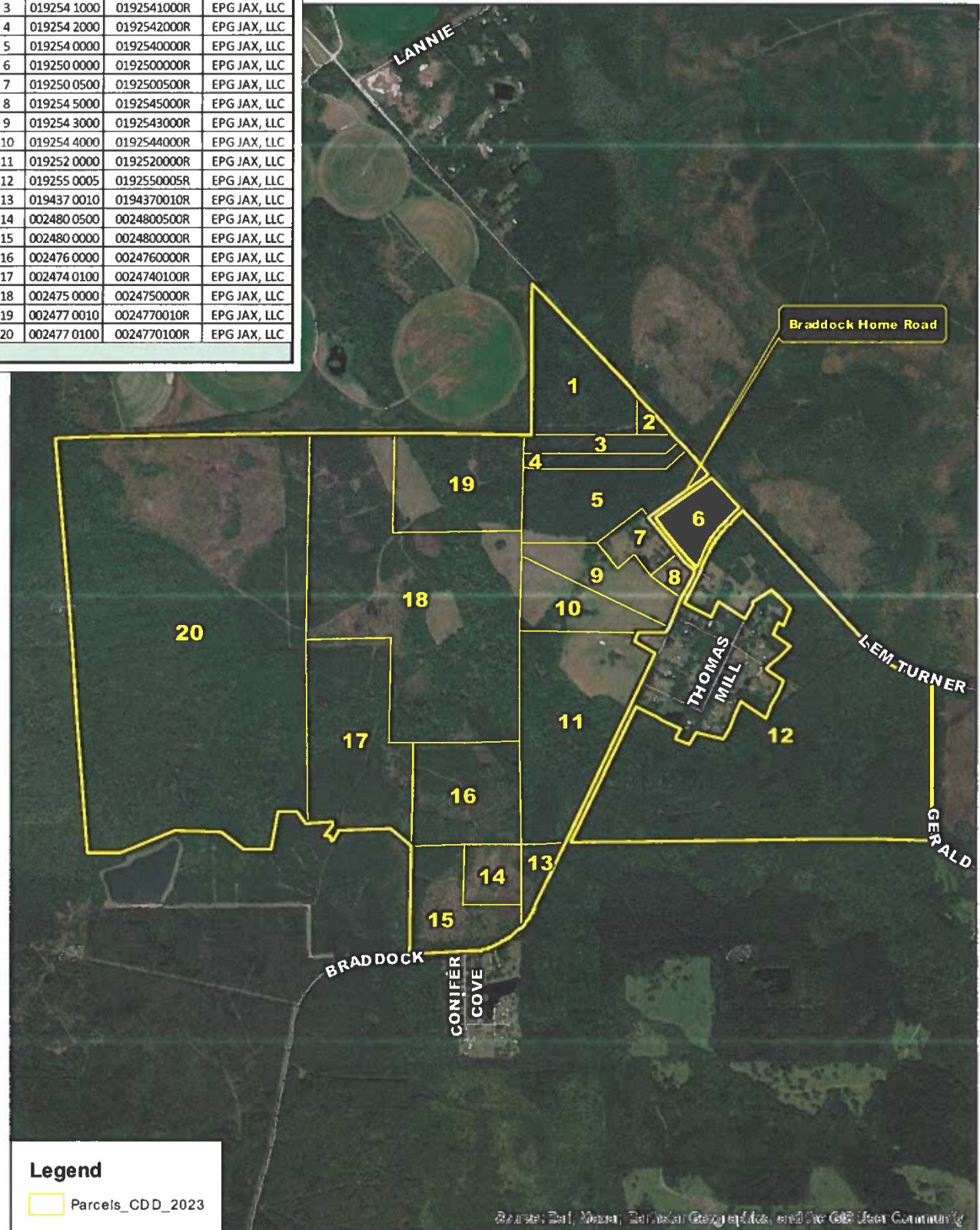


# KINGS CREEK 1 CDD - 1/2024



# Kings Creek I CDD AERIAL 1/2024

KEY	RE	STRAP	OWNER
1	019591 0005	0195910005R	EPG JAX, LLC
2	019245 0000	0192450000R	EPG JAX, LLC
3	019254 1000	0192541000R	EPG JAX, LLC
4	019254 2000	0192542000R	EPG JAX, LLC
5	019254 0000	0192540000R	EPG JAX, LLC
6	019250 0000	0192500000R	EPG JAX, LLC
7	019250 0500	0192500500R	EPG JAX, LLC
8	019254 5000	0192545000R	EPG JAX, LLC
9	019254 3000	0192543000R	EPG JAX, LLC
10	019254 4000	0192544000R	EPG JAX, LLC
11	019252 0000	0192520000R	EPG JAX, LLC
12	019255 0005	0192550005R	EPG JAX, LLC
13	019437 0010	0194370010R	EPG JAX, LLC
14	002480 0500	0024800500R	EPG JAX, LLC
15	002480 0000	0024800000R	EPG JAX, LLC
16	002476 0000	0024760000R	EPG JAX, LLC
17	002474 0100	0024740100R	EPG JAX, LLC
18	002475 0000	0024750000R	EPG JAX, LLC
19	002477 0010	0024770010R	EPG JAX, LLC
20	002477 0100	0024770100R	EPG JAX, LLC





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

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

**Thomas Creek I CDD  
Parcel 1**

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

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

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

Containing 972.89 acres, more or less.

Together with:

**Thomas Creek I CDD  
Parcel 2**

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

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

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

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

Containing 225.29 acres, more or less.



# SKETCH TO ACCOMPANY DESCRIPTION OF

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

## LEGEND:

P.B. PLAT BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
O.R.V. OFFICIAL RECORDS VOLUME  
P.C. PAGE  
S.R. STATE ROAD  
R/W RIGHT OF WAY  
P.C. POINT OF CURVATURE  
P.T. POINT OF TANGENCY  
P.O.C. POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
C.B. CHORD BEARING  
C.D. CHORD DISTANCE  
C.I. TABULATED CURVE DATA  
L.I. TABULATED LINE DATA

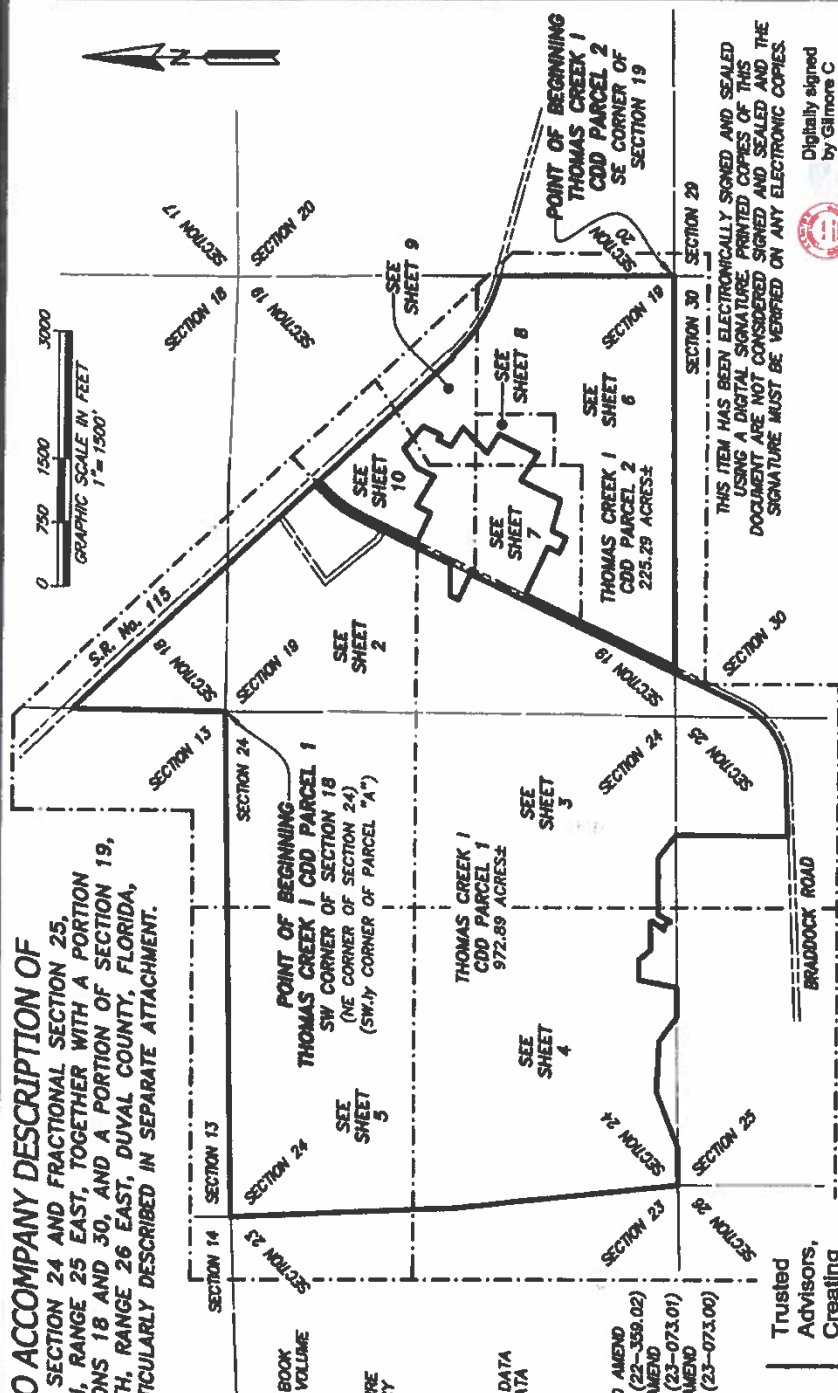
REVISED DECEMBER 8, 2023 TO AMEND  
MAP AND LEGAL DESCRIPTION. (22-359.02)  
REVISED AUGUST 8, 2023 TO AMEND  
MAP AND LEGAL DESCRIPTION. (23-073.01)  
REVISED MARCH 15, 2023 TO AMEND  
MAP AND LEGAL DESCRIPTION. (23-073.00)

**ETM**  
SURVEYING & MAPPING

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Community.  
14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258  
www.etmnc.com  
Certificate of Authorization No. LB 3694

## GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 24 AS BEING NORTH 89°08'38" EAST.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed  
by Gilmore C  
Colyer III



G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6863

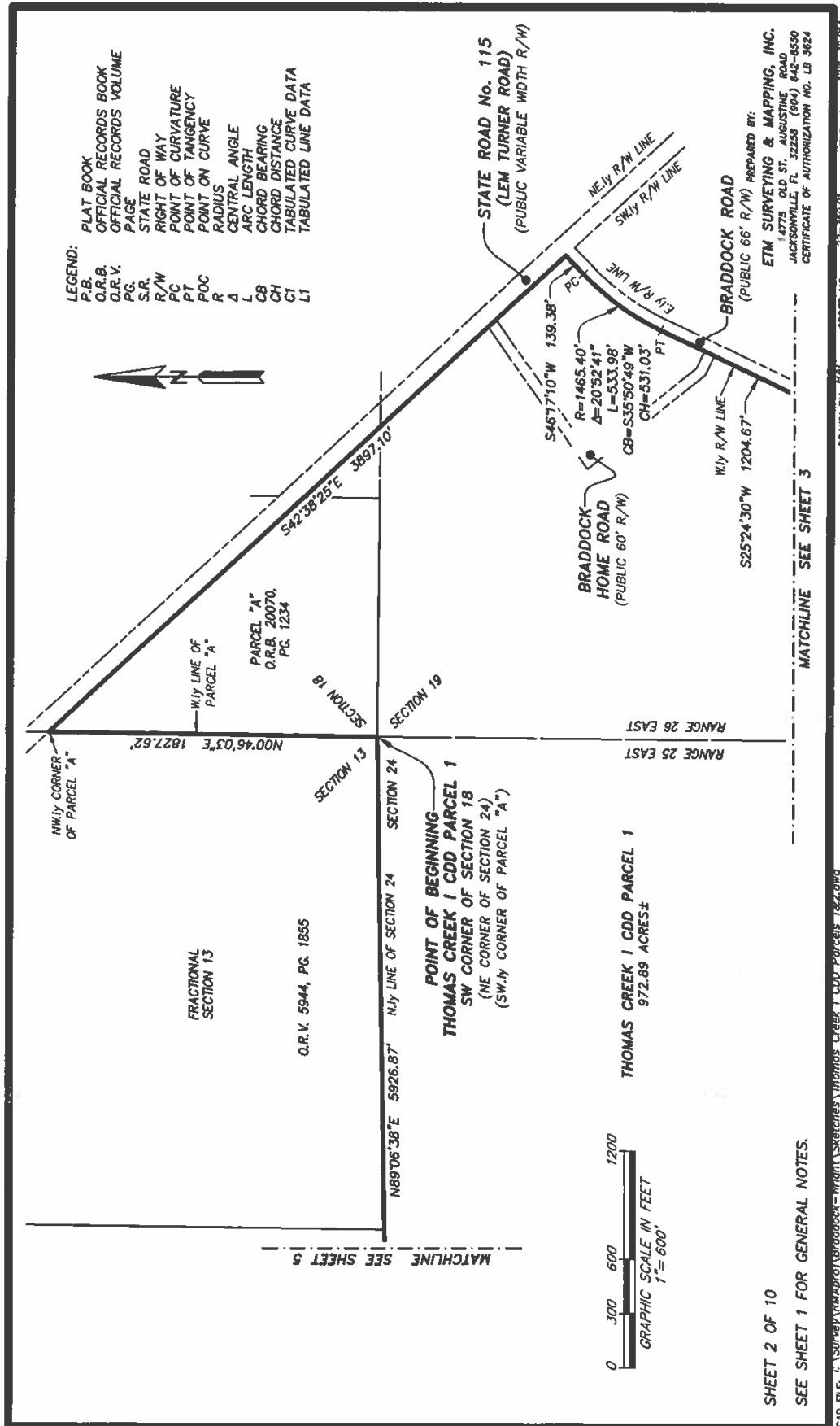
SCALE: 1"=1500'

DATE: JULY 29, 2022

SHEET 1 OF 10

DRAWN BY: BAL ORDER NO.: 23-359.01 FILE NO.: 100-2410

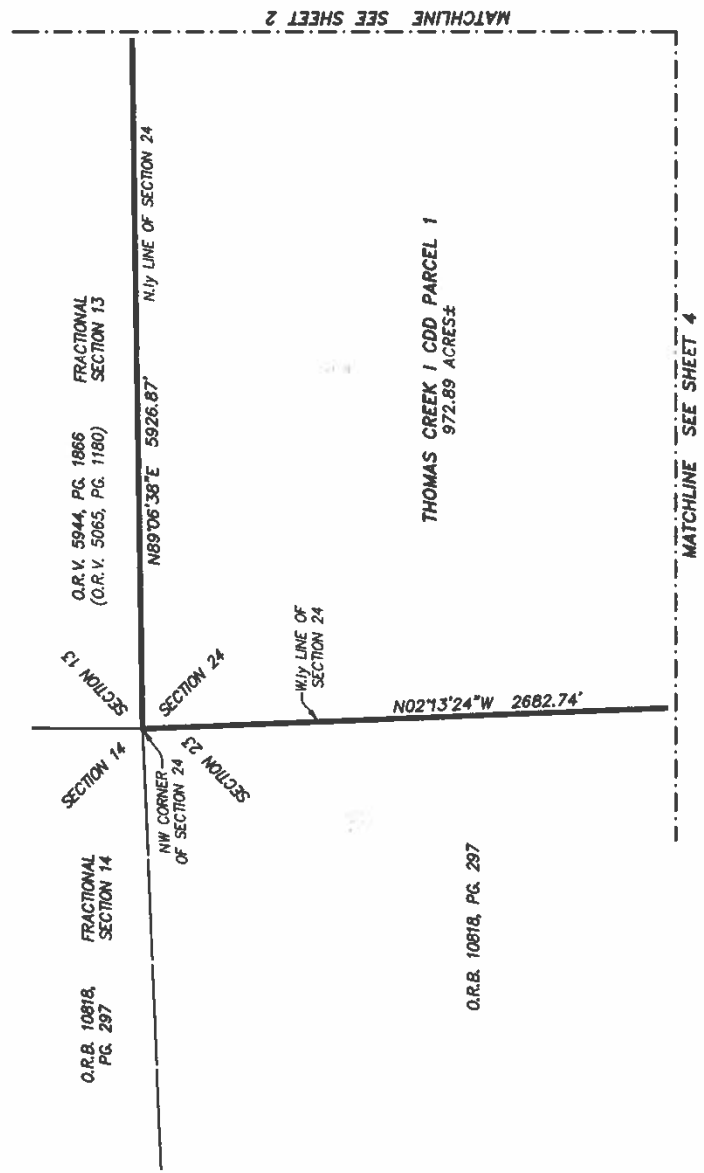
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- LEGEND:
- P.B. PLAT BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - O.R.V. OFFICIAL RECORDS VOLUME
  - P.G. PAGE
  - S.R. STATE ROAD
  - R/W RIGHT OF WAY
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CH CHORD BEARING
  - C1 CHORD DISTANCE
  - L1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA



PREPARED BY:  
ETH SURVEYING & MAPPING, INC.  
4775 OLD ST. AUGUSTINE ROAD  
JAC OWVILLE, FL 32259 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

SHEET 5 OF 10  
SEE SHEET 1 FOR GENERAL NOTES.

