

## Exhibit "A"

File Name: 27940

A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT REFERENCED, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA; THENCE SOUTHERLY, ALONG THE EAST LINE THEREOF, S. 00°58'24" E., 272.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SHEFFIELD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY S. 00°58'24" E., 437.26 FEET TO THE NORTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 549, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG LAST SAID NORTHERLY LINE; THENCE N. 53°46'14" W., 37.60 FEET; THENCE N. 45°22'22" W., 28.42 FEET; THENCE N. 14°12'12" E., 16.71 FEET; THENCE N. 51°27'20" W., 34.05 FEET; THENCE N. 38°34'28" W., 33.73 FEET; THENCE N. 19°45'18" W., 23.71 FEET; THENCE N. 58°30'30" W., 55.96 FEET; THENCE S. 85°15'15" W., 10.48 FEET; THENCE SOUTHWESTERLY S. 29°25'06" W., 203.03 FEET TO THE NORTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2703, PAGE 713; THENCE WESTERLY ALONG LAST SAID NORTHERLY LINE; THENCE S. 89°37'33" W., 22.34 FEET; TO THE MEAN HIGH WATERLINE OF THE MARSH OF CLAPBOARD CREEK; THENCE CONTINUE NORTHERLY AND WESTERLY, FOLLOWING THE MEAN HIGH WATERLINE OF THE MARSH CLAPBOARD CREEK THE FOLLOWING CHORD BEARINGS AND DISTANCES; THENCE N. 16°25'29" E., 10.96 FEET; THENCE N. 40°04'40" E. 12.76 FEET; THENCE N. 79°42'45" E., 8.86 FEET; THENCE N. 05°31'47" W., 11.05 FEET; THENCE N. 44°00'31" E. 17.08 FEET; THENCE N. 23°25'56" E., 10.67 FEET; THENCE N. 48°24'50" W., 12.04 FEET; THENCE N. 40°43'41" W., 32.05 FEET; THENCE S. 77°22'01" W., 22.65 FEET; THENCE S. 61°22'44" W., 23.72 FEET; THENCE S. 89°20'36" W., 32.00 FEET; THENCE S. 86°10'23" W., 35.03 FEET; THENCE N. 85°34'47" W., 38.05 FEET; THENCE N. 79°00'19" W., 14.58 FEET; THENCE N. 86°49'18" W., 39.11 FEET; THENCE S. 88°29'49" W., 30.02 FEET; THENCE S. 86°39'40" W., 46.34 FEET; THENCE S. 66°09'17" W., 35.66 FEET; THENCE S. 62°43'54" W., 37.21 FEET; THENCE S. 41°27'15" W., 22.57 FEET; THENCE S. 41°27'15" W., 39.14 FEET TO THE EASTERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2673, PAGE 903 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG LAST SAID EASTERLY LINE, N. 35°30'00" E., 283.33 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTHWESTERLY ALONG LAST SAID NORTHERLY LINE, N. 62°08'48" W., 269.91 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHEFFIELD ROAD, A 60 FOOT RIGHT OF WAY; THENCE NORTHEASTERLY, ALONG LAST SAID RIGHT OF WAY LINE, N. 39°28'12" E., 176.65 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID SHEFFIELD ROAD; THENCE CONTINUING, ALONG LAST SAID SOUTHERLY RIGHT OF WAY LINE, S. 87°09'44" E., 616.39 FEET TO THE POINT OF BEGINNING.

LESA AND EXCEPT ANY PART OF SHEFFIELD ROAD

LESS AND EXCEPT PART IN O/R 14211-756 AND 15967-1351.

May 23, 2017

# MAP SHOWING BOUNDARY AND MEAN HIGH WATER LINE SURVEY OF

OFFICIAL RECORDS VOLUME 14211, PAGE 756

**PARCEL A**

A PART OF GOVERNMENT LOT 6, (SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF SHEFFIELD ROAD (A 60' RIGHT-OF-WAY) AS NOW ESTABLISHED BY THE OFFICE OF THE COUNTY ENGINEER AND THE EASTERLY LINE OF SAID SECTION 5; THENCE SOUTH 00°57'54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 485.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'06" WEST, A DISTANCE OF 258.64 FEET; THENCE NORTH 29°25'06" EAST, A DISTANCE OF 196.54 FEET MORE OR LESS TO THE SOUTHERLY EDGE OF THE MARSH; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY AND SOUTHWESTERLY EDGE OF THE MARSH, A DISTANCE OF 220.00 FEET MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 5; THENCE SOUTH 00°57'54" EAST, A DISTANCE OF 28.58 MORE OR LESS TO THE POINT OF BEGINNING.

**PARCEL B**

A PART OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF SHEFFIELD ROAD (A 60 FOOT RIGHT-OF-WAY) AS NOW ESTABLISHED BY THE OFFICE OF THE COUNTY ENGINEER AND THE EASTERLY LINE OF SAID SECTION 5; THENCE SOUTH 0° 57' 54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 485.70 FEET; THENCE SOUTH 89°25'06" WEST A DISTANCE OF 87.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°06'24" EAST A DISTANCE OF 144.50 FEET MORE LESS TO THE NORTHERLY EDGE OF THE MARSH; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID MARSH A DISTANCE OF 515 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE BEARING SOUTH 89° 25' 06" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89°25'06" EAST ALONG SAID LINE A DISTANCE OF 199.18 FEET MORE OF LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE LANDS DESCRIBED ON EXHIBIT "B" IN OFFICIAL RECORDS BOOK 1300, PAGE 127.

LESS AND EXCEPT ANY PORTION OF THE LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORDS VOLUME 11891, PAGE 1260.

OFFICIAL RECORDS VOLUME 15967, PAGE 1351

A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SHEFFIELD ROAD, (A 60 FOOT RIGHT-OF-WAY) AS ESTABLISHED BY THE OFFICE OF COUNTY ENGINEER AND NOW RECORDED IN OFFICIAL RECORDS VOLUME 11210, PAGE 1333 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE EASTERLY LINE OF SAID GOVERNMENT LOT 6, THENCE S. 00°58'24" E., 485.79 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 2716, PAGE 549 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY, ALONG LAST SAID SOUTHERLY LINE, S. 89°37'33" W., 190.69 FEET TO THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 549, AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG LAST SAID WESTERLY LINE, N. 29°25'06" E., 173 FEET MORE OR LESS TO THE WATERS OF A POND; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG SAID WATERS THE FOLLOWING TWO CALLS: (1) N. 58°30'30" W., 51.41 FEET; (2) S. 85°15'15" W., 10.48 FEET; THENCE SOUTHWESTERLY, S. 29°25'06" W., 203.03 FEET TO A POINT; THENCE N. 89°37'33" E., 69.19 FEET TO THE POINT OF BEGINNING.

THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 15967, PAGE 1351, LIE WITHIN THE BOUNDARY OF PARCEL A OF OFFICIAL RECORDS VOLUME 14211, PAGE 756.

PARCEL 1 OF OFFICIAL RECORDS VOLUME 15329, PAGE 63

A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE EAST LINE THEREOF, S. 00°58'24" E., 728.56 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 549, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID GOVERNMENT LOT 6, S. 00°58'24" E., 159.00 FEET TO THE MEAN HIGH WATER LINE OF THE MARSH OF CLAPBOARD CREEK; THENCE WESTERLY, FOLLOWING THE MEAN HIGH WATERLINE OF THE MARSH OF CLAPBOARD CREEK THE FOLLOWING CHORD BEARINGS AND DISTANCES, THENCE N. 89°41'19" W., 17.34 FEET; THENCE S. 71°31'54" W., 33.80 FEET; THENCE S. 60°15'04" W., 17.33 FEET; THENCE S. 61°04'40" W., 7.48 FEET TO THE EASTERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2703, PAGE 713, SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY ALONG LAST SAID EASTERLY LINE, N. 00°06'03" E., 181.35 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN AFDREMENTIONED OFFICIAL RECORDS VOLUME 2716, PAGE 549; THENCE EASTERLY, ALONG LAST SAID SOUTHERLY LINE, N. 89° 37'33" E., 67.95 FEET TO THE POINT OF BEGINNING. LESS ANY PART LYING BETWEEN THE MEAN HIGH WATER LINE AND THE EDGE OF THE MARSH.

**SURVEYORS NOTES:**

THE LEGAL DESCRIPTION FOR "PARCEL 1", RECORDED IN ORV 15329, PAGE 63, STATES "LESS ANY PART LYING BETWEEN THE MEAN HIGH WATER LINE AND THE EDGE OF THE MARSH."

THE LEGAL DESCRIPTION FOR "PARCEL B", RECORDED IN ORV 14211, PAGE 756, STATES "TO THE NORTHERLY EDGE OF THE MARSH; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID MARSH".

THE HEAVY LINE SHOWN HEREON, ALONG CLAPBOARD CREEK AND THE ASSOCIATED TIDAL INFLUENCED AREAS IS THE MEAN HIGH WATER LINE AS REQUESTED BY ROBERT LANCASTER AND MAY NOT REFLECT OWNERSHIP OF ALL LANDS INCLUDED INSIDE ITS BOUNDARY.

THE MEAN HIGH WATER ELEVATION OF (1.37) FEET NAVD 88, WAS EXTENDED FROM POINT IDENTIFICATION NO. 6980, AS SHOWN ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, MEAN HIGH WATER APPROVAL FORM, OBTAINED FROM LABINS.ORG. THE POINTS DETERMINING THE LOCATION OF THE MEAN HIGH WATER LINE WERE ESTABLISHED WITH CONVENTIONAL LEVELING AND LOCATED BY TRAVERSE AND SIDE SHOT WITH A TOTAL STATION.

THE CONTROL BENCH MARK IS DUV 21, NAVD 88 ELEVATION IS (11.03) FEET. SEE NATIONAL GEODETIC SURVEY DATA SHEET WITH PERMANENT IDENTIFIER NO. D10938.