MAP OF

TRACT 1A
A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING PART OF PARCEL 1 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET, THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'28" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 100.00 FEET; THENCE NORTH 28°04'14" WEST, A DISTANCE OF 173.21 FEET; THENCE NORTH 69°20'07" WEST, A DISTANCE OF 220.70 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF PUMPKIN HILL CREEK AND NASSAU RIVER; THENCE NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE 147.0 FEET MORE OR LESS TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF AFOREMENTIONED PARCEL 1; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID PARCEL 1, SOUTH 58°04'14" EAST, A DISTANCE OF 240.0 FEET MORE OR LESS TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE SOUTH 28°04'14" EAST, A DISTANCE OF 200.00 FEET TO THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD AND THE POINT OF BEGINNING.
CONTAINING 44,287 SQUARE FEET, 1.0 ACRES, MORE OR LESS.

TRACT 1B
A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING PART OF PARCEL 1 AND PARCEL 2 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

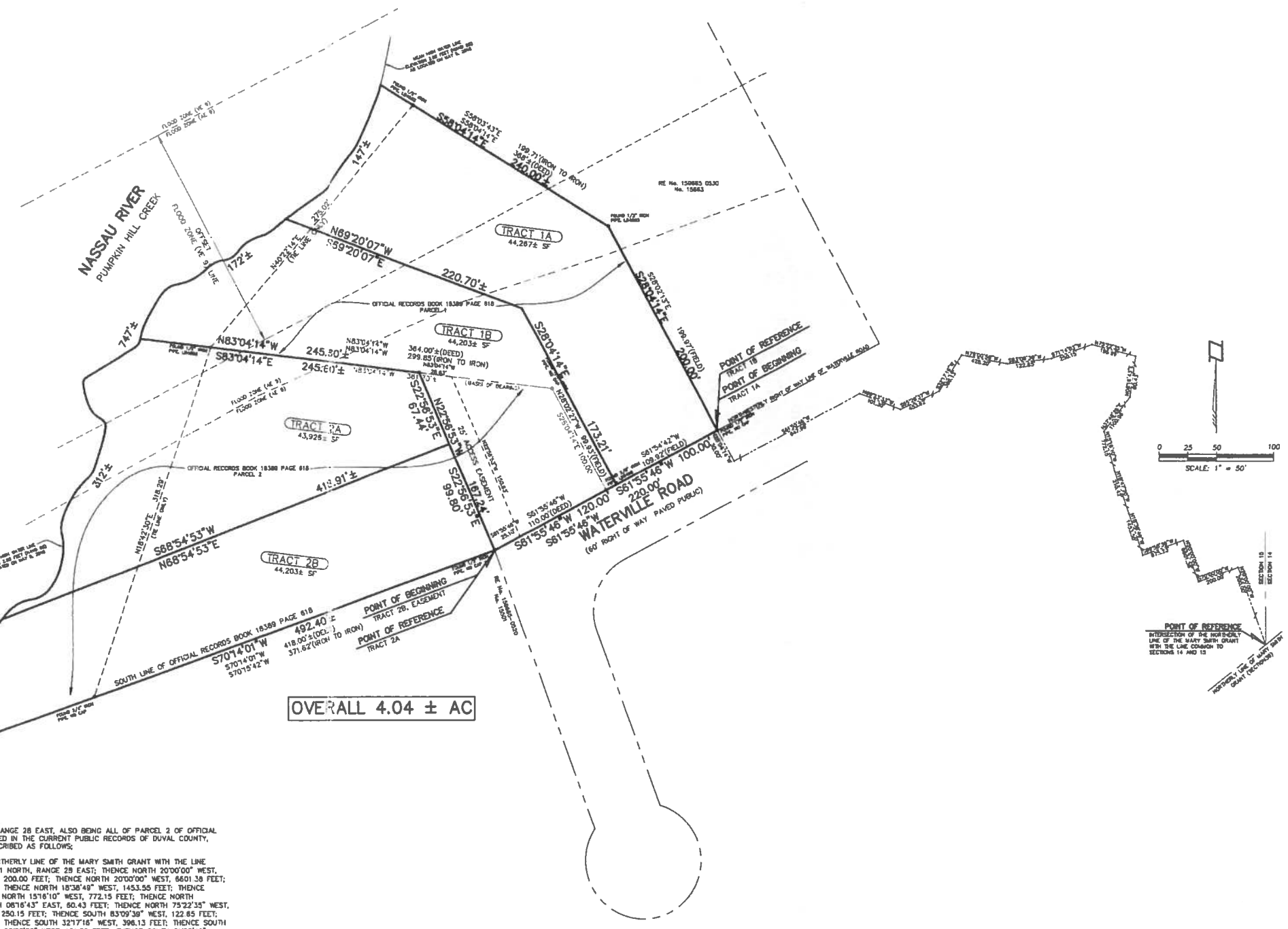
COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET; THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'28" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18388 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 110.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, NORTH 22°56'53" WEST, A DISTANCE OF 187.24 FEET TO A POINT LYING ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 1; THENCE NORTH 83°04'14" WEST, A DISTANCE OF 245.60 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF PUMPKIN HILL CREEK AND NASSAU RIVER; THENCE NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE 172.0 FEET MORE OR LESS TO A POINT; THENCE SOUTH 69°20'07" EAST, A DISTANCE OF 220.70 FEET MORE OR LESS TO AN ANGLE POINT; THENCE SOUTH 28°04'14" EAST, A DISTANCE OF 173.21 FEET TO THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD AND THE POINT OF BEGINNING.
CONTAINING 44,203 SQUARE FEET, 1.0 ACRES, MORE OR LESS.

TRACT 2A
A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING A PART OF PARCEL 2 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET; THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'28" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2; THENCE NORTH 22°56'53" WEST, A DISTANCE OF 99.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68°54'53" WEST, A DISTANCE OF 418.91 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF PUMPKIN HILL CREEK AND NASSAU RIVER; THENCE NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE 312.0 FEET MORE OR LESS TO AN INTERSECTION WITH NORTHERLY BOUNDARY LINE OF AFOREMENTIONED PARCEL 2; THENCE SOUTH 83°04'14" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 245.60 FEET MORE OR LESS TO A POINT; THENCE SOUTH 22°56'53" EAST, A DISTANCE OF 67.44 FEET TO THE POINT OF BEGINNING.
CONTAINING 43,926 SQUARE FEET, 1.0 ACRES, MORE OR LESS.

TRACT 2B
A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING A PART OF PARCEL 2 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET; THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'28" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 70°14'01" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL 2 OFFICIAL RECORDS BOOK 18389, PAGE 618, A DISTANCE OF 492.4 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF PUMPKIN HILL CREEK AND NASSAU RIVER; THENCE NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE 115.0 FEET MORE OR LESS; THENCE NORTH 68°54'53" EAST, A DISTANCE OF 418.91 FEET MORE OR LESS TO A POINT; THENCE SOUTH 22°56'53" EAST, A DISTANCE OF 99.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 44,203 SQUARE FEET, 1.0 ACRES, MORE OR LESS.



OVERALL 4.04 ± AC

25' ACCESS EASEMENT
A PART OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALSO BEING ALL OF PARCEL 2 OF OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF THE MARY SMITH GRANT WITH THE LINE COMMON TO SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 28 EAST; THENCE NORTH 20°00'00" WEST, 200.00 FEET; THENCE SOUTH 70°00'00" WEST, 200.00 FEET; THENCE NORTH 20°00'00" WEST, 6601.38 FEET; THENCE SOUTH 69°58'39" WEST, 975.23 FEET; THENCE NORTH 18°38'49" WEST, 1453.55 FEET; THENCE NORTH 18°47'20" WEST, 210.42 FEET; THENCE NORTH 15°16'10" WEST, 772.15 FEET; THENCE NORTH 37°48'28" EAST, 1100.90 FEET; THENCE NORTH 08°16'43" EAST, 60.43 FEET; THENCE NORTH 75°22'35" WEST, 195.99 FEET; THENCE SOUTH 71°14'03" WEST, 250.15 FEET; THENCE SOUTH 83°09'39" WEST, 122.65 FEET; THENCE NORTH 79°00'58" WEST, 428.20 FEET; THENCE SOUTH 32°17'16" WEST, 396.13 FEET; THENCE SOUTH 65°26'37" WEST, 453.62 FEET; THENCE NORTH 68°23'33" WEST, 101.30 FEET; THENCE SOUTH 61°55'46" WEST, 647.96 FEET; THENCE NORTH 28°04'14" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18389 PAGE 618, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 22°56'53" WEST, A DISTANCE OF 187.24 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF AFOREMENTIONED PARCEL 2; THENCE SOUTH 83°04'14" EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 28.83 FEET; THENCE SOUTH 22°56'53" EAST, A DISTANCE OF 150.63 FEET TO A POINT ON THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF WATERVILLE ROAD; THENCE SOUTH 61°55'46" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 25.10 FEET TO THE POINT OF BEGINNING.

NOTES:
1. THIS IS A MAP ONLY.
2. BEARINGS BASED ON THE NORTH BOUNDARY LINE OF PARCEL 1, BEING N83°04'14"W, AS PER OFFICIAL RECORDS BOOK 18389 PAGE 618.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "AE" (EL 8) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0090H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

THIS MAP WAS MADE FOR THE BENEFIT OF TODD ROY AND DENISE ANN ROY.

STEPHEN W. CREWS, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No LB 3672

CHECKED BY:	FILE: 2020-1490	DRAWN BY: KLW	BOATWRIGHT LAND SURVEYORS, inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA	DATE: NOVEMBER 22, 2020	SHEET 1 OF 1	(904)241-8550