

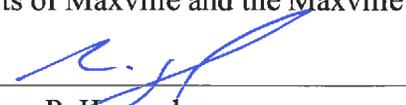
Prepared by and return to:

Leah A. Walker, Esq.
Driver, McAfee, Peek & Hawthorne, P.L.
One Independent Drive, Suite 1200
Jacksonville, FL 32202

AFFIDAVIT
VACATION OF PLAT

BEFORE ME, the undersigned authority, personally appeared IVAN R. HERNANDEZ, who, being by me first duly sworn and cautioned, upon his oath disposes and says:

1. That Ivan R. Hernandez is a Florida Registered Surveyor, Registration Number 7016, and is currently licensed to practice land surveying in the State of Florida.
2. Normandy Mitigation LLC, a Florida limited liability company, own parcels of land currently platted as Maxville and the Maxville Farms, said parcels described in Exhibit "A" attached hereto, as evidenced by the Special Warranty Deed recorded in Official Records Book 17346, Page 1571, of the public records of Duval County, Florida.
3. That certain rights of way are located within these parcels, said rights of way being shown on that certain plat known as Maxville and the Maxville Farms, as recorded in Plat Book 3 Page 94 of the public records of Duval County, Florida (the "Plat").
4. Normandy Mitigation LLC is requesting a vacation of that certain portion of the Plat affecting the parcels of land shown on survey attached hereto as Exhibit "B" and a vacation of those certain rights of way located within those parcels of land and shown on the attached survey, by resolution of City Council, pursuant to Section 177.101 (3), Florida Statutes.
5. The purpose of this Affidavit is to attest to and provide my professional opinion that the vacation of those certain platted rights of way located within the property owned by Normandy Mitigation, LLC, as described above, will not materially affect the ownership or right of convenient access of persons owning other parts of the Maxville and the Maxville Farms subdivision.
6. That I, Ivan R. Hernandez, have made an inspection of the property and, to the best of my knowledge, information, and belief, and in my professional opinion, the vacation of the portion of Plat owned by Normandy Mitigation, LLC will not materially affect the ownership or right of convenient access of persons owning other parts of Maxville and the Maxville Farms.


Ivan R. Hernandez
Florida Registered Land Surveyor
Number 7016

STATE OF FLORIDA
COUNTY OF Orange

I hereby certify that the foregoing instrument was acknowledged before me this 12th day of January, 2016, by Ivan R. Hernandez, who is personally known to me, or has produced _____ as identification.

Affix Notary Stamp or Seal Below:



N Marie Smith

NOTARY PUBLIC – signature above

Printed Name: N. Marie Smith

Commission Number (if not legible on seal): FF055626

My Commission Expires (if not legible on seal): 9.18.2017

EXHIBIT "A"
Property

A parcel of land situate, lying and being in Duval County, Florida, and being more particularly described as follows:

All of Section 1 lying west of Yellow Water Road, all of Section 2, that part of Section 3 East of U.S. Highway 301, that part of Section 10 East of U.S. Highway 301, all of Section 11, that part of Section 12 lying West of Yellow Water Road, and all of Sections 13, and 14, Township 3 South, Range 23 East, except the following tracts of land bounded and described as follows:

(1) BEGINNING at the Northeast corner of the SE 1/4 of said Section 12; running thence West 8.33 chains; thence North 5 1/2 degrees West 12.98 chains; thence North 74.25 degrees East, 9.52 chains to the East line of said Section; and thence South along the East line of said Section 15.65 chains to the POINT OF BEGINNING.

(2) COMMENCING at the Southeast corner of Section 12, Township 3 South, Range 23 East and run North along the section line of said Section 12, 1.52 chains to the POINT OF BEGINNING of this description; run thence North 87 degrees West 23.25 chains; thence South 86-1/2 degrees West to the Westerly line of the SE 1/4 of Section 12 aforesaid; thence North along the Westerly line of the SE 1/4 of said Section 12 to the Northwest corner of the SE 1/4 of said Section; thence East along the Northerly line of the SE 1/4 of said Section to the Easterly section line of said Section 12; thence South along the East line of said Section to the POINT OF BEGINNING. The above described land being all of the SE 1/4 of Section 12, Township 3 South, Range 23 East, lying North of the CCC Road along the Southerly portion of said SE 1/4 as the same is now established.

(3) That part of the NE 1/4 of Section 12 lying within 40 feet each side of survey line of State Road S-217, Section 7284, said survey line being described as follows: BEGINNING on the East line of Section 12, Township 3 South, Range 23 East at a point 1,983.5 feet South of Northeast corner of said Section 12; thence from a tangent bearing of North 02 degrees 24 minutes 13 seconds West run Northwesterly along a curve concave to the Southwest, having a radius of 1,145.915 feet; a distance of 576.33 feet through a central angle of 28 degrees 49 minutes; thence run North 29 degrees 13 minutes 13 seconds West 215.75 feet to the beginning of a curve concave to the Northeast having a radius of 1,145.915 feet and a central angle of 08 degrees 42 minutes; thence run Northwesterly along said curve 174 feet to the end of curve; thence run North 20 degrees 31 minutes 13 seconds West 3,157.07 feet to the North line of Section 1 at a point 655.1 feet West of Northeast corner of Northwest 1/4 of said Section 1; and except the following:

A part of Section 1, Township 3 South, Range 23 East, Duval County, Florida, and being more particularly described as follows; COMMENCING at the Northeast corner of said Section 1; thence South 88 degrees 45 minutes 45 seconds West and along the North line of said Section 1, a distance of 344.74 feet; thence South 15 degrees 34 minutes 42 seconds West 4,451.31 feet to the POINT OF BEGINNING, said point being on the Southwesterly right-of-way line of State Road No. S-217 (Yellow Water Road); thence continue South 15 degrees 34 minutes 42 seconds West 1,141.64 feet to a point on the South line of said Section 1; thence South 88 degrees 59 minutes 22 seconds East and along said South line 340.96 feet; thence North 15 degrees 34 minutes 42 seconds East, 723.83 feet to a point on the aforementioned southwesterly right-of-way line of State Road No. S-217; thence North 29 degrees 14 minutes 42 seconds West and along said Southwesterly right-of-way line, 468.15 feet to the POINT OF BEGINNING.

A part of Section 12, Township 3 South, Range 23 East, Duval County, Florida and being more particularly described as follows: COMMENCING at the Northeast corner of said Section 12; thence North 88 degrees 59 minutes 22 seconds West and along the North line of said Section 12, a distance of 1,584.25 feet to the POINT OF BEGINNING; thence South 15 degrees 34 minutes 42 seconds West, 2,721.13 feet to the South line of the NE 1/4 of said Section 12; thence South 89 degrees 47 minutes 33 seconds West and along said, South line 342.93 feet; thence North 15 degrees 34 minutes 42 seconds East, 2,728.67 feet to a point on the North line of said Section 12; thence South 88 degrees 59 minutes 22 seconds East along said North line, 340.96 feet to the POINT OF BEGINNING.

A part of Section 13, Township 3 South, Range 23 East, Duval County, Florida, and being more particularly described as follows: COMMENCING at the Southwest corner of said Section 13; thence North 89 degrees 40 minutes 02 seconds East and along the South line of said Section 13, a distance of 442.93 feet to the POINT OF

BEGINNING; thence continue North 89 degrees 40 minutes 02 seconds East and along said South line 343.14 feet; thence North 15 degrees 34 minutes 42 seconds East 5,542.84 feet to a point in the North line of said Section 13; thence South 88 degrees 34 minutes 46 seconds West and along said North line, 345.07 feet; thence South 13 degrees 34 minutes 42 seconds West, 5,536.02 feet to the POINT OF BEGINNING.

That certain piece, parcel, or tract of land, situate, lying and being a part of the SE 1/4 of Section 12, Township 3 South, Range 23 East, Duval County, Florida, and being more particularly described as follows: BEGINNING at the Northwest corner of the said SE 1/4 of Section 12; thence South 00 degrees 10 minutes 22 seconds West and along the West line of said SE 1/4, a distance of 1,211.33 feet; thence North 15 degrees 34 minutes 42 seconds East 1,258.78 feet to a point in the North line of said SE 1/4; thence South 89 degrees 47 minutes 33 seconds West and along said north line, 334.40 feet to the POINT OF BEGINNING.

A part of the SW 1/4 OF Section 12, Township 3 South, Range 23 East, Duval County, Florida, and being more particularly described as follows: COMMENCING at the Northeast corner of said Section 12; thence North 88 degrees 59 minutes 22 seconds West and along the North line of said Section 12, a distance of 1,925.21 feet; thence South 15 degrees 34 minutes 42 seconds West 2,728.67 feet to the POINT OF BEGINNING; thence continue South 15 degrees 34 minutes 42 seconds West, 2,760.77 feet to the South line of said Section 12; thence North 88 degrees 34 minutes 46 seconds East along the South line of said Section 12 345.07 feet; thence North 15 degrees 34 minutes 42 seconds East 1,494.43 feet to a point on the East line of said SW 1/4; thence North 00 degrees 10 minutes 22 seconds East along said East line 1,211.33 feet to the Northeast corner of said SW 1/4; thence South 29 degrees 47 minutes 33 seconds West along the North Line of said SW 1/4 8.53 feet to the POINT OF BEGINNING.

AND

All of Section 15 East of U.S. Highway 301, Township 3 South, Range 23 East, except W 1/2 of the W 1/2 of the NW 1/4 of NW 1/4, and that part of Section 16 East of U.S. Highway 301, and that part of Section 21 East of U.S. Highway 301, and all of Sections 22, 23 and 24, Township 3 South, Range 23 East, except the following:

A part of Sections 23 and 24, Township 3 South, Range 23 East, Duval County, Florida, and being more particularly described as follows: COMMENCING at the Northwest corner of said Section 24; thence North 89 degrees 40 minutes 02 seconds East and along the North line of said Section 24 a distance of 442.93 feet to the POINT OF BEGINNING; thence continue North 89 degrees 40 minutes 02 seconds East and along said North line 343.14 feet; thence South 15 degrees 34 minutes 42 seconds West, 5,495.18 feet to a point on the South line of said Section 23; thence South 89 degrees 55 minutes 48 seconds West and along said South line 342.70 feet; thence North 15 degrees 34 minutes 42 seconds East 5,493.54 feet to the POINT OF BEGINNING.

AND

That part of the following described tracts in Section 25, Township 3 South, Range 23 East, located North of State Route 228, also known as Normandy Boulevard, to-wit:

(1) Farm 2 in Section 25 Township 3 South, Range 23 East, Maxville Farms according to plat thereof recorded in Plat Book 3, Page 94, EXCEPT a Tract of land described as follows: For a point of beginning, COMMENCE at the Northeast corner of Section 25, Township 3 South, Range 23 East and run thence West along the North section line of said Section a distance of 10 chains to the Northwest corner of Farm #1, according to plat of said Section recorded in Plat Book 3, Page 94 of the current public records of said county; thence South along the West line of said Farm #1 a distance of 10 chains; from the POINT OF BEGINNING thus described; run West parallel to the North section line a distance of 4 chains; thence South parallel to the West line of said Farm #1 a distance of 5.48 chains to the Northerly right-of-way of State Road No. 228 (also known as No. 204); thence Northeastwardly along the Northerly right-of-way of said Highway a distance of 4.75 chains to the intersection thereof with the west line of said Farm #1; thence North along the West line of said Farm #1 a distance of 3.21 chains to the POINT OF BEGINNING, being a part of Farm #2 in said Section 25.

And

(2) in Section 25, Township 3 South, Range 23 East being: Farms 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Maxville Farms, according to plat thereof recorded in Plat Book 3, Page 94 except the following: BEGINNING on the North side of State Road No. 228 (also known as No. 204) where it intersects the North-South section line between Sections 25 and 26, Township 3 South, Range 23 East in the Southwest corner of Farm #9, Section 25, Township 3 South, Range 23 East, according to plat thereof recorded in Plat Book 3, Page 94 of the current public records; thence North 79 degrees East along the North edge of said road, 4.76 chains to a stake; thence North 6 1/2 degrees West 4 chains to a stake; thence South 79 degrees West, 4.5 chains to the West line of Section 25, Township 3 South, Range 23 East; thence South along said line 4.10 chains to the POINT OF BEGINNING.

And

(3) in Section 25, Township 3 South, Range 23 East, being: Farms 23 and 24, Maxville Farms, according to plat recorded in Plat Book 3, Page 94.

AND

That part of Section 26, Township 3 South, Range 23 East north of State Route 228, also known as Normandy Boulevard, except 3 acres, more or less, described as follows: BEGINNING on the North side of State Road No. 228 (also known as No. 204) where it intersects the North-South section Line between Sections 25 and 26, Township 3 South, Range 23 East in the Southeast corner of Farm 16, Section 26, Township 3 South, Range 23 East, according to plat thereof recorded in Plat Book 3, Page 94 of the current public records; thence South 79 degrees West along the North edge of said Road 0.74 chains to a stake; thence North 6 1/2 degrees West 4 chains to a stake; thence North 79 degrees East 1 chain to the East line of Section 26, Township 3 South, Range 23 East; thence South along said line 4.10 chains to the POINT OF BEGINNING; and except the following:

A part of Farms 2, 3, 14 and 15, Section 26, Township 3 South, Range 23 East, as shown on Map of Maxville Farms as recorded in Plat Book 3, Page 94 of the current public records of Duval County, Florida, and being more particularly described as follows: COMMENCING at the Northeast corner of said Section 26; thence South 89 degrees 55 minutes 48 seconds West and along the North line of said Section 26, a distance of 1,032.68 feet; thence South 15 degrees 34 minutes 42 seconds West, 15.62 feet to the POINT OF BEGINNING, said point being on the South right-of-way line of a 15 foot platted road according to said Plat of Maxville Farms; thence continue South 15 degrees 34 minutes 42 seconds West 2,714.32 feet to a point in the North right-of-way line of a 30 foot platted road as shown on said plat of Maxville Farms; thence North 89 degrees 58 minutes 16 seconds East and along said North right-of-way line, 342.63 feet; thence North 15 degrees 34 minutes 42 seconds East, 2,714.57 feet to a point in the aforementioned South right-of-way line of a 15 foot platted road; thence South 89 degrees 55 minutes 48 seconds West and along said South right-of-way line, 342.70 feet to the POINT OF BEGINNING.

A part of Farm 19, Section 26, Township 3 South, Range 23 East as shown on Map of Maxville Farms as recorded in Plat Book 3, Page 94 of the current public records of Duval County, Florida, and being more particularly described as follows: COMMENCING at the Northeast corner of said Section 26; thence South 89 degrees 55 minutes 48 seconds West and along the North line of said Section 26, a distance of 1,032.68 feet; thence South 15 degrees 34 minutes 42 seconds West 2,761.09 feet to the POINT OF BEGINNING, said point being on the South right-of-way line of a 30 foot platted road according to said plat of Maxville Farms; thence continue South 15 degrees 34 minutes 42 seconds West, 391.20 feet to a point in the Northerly right-of-way line of State Road No. 228 (Normandy Boulevard); thence North 79 degrees 51 minutes 23 seconds East and along said Northerly right-of-way line, 366.29 feet; thence North 15 degrees 34 minutes 42 seconds East 324.41 feet to a point in the aforementioned South right-of-way line of a 30 foot platted road; thence South 89 degrees 58 minutes 16 seconds West and along said South right-of-way line, 342.63 feet to the POINT OF BEGINNING.

AND

In Section 27, Township 3 South, Range 23 East being: Farms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 30, 32 and East 1/2 of Farm 20, Maxville Farms, according to plat thereof recorded in Plat Book 3, Page 94 of the current public records of Duval County, Florida, less and except that part of Section 27 located South of State Route 228, also known as Normandy Boulevard.

Less and Except: Farms 18, 19 and 30, lying North of Normandy Boulevard, Maxville Farms, according to the plat thereof as recorded in Plat Book 3, Page 94, conveyed to Scott B. Keeler in Corporate Warranty Deed recorded in Official Records Book 10777, Page 1757, of the Public Records of Duval County, Florida.

Less and Except portion of Farm Lots 21 and 28 Maxville Farms, according to the plat thereof as recorded in Plat Book 3, Page 94, conveyed to Landmark Baptist Church of Maxville, FL, Inc., a Florida corporation in Special Warranty Deed recorded in Official Records Book 17015, Page 739, of the Public Records of Duval County, Florida.

AND

In Section 28, Township 3 South, Range 23 East being: Farms 1, 2, 3, 4, 5, 6, 16, 17, 31, and 32, Maxville Farms, according to plat thereof recorded in Plat Book 3, Page 94 of the current public records of Duval County, Florida, less and except that part of Section 28 located South of State Route 228, also known as Normandy Boulevard and less and except that part located West of U.S. Highway 301.

AND

In Section 28, Township 3 South, Range 23 East being: In MAXVILLE TOWNSITE, according to plat thereof recorded in Plat Book 3, Page 94, and Plat Book 6, Pages 78 and 79 of the current records of Duval County, Florida: Lots 1 through 8 and 20, Block 34; all of Block 38 lying North of State Road 228; Block 40 lying North of State Road 228; all of Block 41; Lots 1, 2, 3, 4, 6, 6 and 7, Block 42; Lots 1 through 6 and Lots 7 and 8, Block 43; Lots 1 through 8, Block 45; all of Block 54; all of Block 55; all of Blocks 56, 57, 56, 59, 60, 61, 62, 63, 64, 65, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94 and 95.

AND

South 1/2 of the Northwest 1/4; and Northwest 1/4 of the Southwest 1/4 in Section 19, Township 3 South, Range 24 East.

LESS AND EXCEPT THE LANDS DESCRIBED IN THE FOLLOWING DEEDS:

1) Deed from Gilman Paper Company to Florida Power & Light Company dated January 25, 1983, and recorded in Official Records Volume 5615, page 1887, current public records of Duval County, Florida.

Less and except those lands described in Corrective Special Warranty Deed from Gilman Paper Company to Florida Power & Light Company dated October 13, 1982, and recorded in Official Records Volume 5577, page 2337, current public records of Duval County, Florida.

ALSO EXCEPTING THEREFROM THE LANDS CONVEYED IN THE FOLLOWING INSTRUMENTS:

Land conveyed to Roy Whitehead in that certain warranty deed dated May 18, 1999, and recorded in O.R. Book 9308, page 480, public records of Duval County, Florida.

Land conveyed in that certain Special Warranty Deed dated July 20, 1966, by Gilman Paper Company to Corwith Davis and recorded in Official Records Book 2627, page 412 of the public records of Duval County, Florida.

ALSO EXCEPTING HEREFROM THAT PORTION OF THE PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED FROM OILMAN TIMBERLANDS MANAGEMENT, LLC TO PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY DATED MARCH 27, 2000 WHICH IS DESCRIBED AS FOLLOWS:

PARCEL "A"

A fifty foot wide strip of land situated in Sections 1 and 12, Township 3 South, Range 23 East, Duval County, Florida, being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of said Section 1 for a Point of Reference and run S.00°04'31"E., along the East line of said Section 1, a distance of 499.79 feet to a steel rod & cap stamped LB021 at the Southeast corner of land described in Official Records Book 4097, Page 285 of the Public Records of Duval County, Florida and to the POINT OF BEGINNING; thence continue S.00°04'31"E., along said East line of Section 1, a distance 50.00 feet to a steel rod & cap stamped LB021; thence run S.89°17'58"W., parallel with the South line of said land described in Official Records Book 4097, Page 285, a distance of 40.05 feet to a steel rod & cap stamped LB021 which lies fifty feet (50') East (measured perpendicular) of the East line of land described in Official Records Book 4600, Page 922 of said Public Records; thence run S.16°07'08"W., parallel with said East line, a distance of 7659.21 feet to a steel rod & cap stamped LB021; thence run N.73°52'52"W., perpendicular to said East line, a distance of 50.00 feet to a steel rod & cap stamped LB021 which lies on said East line; thence run N.16°07'08"E., along said East line, a distance of 7696.32 feet to a steel rod & cap stamped LB021 which lies on aforementioned South line of land described in Official Records Book 4097, Page 285; thence run N.89°17'58"E., along said South line, a distance of 77.71 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the existing eighty foot (80') right of way for County Road 217 also known as Yellow Water Road.

PARCEL "B"

A fifty foot wide strip of land situated in Sections 12, 13, 23, 24 and 26, Township 3 South, Range 23 East, Duval County, Florida, being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of Section 1, Township 3 South, Range 23 East, Duval County, Florida for a Point of Reference and run S.00°04'31 "E., along the East line of said Section 1, a distance of 412.34 feet to a steel rod & cap stamped LB021; thence run S.16°07'08"W., parallel with the East line of land described in Official Records Book 4600, Page 922 of the Public Records of Duval County, Florida, a distance of 91.35 feet to a steel rod & cap stamped LB021 which lies on the South line of land described in Official Records Book 4097, Page 285 of said Public Records; thence continue S.16°07'08"W., parallel with said East line of land described in Official Records Book 4600, Page 922, a distance of 7711.44 feet to a steel rod & cap stamped LB021; thence run N.73°52'52"W., perpendicular to said East line, a distance of 505.00 feet to a steel rod & cap stamped LB021 which lies on the West line of land described in Official Records Book 5615, Page 1887 of said Public Records and to the POINT OF BEGINNING; thence run along said West line the following four (4) courses:

- 1) S.16°07'08"W., a distance of 13,906.11 feet to a steel rod & cap stamped LB021;
- 2) N.73°53'30"W., a distance of 50.00 feet to a steel rod & cap stamped LB021;
- 3) S.16°07'08"VV., a distance of 148.82 feet to a steel rod & cap stamped LB021;
- 4) S.52°10'27"11E., a distance of 118A0 feet to a steel rod & cap stamped LB021 which lies on the West line of land described in Official Records Book 5620, Page 582 of said Public Records;

thence run S. 16°07'08"W., along said West line, a distance of 53.82 feet to a steel rod & cap stamped L8021; thence run parallel with said West line of land described in Official Records Book 5615, Page 1887 the following four (4) courses:

- 1) N.52°10'27"W., a distance of 172.21 feet to a steel rod & cap stamped LB021;
- 2) N.16°07'08"E., a distance of 232.72 feet to a steel rod & cap stamped LB021;
- 3) S.73°53'30"E., a distance of 50.00 feet to steel rod & cap stamped LB021;
- 4) N.16°07'08"E., a distance of 13,970.64 feet to a steel rod & cap stamped LB021;

thence run S.73°52'52"E., perpendicular with said West line, a distance of 50.00 feet to a steel rod & cap stamped LB021 which lies on said West line of land described in Official Records Book 5615, Page 1887; thence run S.16°07'08"W., along said West line, a distance of 50.00 feet to the POINT OF BEGINNING;

SUBJECT TO the platted right of ways as shown on the plat of "MAXVILLE FARMS" as recorded in Plat Book 3, page 94 Public Records of Duval County, Florida.

PARCEL "C"

A fifty foot wide strip of land situated in Sections 26 and 35, Township 3 South, Range 23 East, Duval County, Florida, being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of Section 1, Township 3 South, Range 23 East, Duval County, Florida for a Point of Reference and run S.00°04'31"E., along the East line of said Section 1, a distance of 412.34 feet to a steel rod & cap stamped LB021; thence run S.16°07'08"W., parallel with the East line of land described in Official Records Book 4600, Page 922 of the Public Records of Duval County, Florida, a distance of 91.35 feet to a steel rod & cap stamped LB021 which lies on the South line of land described in Official Records Book 4097, Page 285 of said Public Records; thence continue S.16°07'08"W., parallel with said East line of land described in Official Records Book 4600, Page 922, a distance of 7,711.44 feet to a steel rod & cap stamped LB021; thence run N.73°52'52"W., perpendicular with said East line, a distance of 505.00 feet to a steel rod & cap stamped LB021 which lies on the West line of land described in Official Records Book 5615, Page 1887 of said Public Records; thence run along said West line the following four (4) courses:

- 1) S.16°07'08"W., a distance of 13,906.11 feet to a steel rod & cap stamped LB021;
- 2) N.73°53'30"W., a distance of 50.00 feet to a steel rod & cap stamped LB021;
- 3) S.16°07'08"W., a distance of 148.82 feet to a steel rod & cap stamped LB021;
- 4) S.52°10'27"E., a distance of 118.40 feet to a steel rod & cap stamped LB021;

thence continue S.52°10'27"E., along a projection of said West line, a distance of 355.19 feet to a steel rod & cap stamped LB021 which lies on the East line of land described in Official Records Book 4114, Page 294 of said Public Records and to the POINT OF BEGINNING; thence continue S.52°10'27"E., along said projection of West line of land described in Official Records Book 5615, Page 1887, a distance of 53.82 feet to a steel rod & cap stamped LB021 which lies fifty feet (50') East (measured perpendicular) of said East line of land described in Official Records Book 4114, Page 294; thence run S.16°07'08"W., parallel with said East line, a distance of 6,878.68 feet to a steel rod & cap stamped LB021; thence run N.73°52'52"W., perpendicular to said East line, a distance of 50.00 feet to a steel rod & cap stamped LB021 which lies on said East line; thence run N.16°07'08"E., along said East line, a distance of 6,898.59 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the existing one hundred foot (100') right of way of State Road 228 also known as Normandy Boulevard.

SUBJECT TO the platted right of ways as shown on the plat of "MAXVILLE FARMS" as recorded in Plat Book 3, page 94 Public Records of Duval County, Florida.

LESS AND EXCEPT the lands conveyed to Loblolly Mitigation Preserve, LLC, a Florida limited liability company described in Special Warranty Deed recorded in Official Records Book 10999, Page 2126, Corrective Special Warranty Deed recorded in Official Records Book 11505, Page 1698, and Special Warranty Deed recorded in Official Records Book 11505, Page 1716, of the Public Records of Duval County, Florida.

LESS AND EXCEPT the lands conveyed to Thomas V. Herndon and Billie G. Herndon, husband and wife, recorded in Official Records Book 13300, Page 1661, of the Public Records of Duval County, Florida.

LESS AND EXCEPT the lands conveyed to Dudley Boys II, LLC, a Florida limited liability company, recorded in Official Records Book 13398, Page 1973, of the Public Records of Duval County, Florida.

LESS AND EXCEPT the lands conveyed to Earl Mosley and Lorraine Mosley, recorded in Official Records Book 15001, Page 1175, of the Public Records of Duval County, Florida.

LESS AND EXCEPT from all of the above any portion of the subject property located within any public road rights-of-way.

All of the above described property is also described as:

The following parcels lying and being in Duval County, Florida:

Parcel 1:

Beginning at the Northwest corner of Section 1, Township 3 South, Range 23 East; thence North 88 degrees 46 minutes 15 seconds East, along the North line of said Section 1, a distance of 1957.05 feet to the Southwesterly line of Yellow Water Road, also known as State Road No. 217; thence South 20 degrees 31 minutes 13 seconds East, along said road, a distance of 2671.37 feet to a point; thence South 89 degrees 28 minutes 45 seconds West, departing said road, a distance of 3077.92 feet to a point; thence North 13 degrees 00 minutes 17 seconds West, a distance of 31.33 feet to a point; thence North 15 degrees 04 minutes 09 seconds West, a distance of 467.50 feet to a point; thence North 14 degrees 09 minutes 52 seconds West, a distance of 735.11 feet to a point; thence North 15 degrees 33 minutes 42 seconds West, a distance of 535.71 feet to a point; thence North 67 degrees 31 minutes 50 seconds East, a distance of 324.47 feet to a point; thence North 71 degrees 39 minutes 02 seconds East, a distance of 77.44 feet to a point; thence North 77 degrees 08 minutes 11 seconds East, a distance of 66.17 feet to a point; thence North 83 degrees 52 minutes 36 seconds East, a distance of 87.26 feet to a point; thence North 88 degrees 11 minutes 23 seconds East, a distance of 66.39 feet to a point; thence South 80 degrees 30 minutes 42 seconds East, a distance of 51.84 feet to the West line of said Section 1; thence North 00 degrees 28 minutes 58 seconds West, along the West line of said Section 1, a distance of 611.06 feet to the point and place of beginning.

Parcel 2:

Commencing at the Southeast corner of Section 1, Township 3 South, Range 23 East; thence North 89 degrees 31 minutes 48 seconds West, a distance of 970.42 feet to the Southwesterly line of Yellow Water Road, also known as State Road No. 217; thence North 29 degrees 13 minutes 13 seconds West, along the Southwesterly line of said road, a distance of 549.55 feet to the point and place of beginning; thence South 29 degrees 13 minutes 13 seconds East, along the Southwesterly line said road, a distance of 2335.43 feet to a point of curvature in said road; thence Southeastwardly, along said road, curving to the right with a radius of 1105.92 feet and an arc distance of 100.88 feet subtending a delta angle of 5 degrees 13 minutes 36 seconds, said curve having a chord bearing of South 26 degrees 36 minutes 25 seconds East and a chord distance of 100.85 feet to a point; thence South 72 degrees 44 minutes 22 seconds West, departing said road, a distance of 557.40 feet to a point; thence North 3 degrees 57 minutes 29 seconds West, a distance of 332.04 feet to a point; thence South 89 degrees 08 minutes 48 seconds West, a distance of 1191.56 feet to a point; thence North 15 degrees 35 minutes 14 seconds East, a distance of 2055.78 feet to the point and place of beginning.

Parcel 3:

Commencing at the Southeast corner of Section 1, Township 3 South, Range 23 East; thence North 89 degrees 31 minutes 48 seconds West, a distance of 970.42 feet to the Southwesterly line of Yellow Water Road, also known as State Road No. 217; thence North 29 degrees 13 minutes 13 seconds West, along the Southwesterly line of said road, a distance of 619.78 feet to the point and place of beginning; thence South 15 degrees 34 minutes 53 seconds West, departing said road, a distance of 2120.15 feet to a point; thence South 89 degrees 08 minutes 48 seconds West, a distance of 67.77 feet to a point; thence North 15 degrees 34 minutes 53 seconds East, a distance of 2204.76 feet to the Southwesterly line of said road; thence South 29 degrees 13 minutes 13 seconds East, along said road, a distance of 92.24 feet to the point and place of beginning.

Parcel 4:

Commencing at the Northwest corner of Section 25, Township 3 South, Range 23 East; thence South 00 degrees 28 minutes 39 seconds East, along the West line of said Section, a distance of a distance of 1043.33 to a point; thence North 85 degrees 52 minutes 20 seconds West, a distance of 438.26 feet to the point and place of beginning; thence South 52 degrees 42 minutes 53 seconds East, a distance of 2208.61 feet to a point; thence North 07 degrees 26 minutes 09 seconds West, a distance of 1286.32 feet to a point; thence South 87 degrees 19 minutes 31 seconds West, a distance of 440.88 feet to a point; thence North 85 degrees 52 minutes 20 seconds West, a distance of 1153.36 feet to the point and place of beginning.

Parcel 5:

Commencing at the Northwest corner of Section 25, Township 3 South, Range 23 East; thence South 00 degrees 28 minutes 39 seconds East, along the West line of said Section, a distance of 1043.33 feet to a point; thence North 85 degrees 52 minutes 20 seconds West, a distance of 973.59 feet to a point; thence South 15 degrees 31 minutes 44 seconds West, a distance of 131.76 feet to the point and place of beginning; thence South 15 degrees 31 minutes 44 seconds West, a distance of 52.28 feet to a point; thence South 52 degrees 45 minutes 51 seconds East, a distance of 53.82 feet to a point; thence South 15 degrees 31 minutes 44 seconds West, a distance of 1847.33 feet to the Northerly line of Normandy Boulevard, also known as State Road No. 228; thence North 79 degrees 51 minutes 23 seconds East, along said road, a distance of 1460.60 feet to a point; thence North 5 degrees 38 minutes 37 seconds West, departing said road, a distance of 264.00 feet to a point; thence North 79 degrees 51 minutes 23 seconds East, a distance of 291.14 feet to a point; thence South 05 degrees 38 minutes 37 seconds East, a distance of 264.00 feet to the Northerly line of aforementioned road; thence North 79 degrees 51 minutes 23 seconds East, along said road, a distance of 570.97 feet to a point; thence North 52 degrees 42 minutes 53 seconds West, departing said road, a distance of 2378.60 feet to the point and place of beginning.

Parcel 6:

Commencing at the Northwest corner of Section 25, Township 3 South, Range 23 East; thence South 00 degrees 28 minutes 39 seconds East, along the West line of said Section, a distance of 1043.33 feet to a point; thence North 85 degrees 52 minutes 20 seconds West, a distance of 1090.01 feet to a point; thence North 87 degrees 41 minutes 18 seconds West, a distance of 274.94 feet to the point and place of beginning; thence South 52 degrees 45 minutes 51 seconds East, a distance of 55.73 feet to a point; thence South 15 degrees 31 minutes 44 seconds West, a distance of 2127.44 feet to the Northerly line of Normandy Boulevard, also known as State Road No. 228; thence South 79 degrees 51 minutes 23 seconds West, along said road, a distance of 3413.90 feet to a point; thence North 00 degrees 05 minutes 34 seconds East, departing said road, a distance of 1043.40 feet to a point; thence North 89 degrees 08 minutes 28 seconds West, a distance of 1971.27 feet to a point; thence South 00 degrees 16 minutes 57 seconds West, a distance of 1314.14 feet to a point; thence North 89 degrees 09 minutes 22 seconds West, a distance of 329.30 feet to a point; thence North 00 degrees 18 minutes 46 seconds East, a distance of 1314.22 feet to a point; thence North 89 degrees 08 minutes 28 seconds West, a distance of 328.60 feet to a point; thence South 00 degrees 20 minutes 36 seconds West, a distance of 929.14 feet to a point; thence North 89 degrees 39 minutes 52 seconds West, a distance of 457.24 feet to a point; thence South 00 degrees 20 minutes 34 seconds West, a distance of 709.57 feet to a point in the Northerly line of aforementioned road; thence South 79 degrees 51 minutes 23 seconds West, along said road, a distance of 3381.82 feet to a point of curvature in same; thence Westwardly, along said road, curving to the right with a radius of 5679.58 feet and an arc distance of 1051.68 feet subtending a delta angle of 10 degrees 36 minutes 34 seconds, said curve having a chord bearing of South 85 degrees 09 minutes 40 seconds West and a chord distance of 1050.18 feet to a point; thence North 18 degrees 27 minutes 27 seconds East, departing said road, a distance of 523.52 feet to a point; thence North 71 degrees 34 minutes 25 seconds West, a distance of 80.00 feet to a point; thence South 18 degrees 27 minutes 27 seconds West, a distance of 180.00 feet to a point; thence North 71 degrees 34 minutes 25 seconds West, a distance of 89.96 feet to a point; thence South 18 degrees 27 minutes 40 seconds West, a distance of 180.00 feet to a point; thence North 71 degrees 34 minutes 25 seconds West, a distance of 709.81 feet to a point; thence North 18 degrees 29 minutes 05 seconds East, a distance of 440.00 feet to a point; thence North 71 degrees 34 minutes 25 seconds West, a distance of 519.79 feet to a point; thence South 18 degrees 29 minutes 54 seconds West, a distance of 440.00 feet to a point; thence North 71 degrees 34 minutes 25 seconds West, a distance of 399.89 feet to a point in the Easterly line of (Seaboard Coast Line R/R) CXS Transportation, Inc; thence North 18 degrees 30 minutes 43 seconds East, along said railroad, a distance of 4482.53 feet to the North line of Section 28, Township 3 South, Range 23 East; thence North 89 degrees 39 minutes 03 seconds East, along the last mentioned Section line, a distance of 1144.35 feet to a point; thence South 24 degrees 01 minutes 10 seconds West, departing said Section line, a distance of 274.89 feet to a point; thence South 22 degrees 59 minutes 42 seconds West, a distance of 625.93 feet to a point; thence South 87 degrees 31 minutes 54 seconds East, a distance of 3504.16 feet to a point; thence South 88 degrees 37 minutes 53 seconds East, a distance of 1180.92 feet to a point; thence South 84 degrees 38 minutes 23 seconds East, a distance of 269.96 feet to a point; thence South 88 degrees 26 minutes 29 seconds East, a distance of 491.47 feet to a point; thence North 85 degrees 54 minutes 24 seconds East, a distance of 1448.98 feet to a point; thence South 61 degrees 20 minutes 23 seconds East, a distance of 170.59 feet to a point; thence South 74 degrees 15 minutes 44 seconds East, a distance of 346.64 feet to a point; thence South 59 degrees 28 minutes 14 seconds East, a distance of 257.35 feet to a point; thence South 47 degrees 57 minutes 06 seconds East, a distance of 266.09 feet to a point; thence North 60 degrees 33

minutes 16 seconds East, a distance of 1137.74 feet to a point; thence North 70 degrees 05 minutes 57 seconds East, a distance of 74.06 feet to a point; thence North 75 degrees 39 minutes 32 seconds East, a distance of 78.77 feet to a point; thence South 88 degrees 55 minutes 41 seconds East, a distance of 111.14 feet to a point; thence South 72 degrees 34 minutes 35 seconds East, a distance of 113.03 feet to a point; thence South 77 degrees 18 minutes 11 seconds East, a distance of 517.51 feet to a point; thence South 78 degrees 57 minutes 45 seconds East, a distance of 183.83 feet to a point; thence South 83 degrees 47 minutes 35 seconds East, a distance of 188.94 feet to a point; thence South 87 degrees 41 minutes 18 seconds East, a distance of 781.74 feet to the point and place of beginning.

Parcel 7:

Commencing at the intersection of the Northerly line of Main Street and the Easterly line of (Seaboard Coast Line R/R) CXS Transportation, Inc.; thence North 18 degrees 30 minutes 43 seconds East, a distance of 190.08 feet to a point; thence South 71 degrees 34 minutes 25 seconds East, a distance of 159.98 feet to the point and place of beginning; thence South 71 degrees 34 minutes 25 seconds East, a distance of 239.97 feet to a point; thence North 18 degrees 29 minutes 54 seconds East, a distance of 170.00 feet to a point; thence North 71 degrees 34 minutes 25 seconds West, a distance of 239.94 feet to a point; thence South 18 degrees 30 minutes 27 seconds West, a distance of 170.00 feet to the point and place of beginning.

Parcel 8:

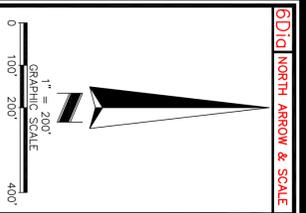
Commencing at the intersection of the Northerly line of Main Street and the Easterly line of (Seaboard Coast Line R/R) CXS Transportation, Inc.; thence North 18 degrees 30 minutes 43 seconds East, a distance of 170.08 feet to a point; thence South 71 degrees 34 minutes 25 seconds East, a distance of 249.98 feet to the point and place of beginning; thence South 18 degrees 30 minutes 14 seconds West, a distance of 166.72 feet to a point in the curved Northerly line of Main Street; thence Eastwardly, along said road, curving to the left with a radius of 5679.58 feet and an arc distance of 30.02 feet subtending a delta angle of 0 degrees 18 minutes 10 seconds, said curve having a chord bearing of South 73 degrees 45 minutes 20 seconds East and a chord distance of 30.02 feet to a point; thence North 18 degrees 30 minutes 10 seconds East, a distance of 165.58 feet to a point; thence North 71 degrees 34 minutes 25 seconds West, a distance of 30.00 feet to the point and place of beginning.

Parcel Tax ID No.s of the above mentioned legal descriptions:

Parcel # 000972-0000;
Parcel # 000972-0200;
Parcel # 000973-0000;
Parcel # 000985-2000;
Parcel # 000985-3000;
Parcel # 001077-0000;
Parcel # 001084-0050;
Parcel # 001088-0000;
Parcel # 001090-0000;
Parcel # 001091-0000;
Parcel # 001092-0000;
Parcel # 001094-0000;
Parcel # 001094-0000;
Parcel # 001096-0000;
Parcel # 001108-1000;
Parcel # 001108-2000;
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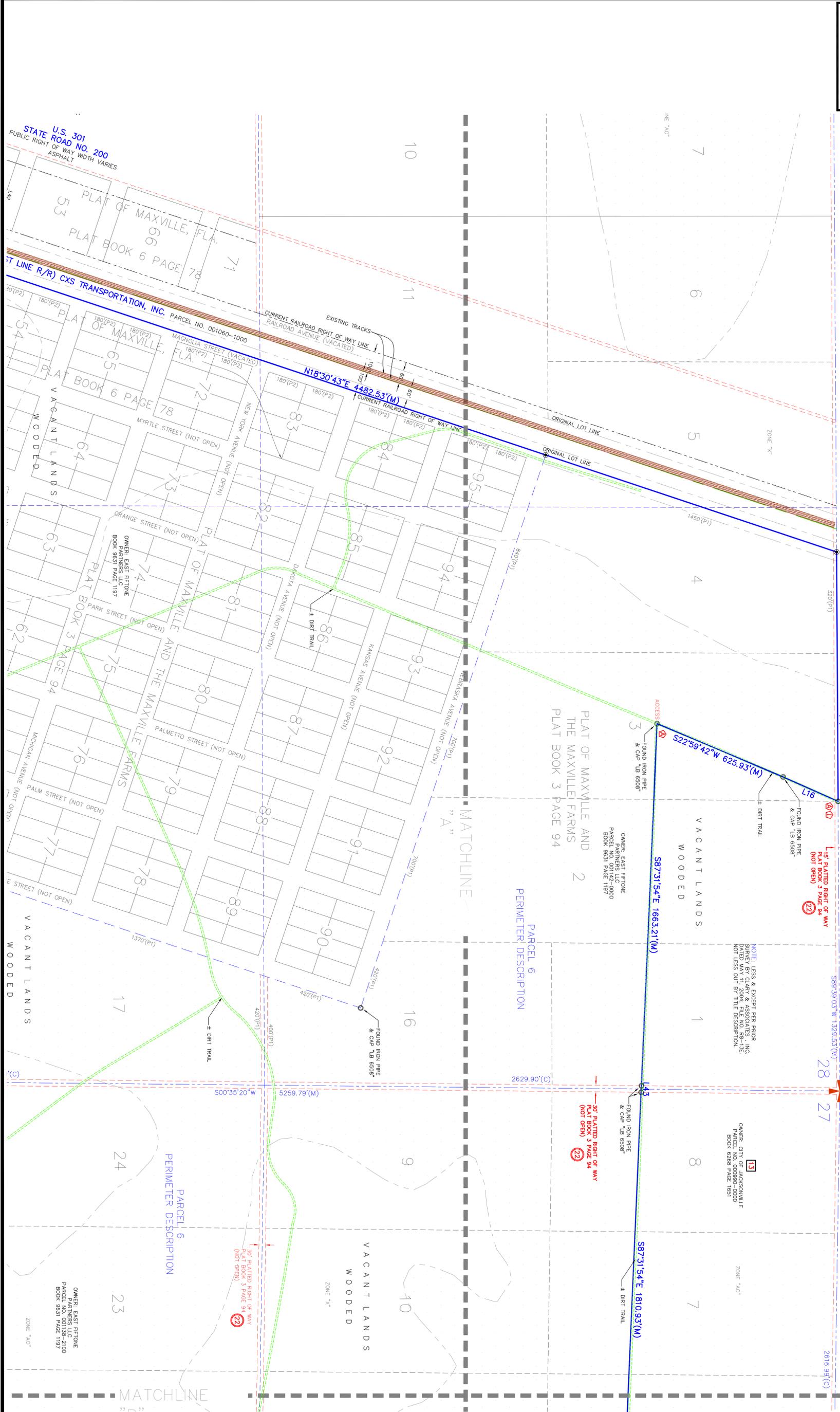
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Parcel # 001117-5000;
Parcel # 001117-6000;
Parcel # 001117-7000;
Parcel # 001117-8000;
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Parcel # 001119-6000;
Parcel # 001123-0000;
Parcel # 001124-5010;
Parcel # 001127-0105;
Parcel # 001131-0000;
Parcel # 001131-0200;
Parcel # 001131-0300;
Parcel # 001131-0600;
Parcel # 001131-1000;
Parcel # 001136-0000;
Parcel # 001137-5000;
Parcel # 001138-2000;
Parcel # 001142-0000;
Parcel # 001142-1700;



6Dvi LEGEND AND ABBREVIATIONS

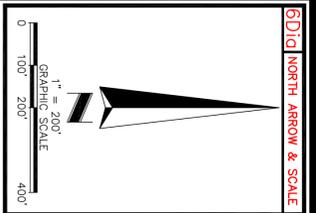
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	UTILITY POLE	(U)	MEASURED
	RAILROAD TRACKS	(R)	FLORIDA DEPARTMENT OF TRANSPORTATION
	OVERHEAD UTILITY LINE	(O)	SECTION CORNER WITH ADJOINING SECTION #/S
	SQ. FT.	(R)	FENCE LINE
	SQ. FT.	(P1)	
	SQ. FT.	(P2)	
	WELL	(W)	



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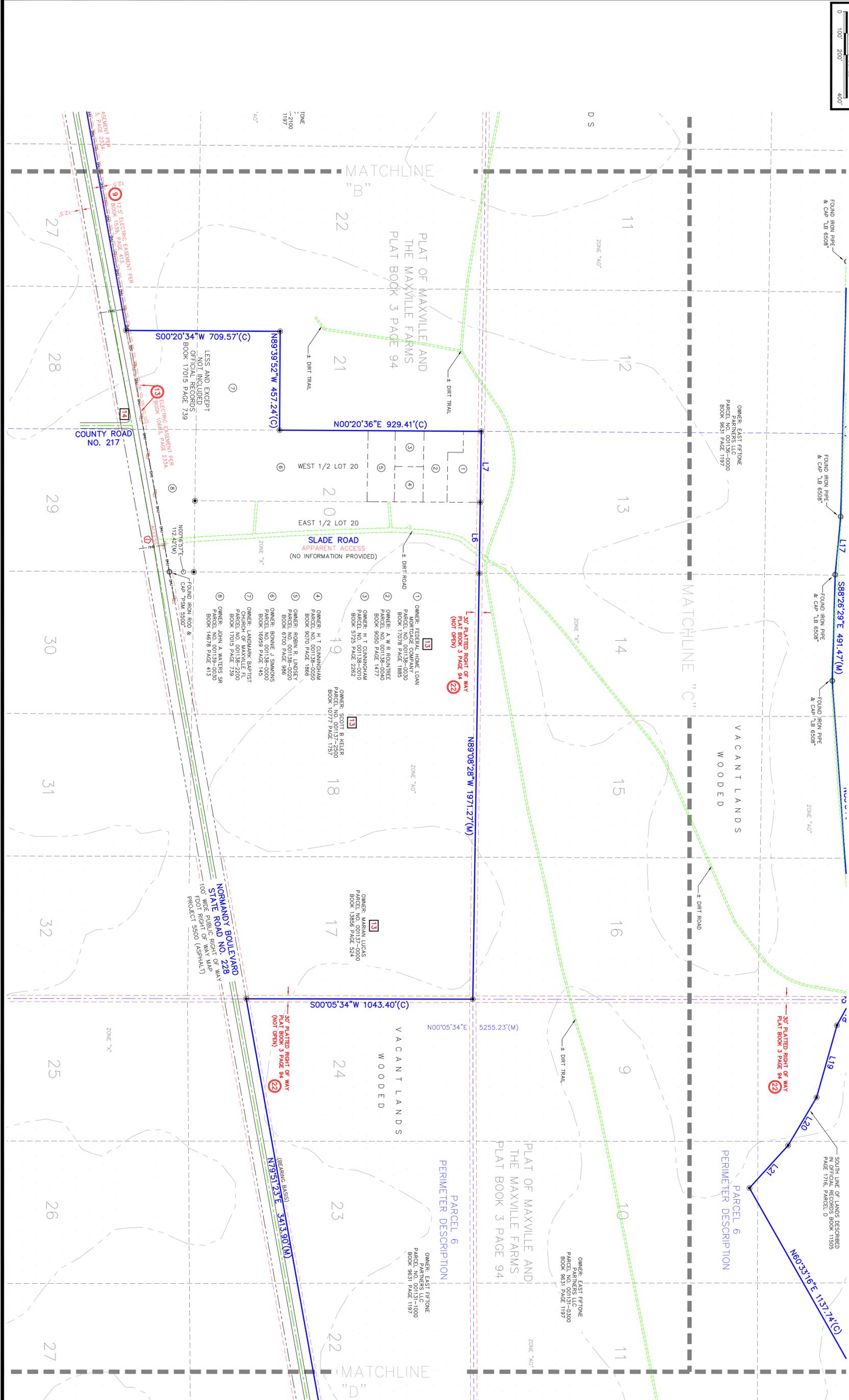
6Dvi ALTA/ACSM LAND TITLE SURVEY
2 BOUNDARY SURVEY
NORMANDY BOULEVARD
 DUVAL COUNTY JACKSONVILLE, FLORIDA

SHEET 3 OF 8



6Dvi LEGEND AND ABBREVIATIONS

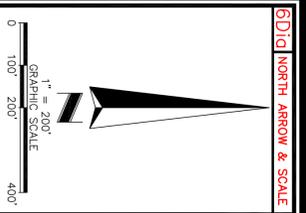
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	UTILITY POLE		MEASURED
	RAILROAD TRACKS		FLORIDA DEPARTMENT OF TRANSPORTATION SECTION CORNER
	OVERHEAD UTILITY LINE		SECTION CORNER WITH ADJOINING SECTION
	SQ. FT. SQUARE FEET		FENCE LINE
	SQ. FT. SQUARE FEET PER PLAT BOOK 3, PAGE 94		
	SQ. FT. SQUARE FEET PER PLAT BOOK 6, PAGE 78		
	WELL		



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2 BOUNDARY SURVEY
NORMANDY BOULEVARD
 DUVAL COUNTY JACKSONVILLE, FLORIDA

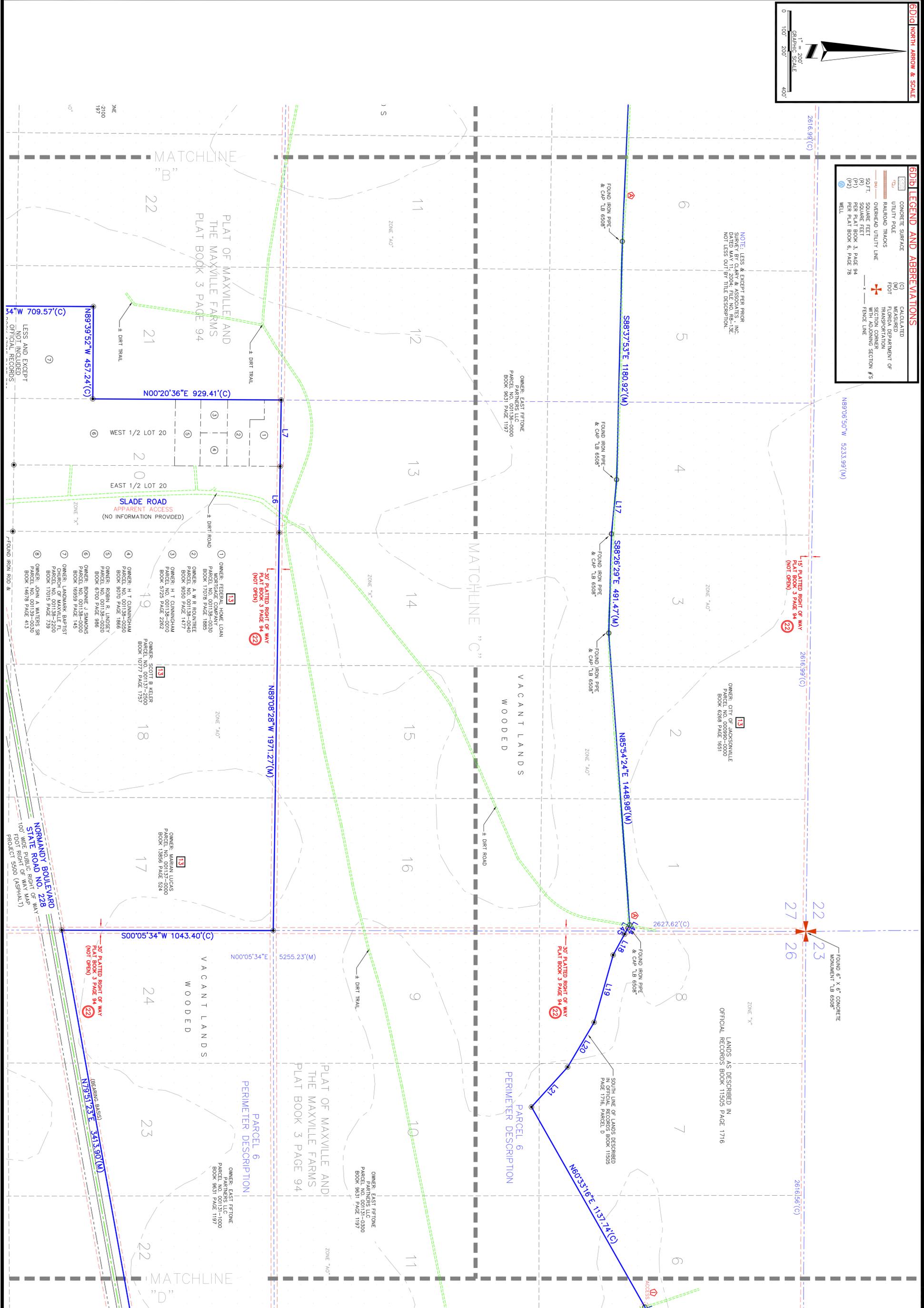
SHEET 4 OF 8



6Dvi LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE	(C)	CALCULATED
	UTILITY POLE	(P)	UNPLATTED
	RAILROAD TRACKS	(R)	FLORIDA DEPARTMENT OF TRANSPORTATION
	OVERHEAD UTILITY LINE	(O)	SECTION CORNER WITH ADJOINING SECTION #/S
	SOFT SQUARE FEET	(S)	FENCE LINE
	SQUARE FEET	(F)	
	WELL	(W)	

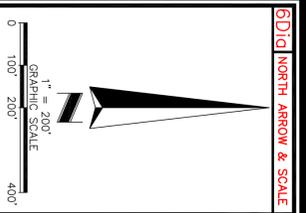
NOTE: LESS & EXCEPT PER PRIOR SURVEY. THIS SURVEY IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DATED MAY 11, 2004, FILE NO. 98-13E. NOT LESS OUT BY TITLE DESCRIPTION.



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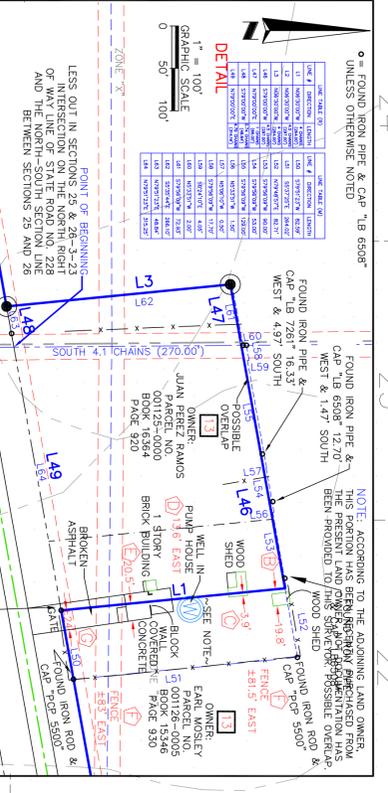
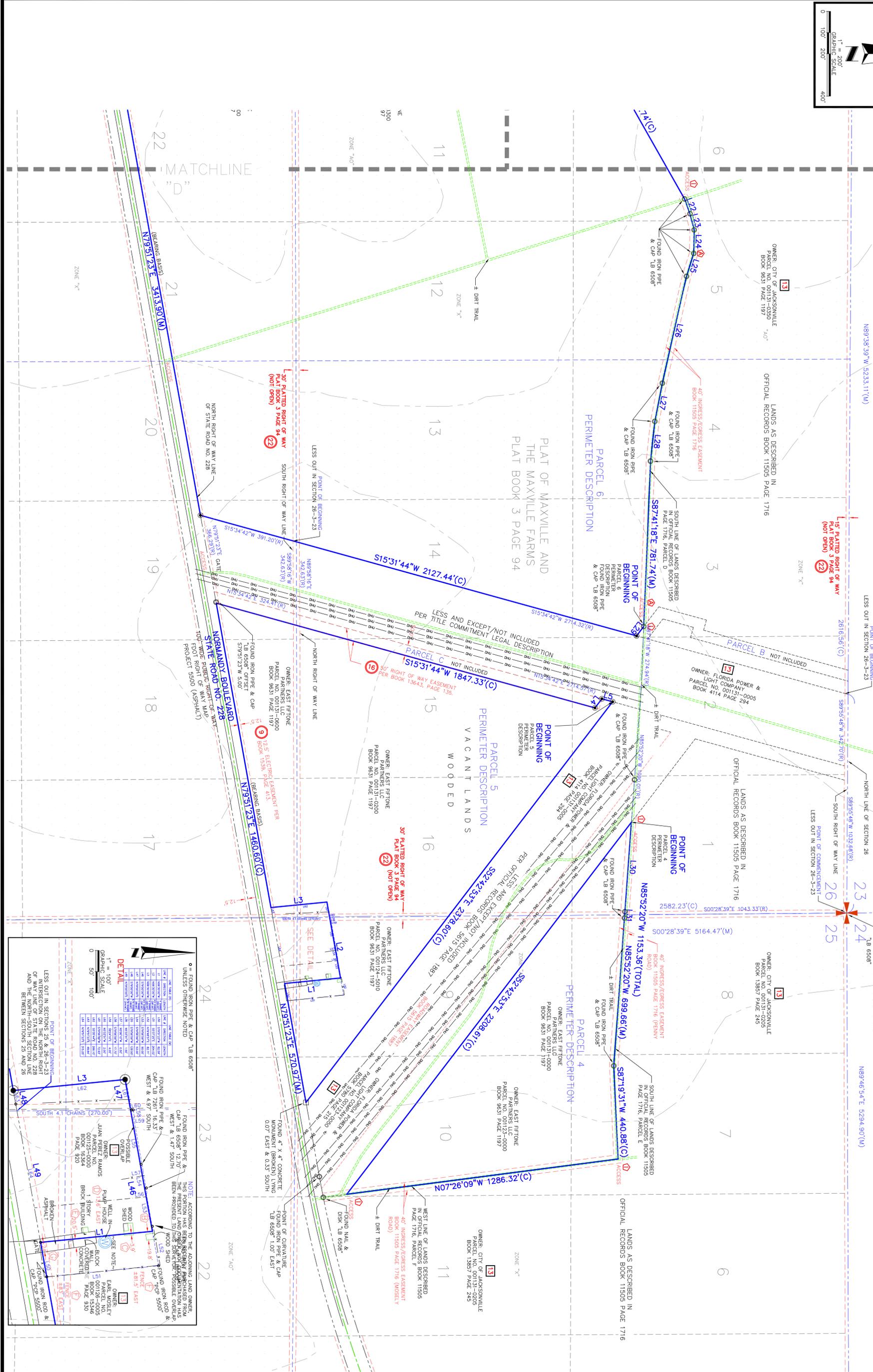
6Dvi ALTA/ACSM LAND TITLE SURVEY
2 BOUNDARY SURVEY
NORMANDY BOULEVARD
 DUVAL COUNTY JACKSONVILLE, FLORIDA

SHEET 5 OF 8



6Dvi LEGEND AND ABBREVIATIONS

(C)	CONCRETE SURFACE	(G)	CALCULATED
(D)	UTILITY POLE	(H)	WASHER
(E)	RAILROAD TRACKS	(I)	FLORIDA DEPARTMENT OF TRANSPORTATION
(F)	OVERHEAD UTILITY LINE	(J)	SECTION CORNER WITH ADJOINING SECTION #5
(R)	SQ. FT. SQUARE FEET	(K)	FENCE LINE
(P)	SQ. FT. PER PLAT BOOK 3, PAGE 94	(L)	
(M)	SQ. FT. PER PLAT BOOK 6, PAGE 78	(N)	
(W)	WELL		



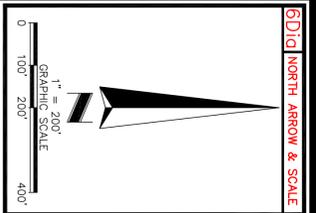
DETAIL

LINE NO.	BEARING	DISTANCE	REMARKS
1	S 15° 31' 44\"/>		

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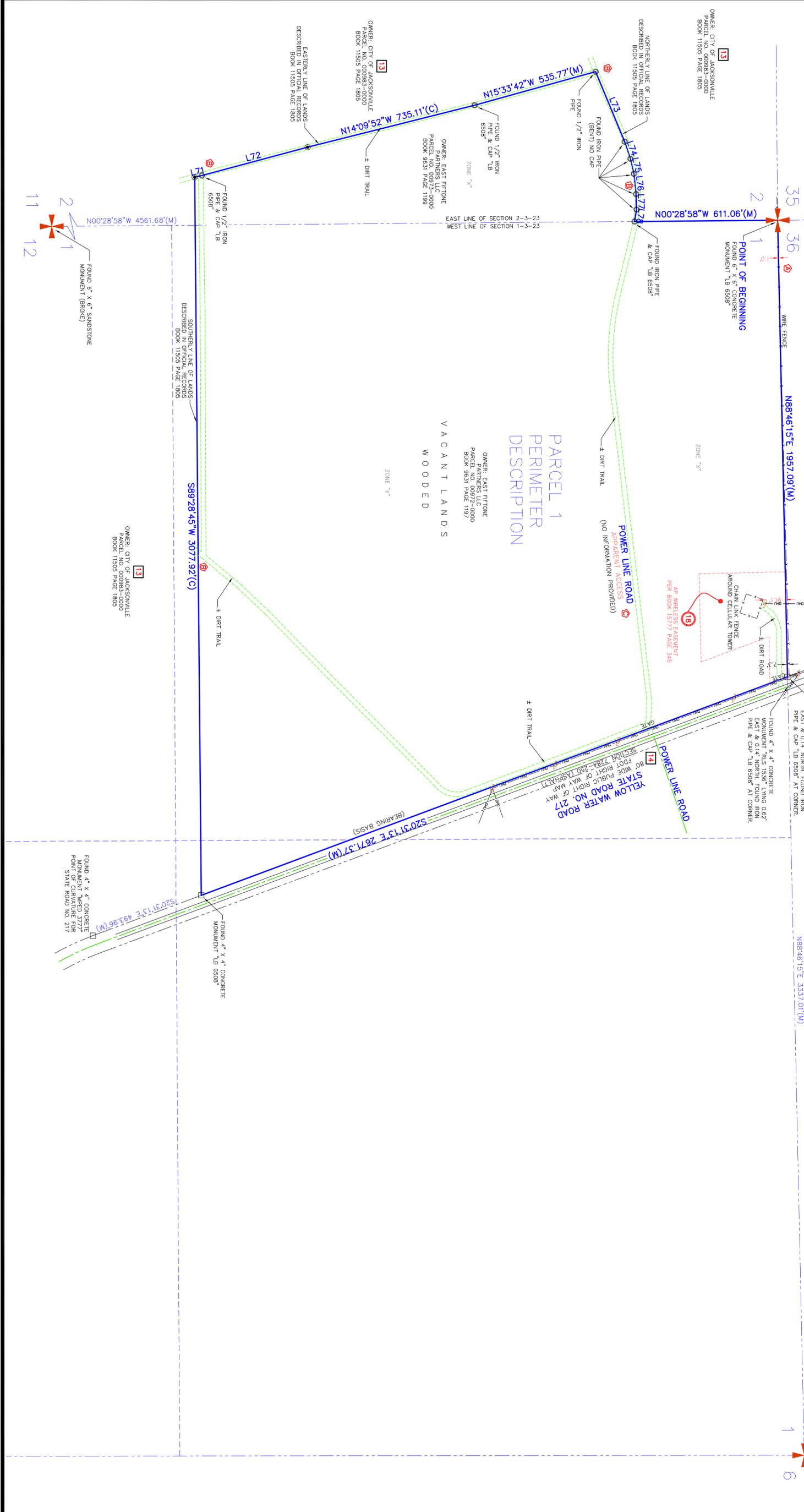
6Dvi ALTA/ACSM LAND TITLE SURVEY
2 BOUNDARY SURVEY
NORMANDY BOULEVARD
 DUVAL COUNTY JACKSONVILLE, FLORIDA

SHEET 6 OF 8



LINE #	DIRECTION	LENGTH
L71	N1300°17'W	31.33'
L72	N15°04'09"W	467.50'
L73	N67°31'50"E	324.47'
L74	N71°59'02"E	772.44'
L75	N77°08'11"E	66.17'
L76	N83°52'36"E	87.26'
L77	N88°11'23"E	66.39'
L78	S80°50'42"E	51.84'

6D1b) LEGEND AND ABBREVIATIONS	
	CONCRETE SURFACE
	UTILITY POLE
	RAILROAD TRACKS
	OVERHEAD UTILITY LINE
	SQ. FT. SQUARE FEET
	PER PLAT BOOK #, PAGE #
	WELL
	CALCULATED MONUMENT NO. #
	FLORIDA DEPARTMENT OF TRANSPORTATION SECTION CORNER WITH ADJOINING SECTION #/S
	BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD (STATE ROAD NO. 217) AS BEING N203°13'W, PER FOOT RIGHT OF WAY MAP, SECTION 25B, 25C
	SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS
	WIRE FENCE NO MORE THAN 1.0' INSIDE PROPERTY
	DIRT ROAD MEANDERING/CROSSES BOUNDARY LINES
	POWER LINE ROAD APPARENT ACCESS BY OTHERS



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	2	BOUNDARY SURVEY NORMANDY BOULEVARD		
DUVAL COUNTY	JACKSONVILLE, FLORIDA	<table border="1" style="float: right;"> <tr> <td style="text-align: center;">SHEET 7</td> </tr> <tr> <td style="text-align: center;">OF 8</td> </tr> </table>	SHEET 7	OF 8
SHEET 7				
OF 8				

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