

Prepared by and return to:

M. Lynn Pappas, Esq.
Pappas Metcalf Jenks
Miller & Reinsch, P.A.
200 West Forsyth Street
Suite 1400
Jacksonville, FL 32202



Book: 1834
Page: 2194
Rec: 12/13/99
10:26 AM
File# 9955911
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$145.50

SHORT FORM LAND COVENANTS AGREEMENT VILLAGES OF ARGYLE

THIS SHORT FORM LAND COVENANTS AGREEMENT is made this _____ day of _____, 1999, by and between AFI ASSOCIATES, INC. ("AFI"); CHIMNEY LAKES INVESTMENT COMPANY ("Chimney Lakes"); and partners of the "Ranch Village Group," who are DONALD D. PITMAN, CARPRODEV, INC, REXFORD SETZER, ERNEST H. PITMAN, JR., KENNETH J. PARRY, HOWARD C. COKER, and VICTOR W. ANTHONY. Collectively, these parties above are referred to below as "Owners" and to each generically as an "Owner."

RECITALS

- A. Owners own certain parcels of land in Clay and Duval Counties, the legal descriptions of which are attached as Exhibit 1. These parcels are referred to collectively as the "Villages of Argyle."
- B. Owners have agreed to grant each other certain covenants to run with the land, allocate development rights, and grant easements for the location of utility services, which are intended to enable the Owners to develop and enhance the value of their properties within the Villages of Argyle.
- C. Owners hereby execute this Short Form Land Covenants Agreement for the purpose of evidencing their agreement and giving notice thereof of the Land Covenants Agreement and confirming the lands remaining subject thereto.

THEREFORE, for the mutual covenants granted herein and other good and valuable consideration, the Owners agree to allocate development rights within the Villages of Argyle received through Development Orders issued by Clay County and the City of Jacksonville, to modify the right of way deeds to be granted to the City of Jacksonville and the Florida

Department of Transportation as necessary to accommodate design engineering detail for construction of certain roads within the Villages of Argyle, and to grant each other certain utility easements allowing utility access to the Owners' properties within the Villages of Argyle, all on the terms and conditions set forth in the Land Covenants Agreement. Copies of the Land Covenants Agreement are available at the offices of AFI Associates, Inc., at 1121 San Jose Boulevard, Jacksonville, FL 32223, and Chimney Lakes Investment Company, 2021 Art Museum Drive, Suite 200, Jacksonville, FL 32207.

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date and year first above written.

[This space intentionally left blank.]

Signed, sealed and delivered
in the presence of:

AFI ASSOCIATES, INC.,
a Florida corporation

M Lynn Pappas
(Print name) M. LYNN PAPPAS

Donald P. Hinson
By: Donald P. Hinson
Its President

Glenna E. Thompson
(Print name) GLENN E. THOMPSON


[CORPORATE SEAL]



STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 26th day of September 1999, by Donald P. Hinson, as President of **AFI ASSOCIATES, INC.**, a Florida corporation, on behalf of the corporation.

Glenna E. Thompson
(Print name) _____
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____

 Glenna E Thompson
My Commission CC815204
Expires November 22, 2002

Personally Known ✓
or Produced I.D. _____
[check one of the above]

Type of Identification Produced:

Signed, sealed and delivered
in the presence of:

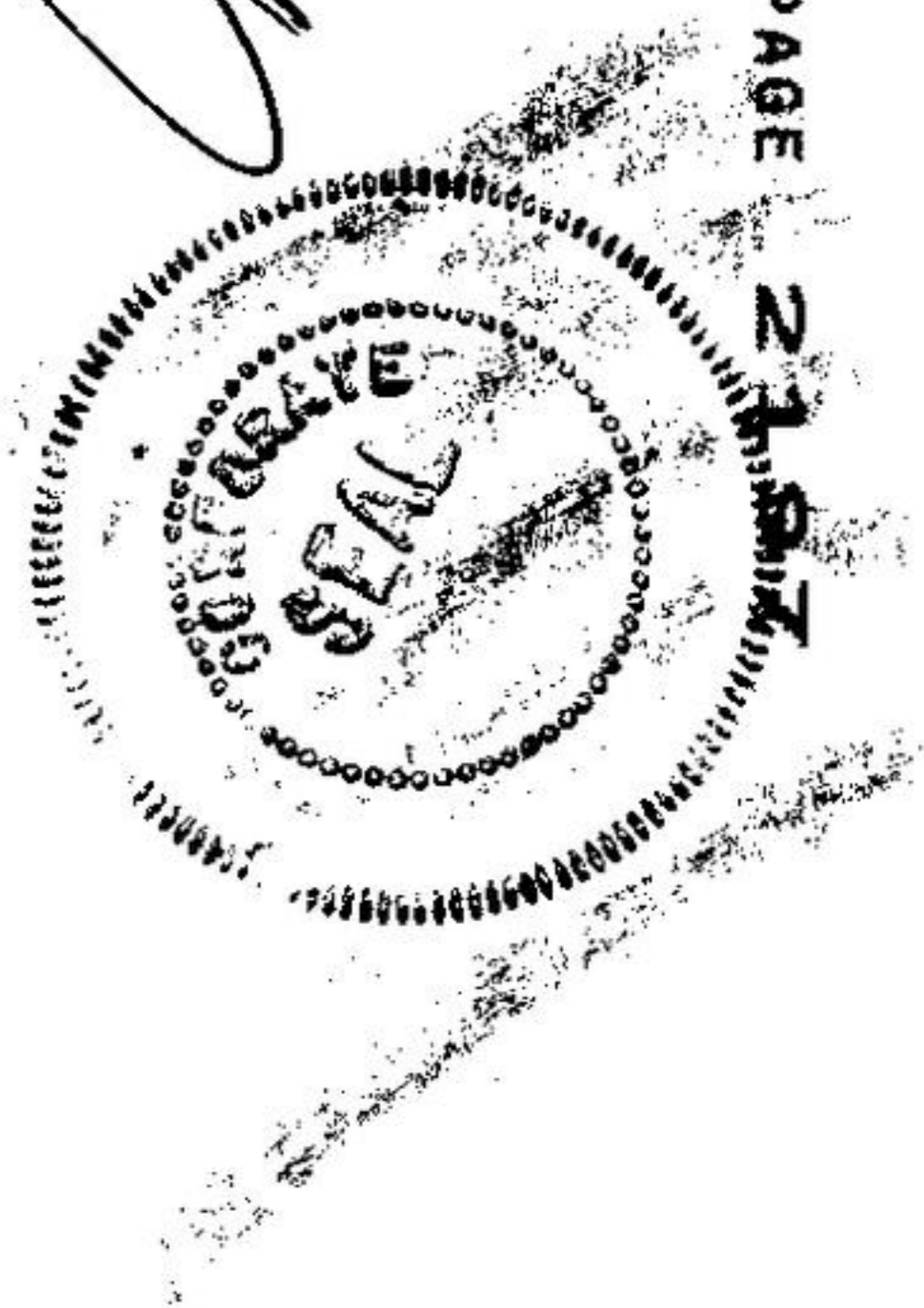
**CHIMNEY LAKES INVESTMENT
COMPANY,**
a Florida corporation

Bonnie H Redlinger
(Print name) BONNIE H. REDLINGER

Wirt A. Beard, Jr.
By: Wirt A. Beard, Jr.
Its President

[Signature]
(Print name) MICHAEL ANTONOPOULOS

[CORPORATE SEAL]



STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 24 day of SEPT, 1999, by
Wirt A. Beard, Jr., as President of **CHIMNEY LAKES INVESTMENT COMPANY**, a Florida
corporation, on behalf of the corporation.



Bonnie H Redlinger
(Print name) BONNIE H. REDLINGER
NOTARY PUBLIC
State of Florida at Large
Commission # CC580660
My Commission Expires: 8/28/2000

Personally Known ✓
or Produced I.D. _____
[check one of the above]

Type of Identification Produced:

Signed, sealed and delivered
in the presence of:

[Signature]
(Print name) R. R. CRABTREE

[Signature]
(Print name) William G. Cooper

By: [Signature]
DONALD D. PITMAN

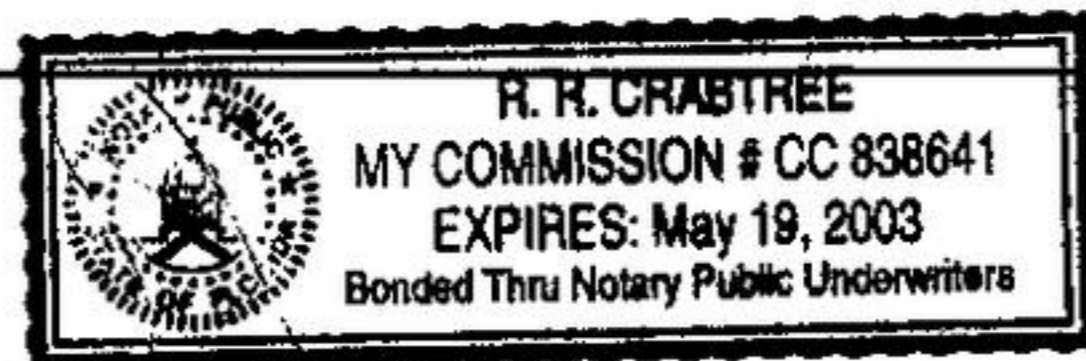
STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 23 day of Sept, 1999, by
DONALD D. PITMAN.

[Signature]
(Print name) R. R. CRABTREE
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:

Personally Known ✓
or Produced I.D. _____
[check one of the above]

Type of Identification Produced:

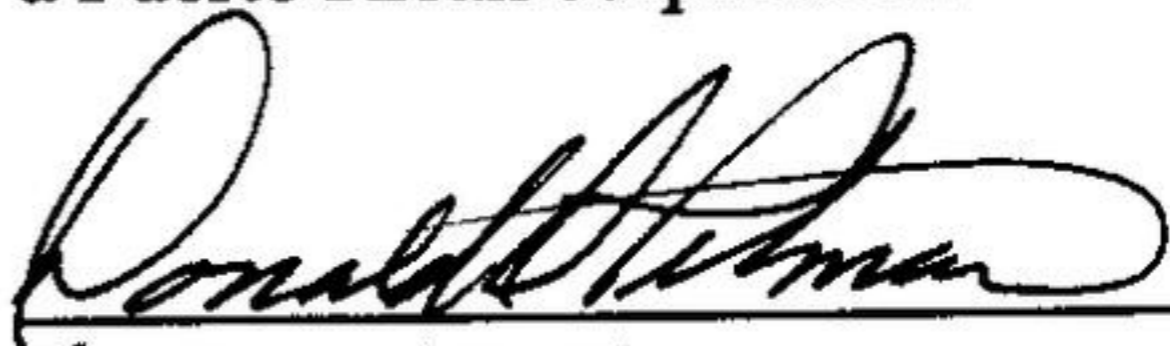


Signed, sealed and delivered
in the presence of:


CARPRODEV, INC.,
a Puerto Rican corporation



(Print name) Thomas O. Tugman



By: Donald D. Pittman
Its Authorized Agent

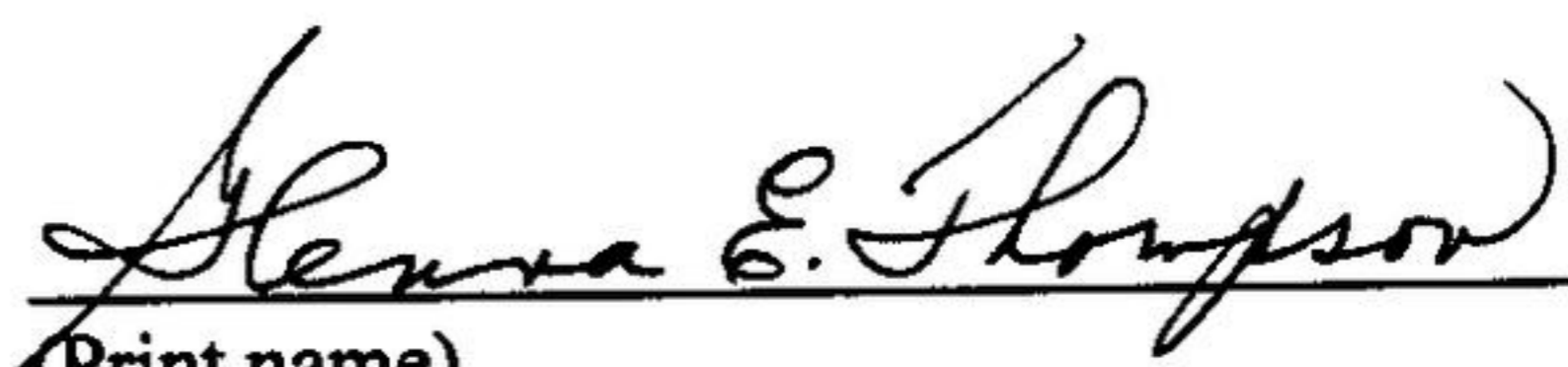


(Print name) M. LYNN ABBAS

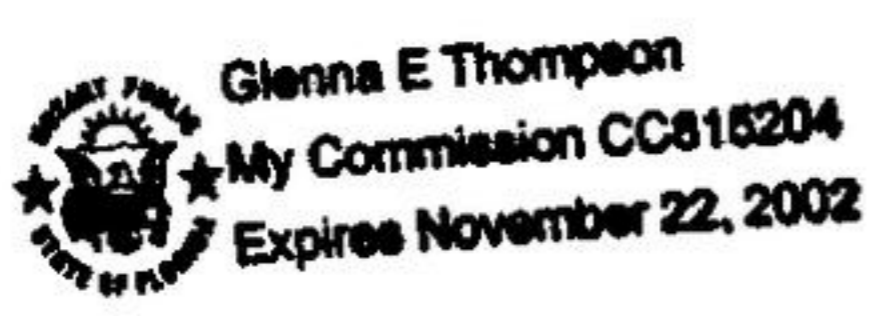
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of September, 1999, by Donald D. Pittman, Attorney In Fact and Authorized Agent of **CARPRODEV, INC.**, a Puerto Rican corporation, on behalf of the corporation.



(Print name) _____
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:



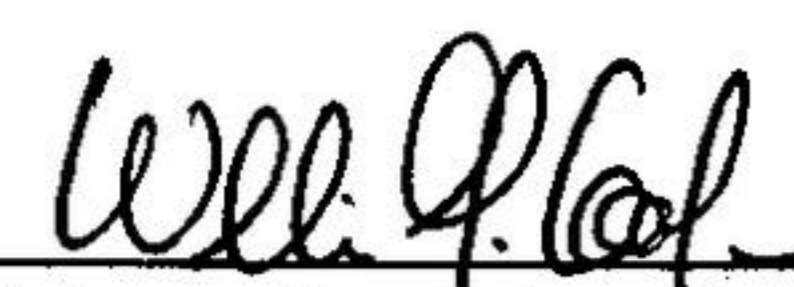
Personally Known ✓
or Produced I.D. _____
(check one of the above)

Type of Identification Produced:

Signed, sealed and delivered
in the presence of:



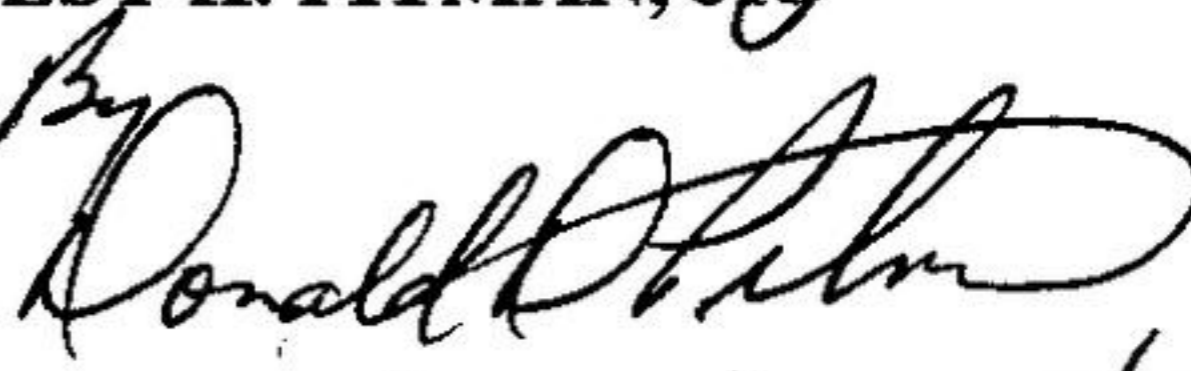
(Print name) R. R. CRABTREE



(Print name) William G. Lopez

By: 


ERNEST H. PITMAN, JR

By: 

AST in fact

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

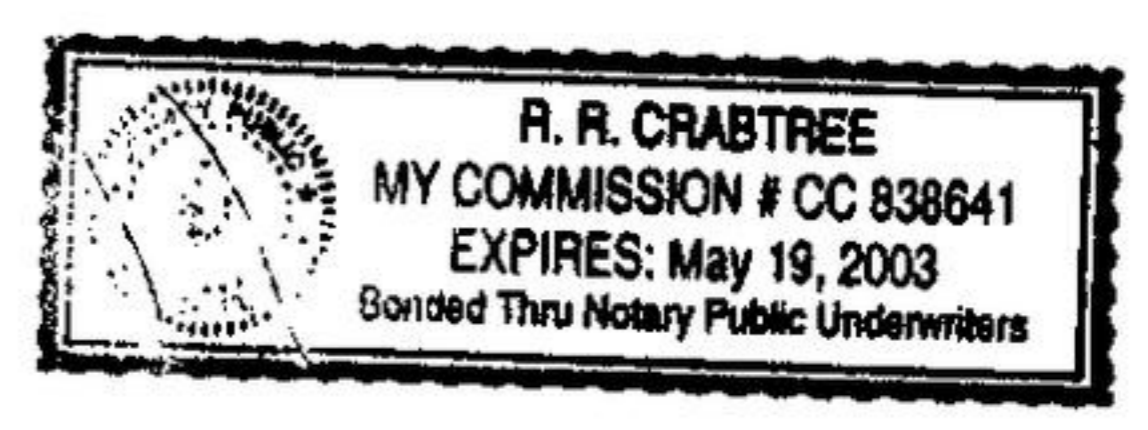
The foregoing instrument was acknowledged before me this 23 day of Sept, 1999, by Ernest H. Pitman, Jr. ^{Donald D. Pitman, attorney in fact for}
ERNEST H. PITMAN, JR.




(Print name) R. R. CRABTREE
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____

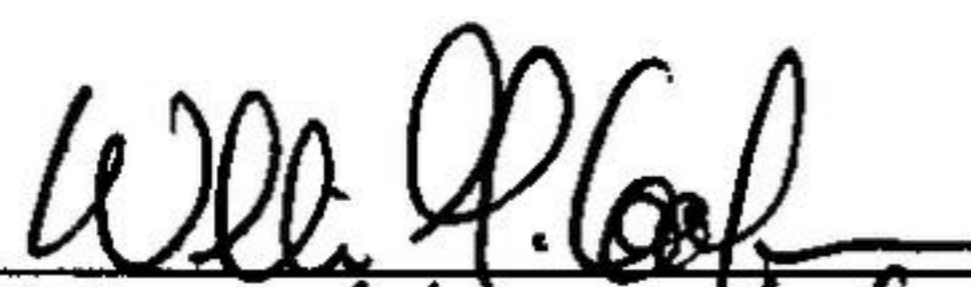
Personally Known
or Produced I.D. _____
[check one of the above]

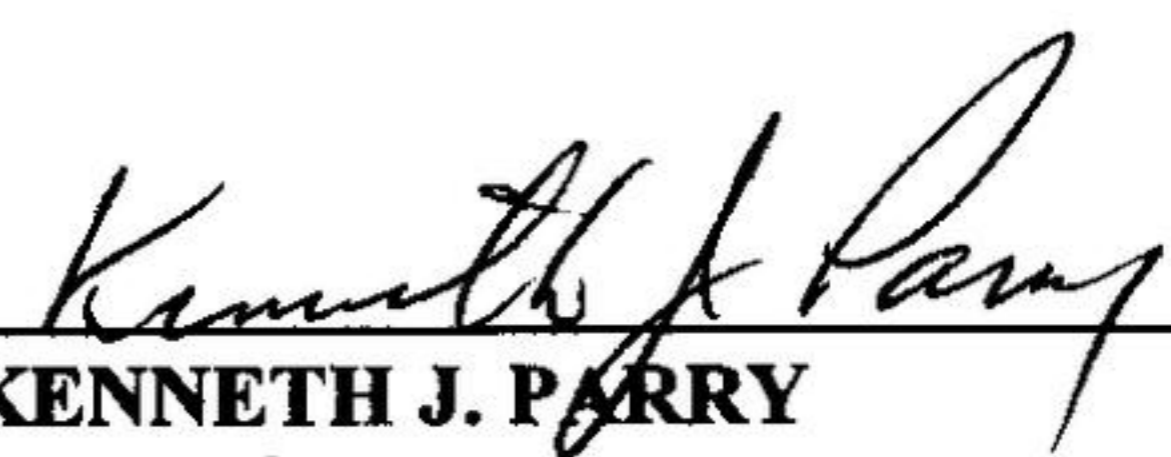
Type of Identification Produced:




Signed, sealed and delivered
in the presence of:


(Print name) R. R. CRABTREE



(Print name) William G. Cooper

By: 
KENNETH J. PARRY

By 
ATTN - IN FACT

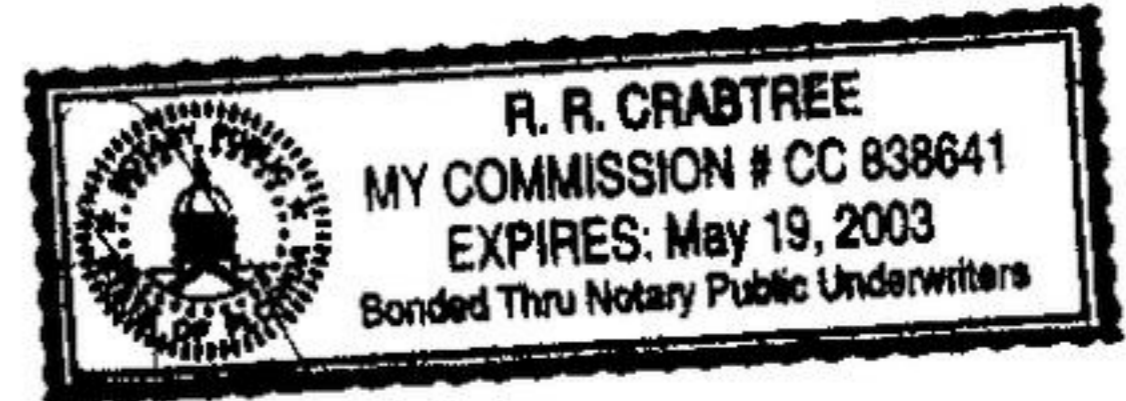
STATE OF FLORIDA)
) SS
COUNTY OF Duval)

The foregoing instrument was acknowledged before me this 23 day of Sept, 1999, by Pitman,
KENNETH J. PARRY. *Donald D. Pitman,
attorney in
fact for*


(Print name) R. R. CRABTREE
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:

Personally Known
or Produced I.D. _____
[check one of the above]

Type of Identification Produced:



Signed, sealed and delivered
in the presence of:

[Signature]
(Print name) R. R. CRABTREE

[Signature]
(Print name) William H. Cooper

By: [Signature]
HOWARD C. COKER

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 23 day of Sept, 1999, by
HOWARD C. COKER.

[Signature]
(Print name) R. R. CRABTREE
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:

Personally Known ✓
or Produced I.D. _____
[check one of the above]

Type of Identification Produced:



25175.2.
25175.2
Revision to .1

Signed, sealed and delivered
in the presence of:

[Signature]
(Print name) R. R. CRABTREE

[Signature]
(Print name) William G. Cooper

By: [Signature]
VICTOR W. ANTHONY

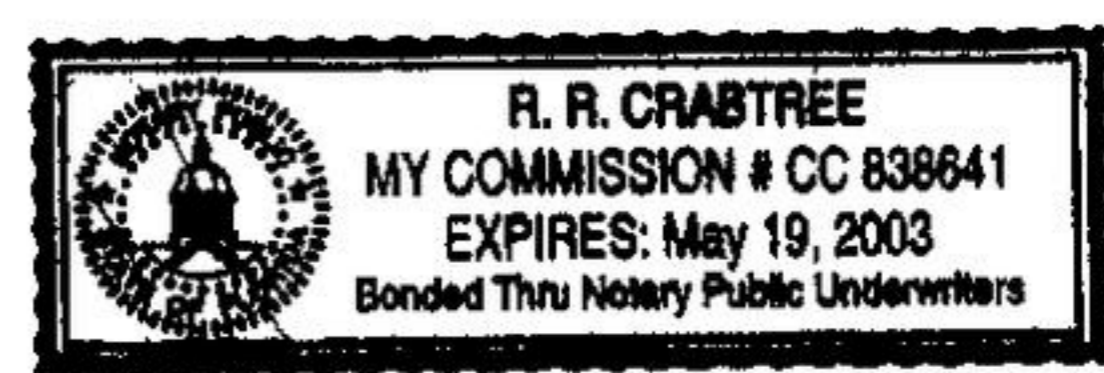
[Signature]
ATT IN FACT

STATE OF FLORIDA)
) SS
COUNTY OF Duval)

The foregoing instrument was acknowledged before me this 23 day of Sept, 1999, by Victor W. Anthony by attorney in fact for Donald D. Pitman
VICTOR W. ANTHONY.

[Signature]
(Print name) R. R. CRABTREE
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:
Personally Known
or Produced I.D. _____
[check one of the above]

Type of Identification Produced:



25175.2.
25175.2
Revision to .1

EXHIBIT 1

**Legal Descriptions of Owners' Parcels
Comprising the Villages of Argyle**

25175.2.
25175.2
Revision to .1

Revised: 9/9/99
May 24, 1999

AFI PROPERTY
Parcel "A"

File No. 115B-18M

Lands lying in Township 3 South, Range 24 East and Township 3 South, Range 25 East, Duval County, Florida and Township 4 South, Range 24 East, and Township 4 South, Range 25 East, Clay County, Florida being more particularly described as follows:

For Point of Beginning, thence South 88° 15' 03" West, along the Southerly line of said Section 13, a distance of 4524.52 feet to a point; thence North 47° 59' 48" West, 1036.99 feet to a point lying on the Westerly line of said Section 13; thence North 00° 01' 28" West, along said Westerly line of said Section 13, a distance of 4617.96 feet to the corner common to Sections 11, 12, 13 and 14; thence North 00° 01' 36" West, along the Westerly line of said Section 12, a distance of 5334.69 feet to the corner common to Sections 1, 2, 11 and 12; thence South 89° 38' 10" West, along the Southerly line of said Section 2, a distance of 5347.46 feet to the Southwesterly corner of said Section 2; thence North 00° 13' 25" East, along the Westerly line of said Section 2, a distance of 2067.54 feet; thence North 89° 23' 24" East, 4685.78 feet; thence North 00° 26' 16" East, 780.21 feet; thence North 89° 05' 47" East, 1262.77 feet; thence North 00° 20' 16" East, 4233.66 feet; thence North 89° 05' 44" East, 1015.33 feet; thence North 00° 12' 33" East, a distance of 3695.33 feet to a point being 15.00 feet Southerly of the Northerly line of Section 36, and also being the Southerly right of way of Branan Field Road as per State Road Right of Way Map, Project 4550-Rd. 591; thence North 88° 35' 16" East, along a line 15.00 feet South of and parallel with said Northerly line of Section 36, a distance of 3739.54 feet to a point lying on the Easterly line of said Section 36 and being 15.00 feet Southerly of the Northeast corner of said Section 36; thence North 89° 23' 12" East, along a line 15.00 feet Southerly of and parallel with the Northerly line of Section 31, a distance of 2636.47 feet to the Easterly line of the Northwest 1/4 of said Section 31; thence North 00° 40' 59" East, along the Westerly line of the Southeast 1/4 of Section 30, a distance of 55.01 feet; thence North 89° 23' 23" East, a distance of 15.00 feet to the Southwesterly corner of Tract 10, Block 4, Section 30, Township 3 South, Range 25 East of Jacksonville Heights according to plat recorded in Plat Book 5, Page 93, Current Public Records of Jacksonville, Duval County, Florida; thence North 00° 49' 39" East, along the Westerly line of said Tract 10, a distance of 624.96 feet, being the Northwesterly corner of Tract 10, Block 4; thence North 89° 29' 06" East, along the Northerly line of Tract 10, a distance of 652.53 feet and being the Northeasterly corner of Tract 10; thence North 00° 28' 06" East, along the Easterly line of Tract 8 and 9, Block 4, a distance of 1328.11 feet to the Northeast corner of said Tract 8, said Block 4; thence South 89° 40' 45" West, along the Northerly line of said Tract 8, said Block 4, 644.83 feet to the Northwest corner of said Tract and Block; thence North 00° 49' 46" East, along the Westerly line of Tract 7, Block 4, a distance of 649.97 feet to the Northwest corner of said Tract 7, said Block 4; thence North 89° 46' 53" East, along the Northerly line of the Southwest 1/4 of said Section 30, a distance of 641.25 feet to the Southeast corner of Tract 10, Block 1; thence North 00° 30' 45" East, along the Easterly line of Tracts 9 and 10, Block 1, a distance of 1346.37 feet to the Northeast corner of said Tract 9, Block

of Tracts 9 and 10, Block 1, a distance of 1346.37 feet to the Northeast corner of said Tract 9, Block 1; thence South $89^{\circ} 41' 39''$ West, along the Northerly line of said Tract 9, Block 1, a distance of 633.81 feet to the Southwest corner of Tract 8, Block 1; thence North $00^{\circ} 49' 46''$ East, along the Westerly line of said Tract 8, Block 1, a distance of 665.26 feet to the Northwest corner of said Tract 8, Block 1; thence North $89^{\circ} 38' 59''$ East, along the Northerly line of said Tract 8, Block 1, a distance of 630.14 feet to the Southeast corner of Tract 7, Block 1; thence North $00^{\circ} 30' 45''$ East, along the Easterly line of said Tract 7, Block 1, a distance of 650.68 feet to a point lying on the Northerly line of said Section 30; thence North $89^{\circ} 36' 17''$ East, along said Northerly line of said Section 30, a distance of 1283.12 feet to the Northwest corner of Tract 1, Block 1; thence South $00^{\circ} 07' 12''$ East, along the Westerly line of Tracts 1, 2 and 15, Block 1, a distance of 1984.86 feet to the Southwest corner of said Tract 15, Block 1; thence North $89^{\circ} 44' 16''$ East, along the Southerly line of said Tract 15, Block 1, a distance of 637.49 feet to the Northeast corner of Tract 16, Block 1, said point also lying on the Easterly line of Section 30; thence South $00^{\circ} 26' 04''$ East, along said Easterly line of said Section 30, a distance of 652.11 feet to the Southeast corner of the Northeast $1/4$ of said Section 30; thence South $89^{\circ} 46' 53''$ West, along the Southerly line of said Northeast $1/4$ of said Section 30, a distance of 641.08 feet to the Northwest corner of Tract 1, Block 4; thence South $00^{\circ} 07' 02''$ East, along the Westerly line of said Tract 1, Block 4, a distance of 676.36 feet to the Southwest corner of said Tract 1, Block 4; thence North $89^{\circ} 40' 45''$ East, along the Southerly line of said Tract 1, Block 4, a distance of 644.83 feet to the Southeast corner of said Tract 1, Block 4, said point also lying on said Easterly line of said Section 30; thence South $00^{\circ} 26' 07''$ East, along said Easterly Section line, 2020.64 feet to a point lying on the Southerly right of way line of Collins Road, a variable width right of way as presently established; thence North $89^{\circ} 51' 19''$ East, along said Southerly right of way line, 675.13 feet; thence North $00^{\circ} 31' 34''$ East, departing said right of way line, 79.90 feet to a point lying on the Northerly right of way line of said Collins Road; thence South $89^{\circ} 52' 30''$ West, along said Northerly right of way line, 12.47 feet; thence North $00^{\circ} 12' 40''$ West, departing said Northerly right of way line, a distance of 2588.10 feet to the Northwest corner of Tract 6, Block 3; thence North $89^{\circ} 40' 12''$ East, along the Northerly line of said Tract 6, Block 3, a distance of 335.53 feet to the Northeast corner of said Tract 6, Block 3; thence South $00^{\circ} 05' 58''$ West, along the Easterly line of said Tract 6, Block 3, a distance of 1307.15 feet to the Southeast corner of said Tract 6, Block 3; thence North $89^{\circ} 46' 21''$ East, along the Northerly line of Tracts 12, 13, and 14 of said of said Block 3, a distance of 998.93 feet to the Northeast corner of said Tract 14, Block 3; thence South $00^{\circ} 14' 08''$ West, along the Easterly line of said Tract 14, Block 3, a distance of 1283.96 feet to a point lying on said Northerly right of way line of said Collins Road; thence South $89^{\circ} 52' 30''$ West, along said Northerly right of way line, 318.15 feet; thence South $00^{\circ} 38' 37''$ West, departing said Northerly right of way line, 79.90 feet to a point lying on said Southerly right of way line of said Collins Road; thence North $89^{\circ} 52' 30''$ East, along said Southerly right of way line, 330.52 feet; thence South $00^{\circ} 28' 24''$ West, departing said Southerly right of way line, 953.27 feet to a point; thence South $64^{\circ} 23' 10''$ East, 660.12 feet to a point; thence South $20^{\circ} 37' 08''$ East, 689.83 feet to a point; thence South $27^{\circ} 51' 50''$ West, 1695.40 feet to a point; thence Southerly, Southeasterly and Southwesterly along the meander line of North Prong Branch, a distance of 10488 feet, more or less; thence South $06^{\circ} 02' 08''$ West, 614.84 feet to a point; thence North $88^{\circ} 07' 02''$ West, 1500.00 feet to a point; thence North $00^{\circ} 09' 33''$ West, 683.35 feet to a point; thence North $88^{\circ} 32' 10''$ West, 1340.81 feet to a point lying on the Easterly line of said

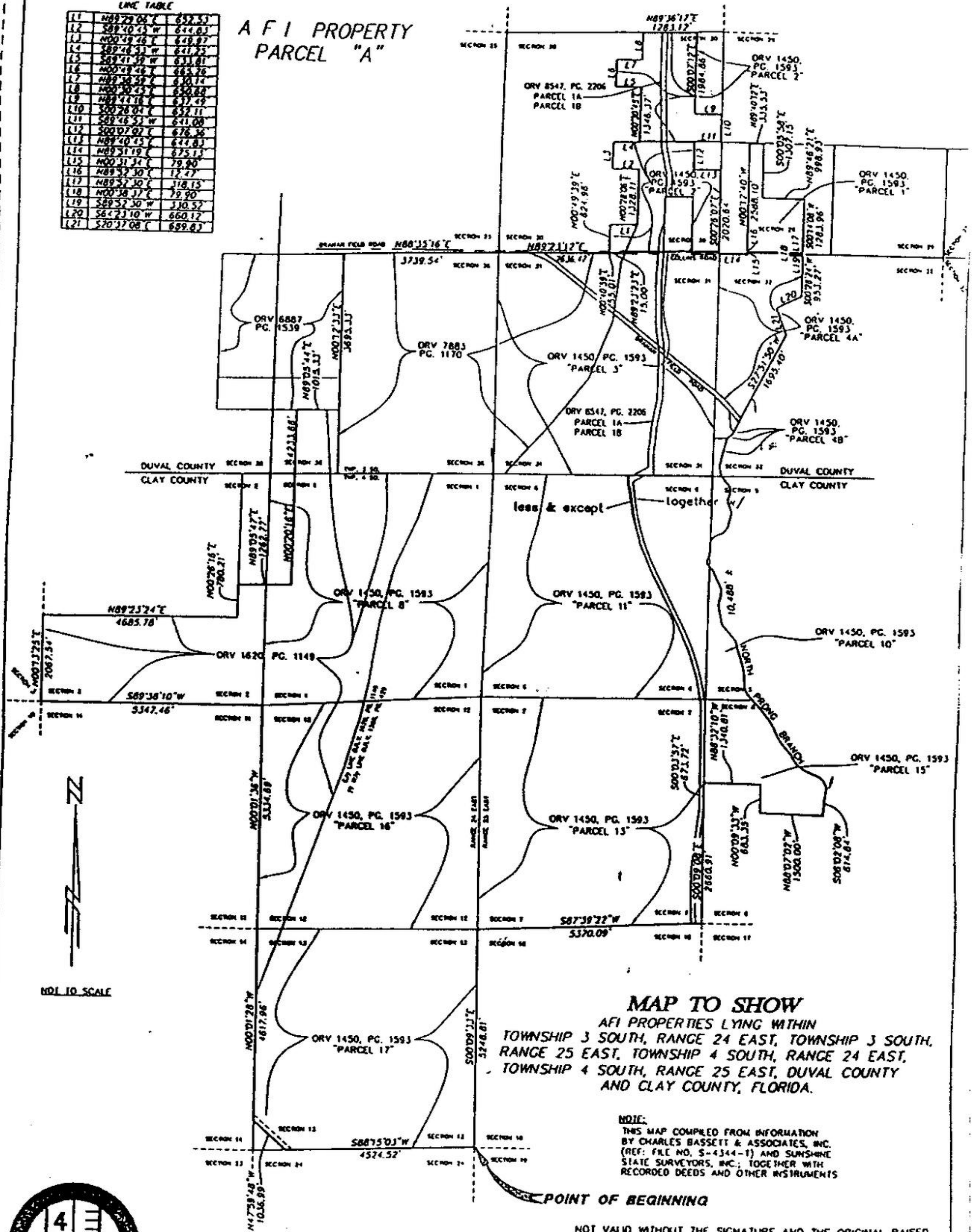
Section 7; thence South 00° 09' 08" East, along said Easterly line of said Section 7, a distance of 2660.91 feet to the corner common to Sections 7, 8, 17 and 18; thence South 87° 39' 22" West, along the Southerly line of said Section 7, a distance of 5370.09 feet to the corner common to Sections 7, 12, 13, and 18; thence South 00° 09' 33" East, along the Easterly line of said Section 13, a distance of 5248.81 feet to the Point of Beginning.

LESS AND EXCEPT that portion described as Tracts 13 and 14, Block 4, Section 30, Township 3 South, Range 25 East, Jacksonville Heights according to plat recorded in Plat Book 5, Page 93, Current Public Records of Jacksonville, Duval County, Florida and LESS AND EXCEPT any portion lying within public road right of ways.

LINE TABLE

11	N89°29'06"E	652.53
12	S89°40'43"W	644.63
13	N00°48'48"E	649.97
14	S89°48'51"W	641.23
15	S89°41'59"W	631.81
16	N00°48'46"E	663.76
17	N89°50'59"E	610.14
18	N00°50'43"E	650.80
19	N89°44'16"E	637.49
110	S00°28'04"E	652.11
111	S89°46'51"W	641.08
112	S00°07'02"E	676.36
113	N89°40'45"E	644.83
114	N89°51'19"E	675.13
115	N00°31'34"E	79.90
116	N89°52'30"E	17.47
117	N89°52'30"E	318.15
118	N00°38'37"E	79.90
119	S89°52'30"W	330.52
120	S64°23'10"W	660.12
121	S70°37'08"E	689.83

A F I PROPERTY PARCEL "A"



MAP TO SHOW
 AFI PROPERTIES LYING WITHIN
 TOWNSHIP 3 SOUTH, RANGE 24 EAST, TOWNSHIP 3 SOUTH,
 RANGE 25 EAST, TOWNSHIP 4 SOUTH, RANGE 24 EAST,
 TOWNSHIP 4 SOUTH, RANGE 25 EAST, DUVAL COUNTY
 AND CLAY COUNTY, FLORIDA.

NOTE:
 THIS MAP COMPILED FROM INFORMATION
 BY CHARLES BASSETT & ASSOCIATES, INC.
 (REF: FILE NO. S-4344-1) AND SUNSHINE
 STATE SURVEYORS, INC.; TOGETHER WITH
 RECORDED DEEDS AND OTHER INSTRUMENTS

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



Robert M. Angas Associates, inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

Professional Surveyors and Mappers, Planners and Civil Engineers
 3131 St. Johns Bluff Rd. So. Jacksonville, FL. 32246 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

JOSEPH LESLIE REYNOLDS, III
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA P.S.M. No. 5517

Revised: 9 / 9 / 99
 May 24, 1999

AFI PROPERTY

Mellon Bank
 File No. 115B-18H

PARCEL "B"

A parcel of land lying in and being part of Section 33 and Section 34, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

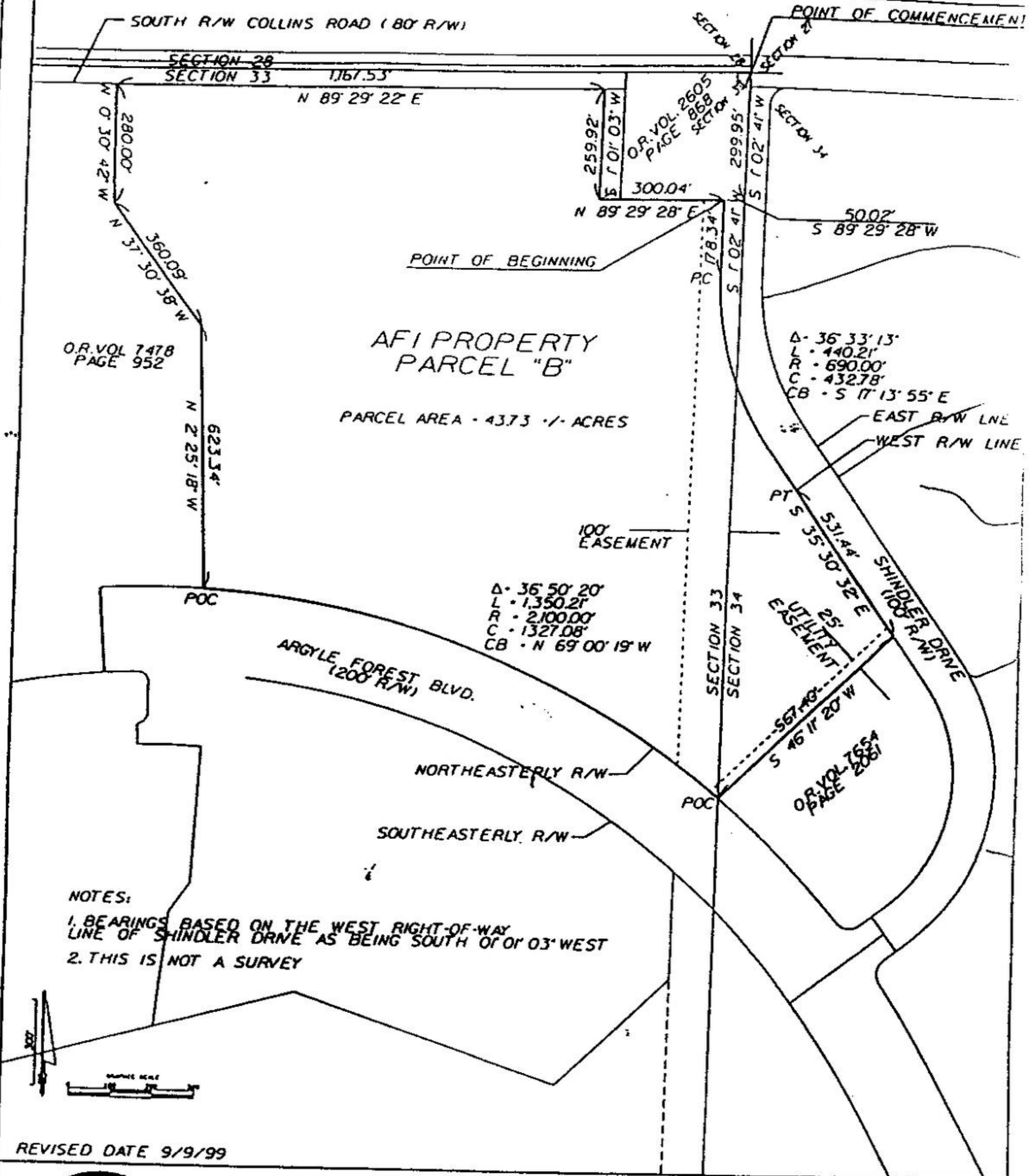
Commence at the Northwest corner of said Section 34; thence on the West line thereof, also being the centerline of Shindler Drive, a 100 foot right of way as now established, South 01° 02' 41" West, 299.95 feet; thence South 89° 29' 28" West, 50.02 feet to the West right of way line of said Shindler Drive, said point also being on the South line of those lands described in Official Records Volume 2605, Page 868, of the Current Public Records of said County, and the Point of Beginning; thence on said West right of way line, South 01° 02' 41" West, 178.34 feet to a Point of Curvature of a curve concave Easterly having a radius of 690.00 feet; thence Southerly along the arc of said curve, and continuing along said right of way line, through a central angle of 36° 33' 13", an arc distance of 440.21 feet to the Point of Tangency of said curve said arc being subtended by a chord bearing and distance of South 17° 13' 55" East, 432.78 feet; thence continue on said right of way line, South 35° 30' 32" East, 531.44 feet to the Northwesterly line of those lands described in Official Records Volume 7654, Page 2061, of said Current Public Records; thence on said Northwesterly line, South 46° 11' 20" West, 567.40 feet to the West line of said Section 34 and the Northeasterly right of way line of Argyle Forest Boulevard, a 200 foot right of way as now established, and a point on a curve concave Southwesterly having a radius of 2100.00 feet; thence Northwesterly along the arc of said curve through a central angle of 36° 50' 20", an arc distance of 1350.21 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 69° 00' 19" West, 1327.08 feet, said point also lying in the Easterly line of those lands described in Official Records Volume 7478, Page 952, of said Current Public Records; thence on said Easterly line, the following three courses; course one, North 02° 25' 18" West, 623.34 feet; course two, North 37° 30' 38" West, 360.09 feet; course three, North 00° 30' 42" West, 280.00 feet to the South right of way line of Collins Road, an 80 foot right of way as now established; thence on said South right of way line, North 89° 29' 22" East, 1167.53 feet; thence, parallel with the Westerly line of said lands described in Official Records Volume 2605, Page 868, of said Current Public Records, South 01° 01' 03" West, 259.92 feet to the Westerly prolongation of the Southerly line of said lands; thence on said prolongation and the Southerly line of said lands, North 89° 29' 28" East, 300.04 feet to the Point of Beginning.

Said parcel being 43.73 acres, more or less, in area.

SKETCH TO ACCOMPANY DESCRIPTION

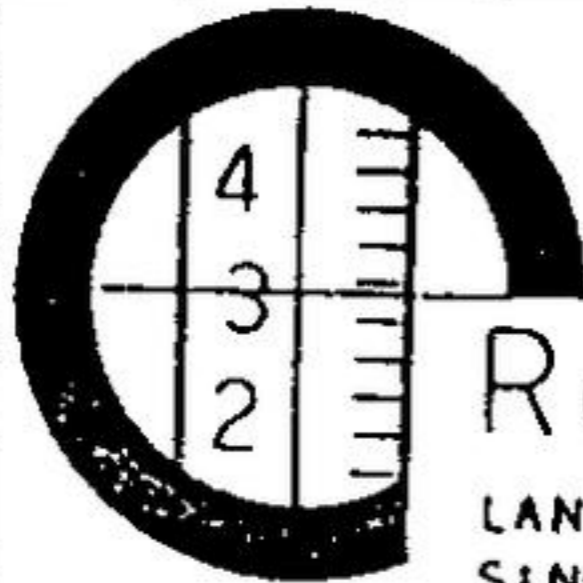
PART OF SECTION 33 SECTION 34
TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



REVISED DATE 9/9/99

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



Robert M. Angas Associates, inc.

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

Professional Surveyors and Mappers, Planners and Civil Engineers
14775 St. Augustine Road Jacksonville, FL 32258 Tel: 904/642-8550
Certificate of Authorization No: LB 3624

SCALE: 1"=300'

DATE: JUNE 14, 1999

JOSEPH LESLIE REYNOLDS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA P.S.M. No. 5517

ORDER NO.:

FILE NO.: 1158-18H

CAD FILE:

MCLONI.DGN

Revised: 9/9/99
May 24, 1999

AFI PROPERTY

Mellon Bank
File No. 115B-18J

PARCEL "C"

A parcel of land lying in and being part of the Southwest quarter of Section 34, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of Argyle Forest Chimney Lakes Unit 14, as recorded in Plat Book 46, Pages 6, 6A, 6B and 6C, of the Current Public Records of said County; thence on the right of way line of Cheswick Oak Avenue, North 68° 44' 07" West, 10.00 feet to the Southeasterly right of way line of said Cheswick Oak Avenue, a 100 foot right of way as now established; thence on said Southeasterly right of way line, North 21° 15' 53" East, 517.28 feet to the Southwesterly line of those lands described in Official Records Volume 7857, Page 898, of said Current Public Records; thence on last said line South 40° 36' 13" East, 374.84 feet to the Southerly line of said lands; thence on said Southerly line the following two (2) courses: Course No. one, South 75° 02' 15" East, 160.15 feet; Course No. two, South 85° 49' 52" East, 121.19 feet to the Southeasterly line of said lands; thence on last said line, North 36° 28' 13" East, 140.95 feet to the Southwesterly line of those lands described in Official Records Volume 8018, Page 668, of said Current Public Records; thence on last said line, South 44° 09' 28" East, 191.67 feet to the Southwesterly line of those lands described in Official Records Volume 8101, Page 1413, of said Current Public Records; thence on last said line, South 49° 20' 47" East, 326.57 feet to the Northwesterly line of Argyle Forest Chimney Lakes Unit Three "A", as recorded in Plat Book 41, Pages 13, 13A and 13B, of said Current Public Records; thence on last said line, South 35° 42' 01" West, 316.92 feet to the Westerly line of said Argyle Forest Chimney Lakes Unit 14; thence on last said line, North 01° 03' 02" East, 26.74 feet to the Northeasterly line of said Argyle Forest Chimney Lakes Unit 14; thence on last said line, North 72° 04' 08" West, 1028.39 feet to the Point of Beginning.

Said parcel being 9.63 acres, more or less, in area.

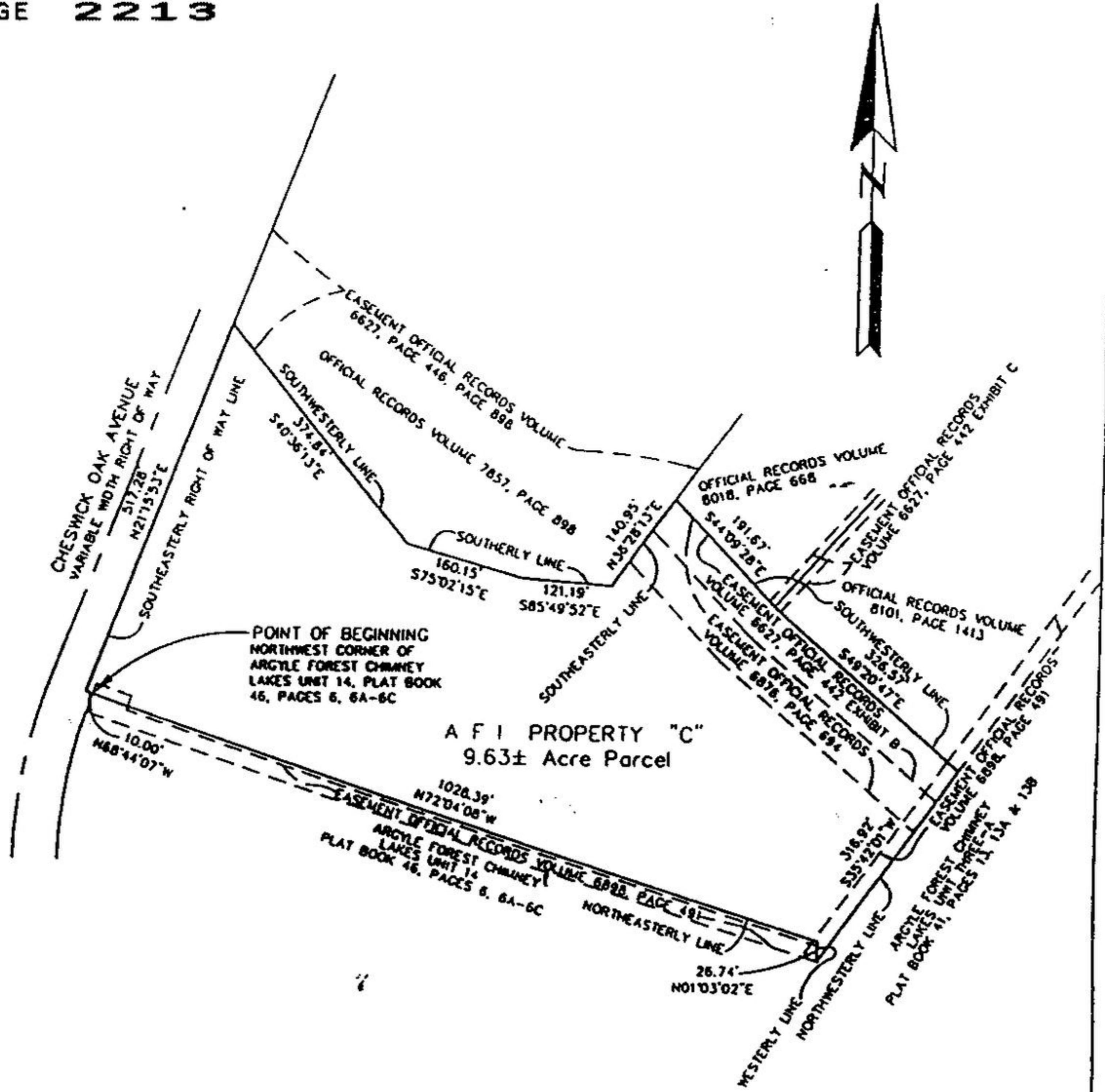
SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
JACKSONVILLE, DUVAL COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

OR BOOK **1834**

PAGE **2213**



NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF ARGYLE FOREST CHIMNEY LAKES UNIT 14 AS: N72°04'08"W.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

REVISED: 9 / 9 / 99

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



Robert M. Angas Associates, inc.

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

Professional Surveyors and Mappers, Planners and Civil Engineers
14775 St. Augustine Rd. Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

SCALE: 1" = 200'

DATE: MAY 26, 1999

JOSEPH LESLIE REYNOLDS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA P.S.M. No. 5517

Revised: 9 / 9 / 99
May 24, 1999

Schedule 1
Argyle Forest Chimney Lakes
PARCEL "A"

W.O. No. S98-156
File No. 115B-18U

IR BOOK 1834 PAGE 2214

For a Point of Beginning, commence at the Southwest corner of Argyle Forest Chimney Lakes, Unit 7B as recorded in Plat Book 47, page 16 and 16A through 16D of said current public records of said county; thence South 89° 50' 05" West, along the Southerly line of said Section 33, and along the divider line between said Duval and Clay Counties, a distance of 1978.51 feet to the corner common to Sections 4, 5, 32, and 33; thence South 89° 50' 06" West, along the Southerly line of said Section 32, and along said divider line, a distance of 2,667.49 feet to the Southwest corner of the Southeast quarter of said Section 32; thence South 89° 50' 06" West, continuing along said section and divider line, a distance of 831.58 feet to it's intersection with the Northeasterly right of way line of Branam Field Road, a 100 foot right of way as presently established; thence South 89° 50' 06" West, departing said right of way line and continuing along said line, a distance of 128.91 feet to it's intersection with the Southwesterly right of way line of said Branam Field Road; thence South 89° 50' 06" West, departing said right of way line, and along said line, a distance of 1,444.69 feet to it's intersection with the centerline of North Prong Branch; thence Northerly, Northeasterly, and Northwesterly along the Meander of North Prong Branch, 2,082 feet more or less; thence North 27° 51' 50" East, 1695.40 feet to a point; thence North 20° 37' 08" West, 689.83 feet to a point; thence North 64° 23' 10" East, 660.12 feet to a point; thence North 00° 28' 24" East, 953.27 feet to a point lying on the Southerly right of way line of Collins Road, a variable width right of way as presently established; thence North 89° 52' 30" East, along said Southerly right of way line, a distance of 675.60 feet; thence North 00° 45' 38" East, continuing along said right of way line, a distance of 25.03 feet; thence North 89° 45' 26" East, continuing along said line, a distance of 658.72 feet to it's intersection with the Westerly line of Old Middleburg Road, a 50 foot right of way line as presently established; thence South 15° 30' 20" West, along said Westerly right of way line, a distance of 26.01 feet to a point; thence North 89° 45' 26" East, departing said Westerly right of way line, a distance of 51.96 feet to it's intersection with the Easterly right of way line of said Old Middleburg Road, said point also lying in said Southerly right of way line of said Collins Road; thence North 89° 45' 26" East, departing said Easterly right of way line of said Old Middleburg Road, and along said Southerly right of way line of said Collins Road, a distance of 1,977.99 feet to an angle point in said right of way line; thence North 89° 30' 55" East, continuing along said Southerly right of way line, a distance of 2,079.30 feet to the Northwest corner of Argyle Forest Chimney Lakes, Unit 16B, as recorded in Plat Book 49, Page 26, 26A through 26D of said current Public Records of said County; thence South 00° 29' 05" East, departing said Southerly right of way line, and along the Westerly line of said Plat, a distance of 983.08 feet to the Southwest corner of said plat; thence South 90° 00' 00" East, along the Southerly line of said plat, 748.26 feet to angle point in said line; thence South 62° 04' 13" East, continuing along said Southerly plat line 165.27 feet to the Southwesterly corner of Argyle Forest Chimney Lakes, Unit 16A, as recorded in Plat Book 49, Page 27, 27A through 27D of said current Public Records of said County; thence South 62° 04' 13" East, along the Southwesterly line of said Plat, 445.45 feet to a point lying on the Northerly right of way line of Argyle Forest Boulevard; thence South 17° 36' 23" East, departing said Northerly right of way line, 200.00 feet to a point lying on the Southerly right of way line of said Argyle Forest Boulevard, said point lying on a curve concave Southeasterly having a radius of 1,900.00 feet; thence Southwesterly

along the arc of said curve and along said Southerly right of way line through a central angle of 16° 26' 25", an arc distance of 545.18 feet to the point of tangency of said curve, said arc being subtended by chord bearing and distance of South 64° 10' 24" West, 543.31 feet; thence South 55° 57' 11" West, continuing along said right of way line, 1,192.25 feet to it's intersection with the Southwesterly right of way line of Staples Mill Drive, a 100 foot right of way as presently established; thence South 34° 02' 49" East, departing said Southerly right of way line, and along said Southwesterly right of way line of said Staples Mill Drive, a distance of 133.13 feet to the point of curvature of a curve concave Northeasterly, having a radius of 880.00 feet; thence Southeasterly along the arc of said curve, and along said Southwesterly right of way line, through a central angle of 10° 54' 43", an arc distance of 167.60 feet to the Northwest corner of Argyle Forest Chimney Lakes, Unit 15, as recorded in Plat Book 46, page 92, 92A through 92D of said current Public Records of said County; thence South 55° 57' 11" West, departing said right of way line, and along the Westerly line of said Plat, a distance of 140.00 feet; thence South 37° 42' 40" West, continuing along said plat line, 226.40 feet; thence South 10° 34' 20" West, continuing along said plat line, 1,107.31 feet to the Southwest corner of said plat, said point also lying on the Northerly boundary line of Argyle Forest Chimney Lakes, Unit 7B, as recorded in Plat Book 47, Page 16,16A through 16D of said current Public Records of said County; thence South 82° 15' 44" West, along the Northerly line of said Argyle Forest Chimney Lakes Unit 7B of said Plat Book and Page, a distance of 294.79 feet to the Northwest corner of said Plat; thence South 02° 30' 00" East, along the Westerly line of said Plat, 155.00 feet, thence South 11° 30' 00" East, continuing along said Plat line, 250.00 feet; thence South 39° 49' 58" East, continuing along said line, 250.00 feet; thence South 20° 52' 17" East, along said line, 763.27 feet to the Point of Beginning.

LESS AND EXCEPT any portion lying within public road right of ways.

LESS AND EXCEPT any portion recorded in Official Records Volume 8569, page 627 of the Current Public Records of Duval County, Florida.

ALSO: PARCEL "B"

Together with a portion of Section 35, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

Commence at the intersection of the Southwesterly prolongation of the Northwesterly right of way line of Argyle Forest Boulevard (a 200 foot right of way) with the Southeasterly prolongation of the Northeasterly right of way line of Westport Road (a 66 foot right of way); thence North 36° 48' 19" West, along said Southeasterly prolongation of the Northeasterly right of way line of Westport Road, 25.00 feet to the Point of Beginning; thence continue North 36° 48' 19" West, along said Northeasterly right of way line of Westport Road, 84.86 feet to the point of curvature of a curve concave Southwesterly, having a radius of 313.00 feet; thence Northerly along the arc of said curve and continuing along said Northeasterly right of way line, a distance of 28.22 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 39° 23' 18" West, 28.21 feet; thence North 51° 56' 33" East, departing said right of way line, 94.79 feet; thence South 37° 34' 45" East, 12.73 feet; thence North 53° 48' 15" East, 75.25 feet; thence North 36° 16' 23" West, 76.35 feet; thence South 53° 05' 04" West, 43.39 feet; thence North 36° 50' 54" West, 66.18 feet; thence South 53° 05' 41" West, 98.41 feet; thence South 28° 45' 18" West, 63.04 feet to a point on

a curve concave Southwesterly, having a radius of 313.00 feet, said point also lying on said Northeasterly right of way line of said Westport Road; thence Northwesterly along the arc of said curve, and along said right of way line, through a central angle of $10^{\circ} 30' 55''$, an arc distance of 57.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $67^{\circ} 14' 46''$ West, 57.63 feet; thence North $72^{\circ} 29' 39''$ West, continuing along said right of way line, 9.62 feet to the point of curvature of a curve concave Northeasterly, having a radius of 207.00 feet; thence Northwesterly along the arc of said curve through a central angle of $72^{\circ} 31' 58''$, an arc distance of 262.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $36^{\circ} 13' 40''$ West, 244.90 feet; thence North $00^{\circ} 02' 19''$ East, continuing along said line, 50.20 feet to the Southwest corner of Highland Lakes Argyle Unit 4, as recorded in Plat Book 46, Page 15, 15A through 15C, of said Current Public Records of said County; thence North $89^{\circ} 32' 24''$ East, departing said right of way line and along the Southerly line of said Highland Lakes Argyle Unit 4 of said Plat Book and Page, a distance of 614.00 feet to the Southwest corner of Highland Lakes Argyle Unit 1, as recorded in Plat Book 43, Page 93, 93A through 93D, of said Current Public Records of said County; thence North $89^{\circ} 32' 24''$ East, along the Southerly line of said Highland Lakes Argyle Unit 1, a distance of 737.03 feet to a point on a curve concave Southeasterly, having a radius of 2100.00 feet, said point also lying on the Northerly right of way line of said Argyle Forest Boulevard; thence Southwesterly along the arc of said curve and along said right of way line through a central angle of $26^{\circ} 10' 29''$, an arc distance of 959.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $66^{\circ} 16' 55''$ West, 951.03 feet; thence South $53^{\circ} 11' 32''$ West, departing said right of way line and along said Northeasterly right of way line of said Westport Road, 105.06 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence Westerly along the arc of said curve through a central angle of $90^{\circ} 00' 00''$, an arc distance of 39.27 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $81^{\circ} 48' 19''$ West, 35.36 feet.

The lands thus described containing 5.84 acres, more or less.

ALSO: PARCEL "C"

Together with a portion of Section 28, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest 1/4 of the Southeast 1/4 of said Section 28, thence South $89^{\circ} 30' 55''$ West, 14.99 feet; thence North $00^{\circ} 08' 41''$ East, 40.00 feet to a point on the Northerly right of way of Collins Road, (80 foot right of way as now established), also being the Southeast corner of Parcel 2, Tract 16, Block 3 and the Point of Beginning; thence South $89^{\circ} 30' 55''$ West, along the Northerly right of way of Collins Road, 659.71 feet to the Easterly boundary of Tract 14, Block 3; thence North $00^{\circ} 18' 13''$ East, 623.10 feet to the Northwest corner of said Parcel 2, Tract 16, Block 3, also being Southwest corner of Tract 15, Block 3; thence North $89^{\circ} 31' 43''$ East, 657.98 feet; thence South $00^{\circ} 08' 41''$ West, 622.92 feet to the Point of Beginning.

Containing 9.42 acres, more or less.

ALSO: PARCEL "D"

Together with a portion of Sections 35, Township 3 South, Range 25 East, Duval County, Florida, and being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of lands recorded in Official Records Volume 5022, page 541 of the Current Public Records of said County; thence South 00°36'56" West, along the Westerly line of said lands, 340.06 feet; thence South 65° 32' 31" West, 108.66 feet; thence South 84° 56' 26" West, 76.32 feet; thence South 70°01' 57" West, 26.10 feet; thence North 79° 29' 32" West, 16.77 feet; thence North 62° 48' 43" West, 50.31 feet; thence North 81° 00' 33" West, 21.47 feet; thence South 46° 08' 55" West, 25.95 feet; thence North 56° 58' 44" West, 29.91 feet; thence North 06° 50' 49" West, 24.94 feet; thence South 88° 34' 51" West, 1196.85 feet; thence North 07° 14' 45" West, 114.07 feet; thence North 15° 42' 36" West, 75.85 feet; thence North 14° 40' 06" West, 58.20 feet; thence North 01° 31' 48" West, 71.61 feet; thence North 14° 44' 35" West, 36.73 feet, to a point on the aforementioned Southerly right of way line of Argyle Forest Boulevard, said point being in a curve, said curve being concave Southeasterly and having a radius of 1900.00 feet; thence Southerly along the arc of said curve, and along said Southerly right of way line, through a central angle of 09° 14' 26", an arc distance of 306.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84° 55' 11" East, 306.10 feet; thence North 89° 32' 24" East, continuing along said Southerly right of way line, 779.18 feet to an angle point in said right of way line; thence South 89° 23' 04" East, continuing along said line 509.80 feet to the Point of Beginning.

Said lands containing 13.1 acres more or less.

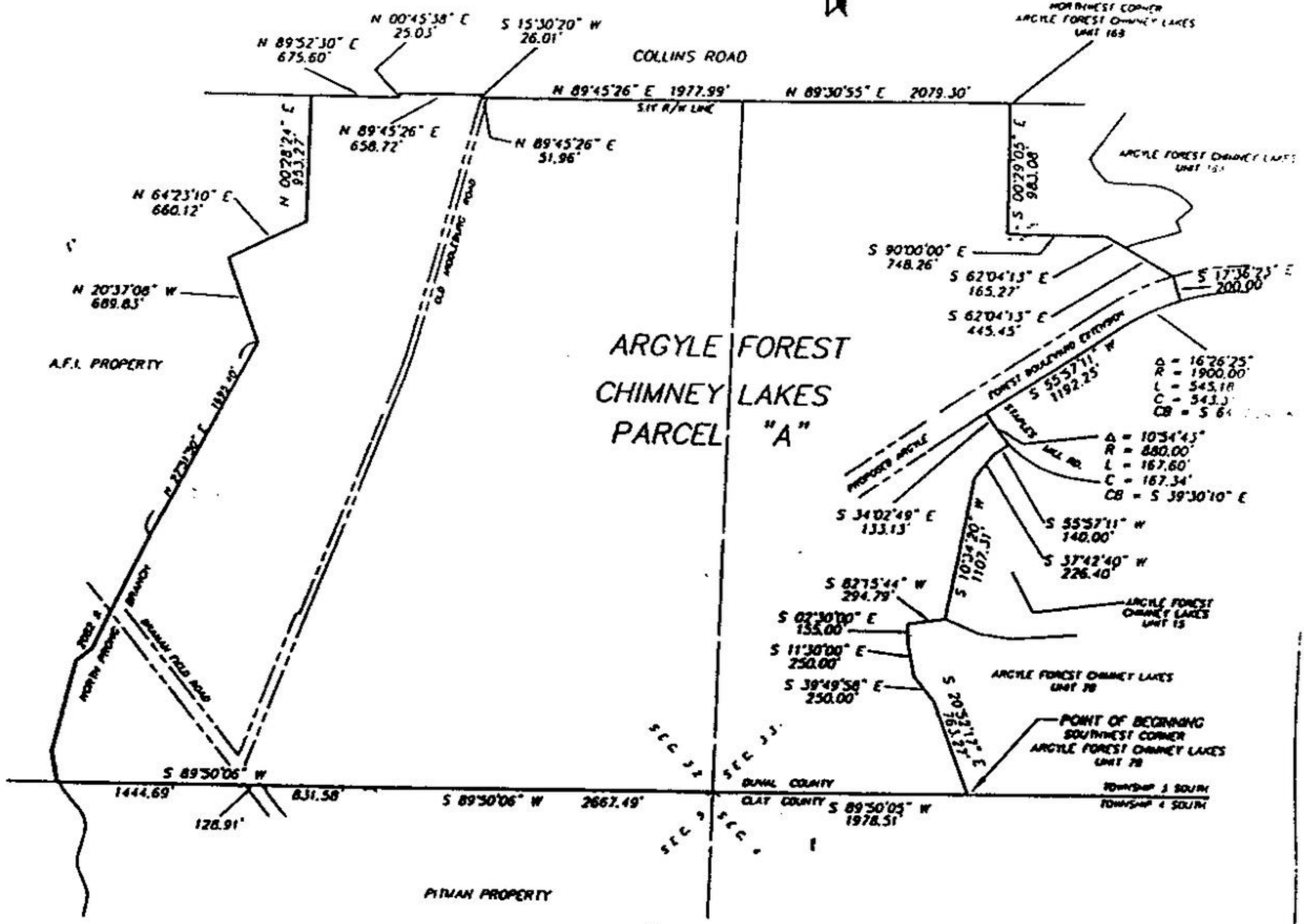
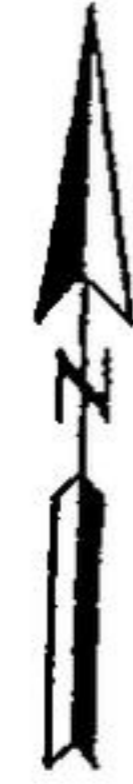
SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 32 & 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

OR BOOK 1834 PAGE 2218

LEGEND

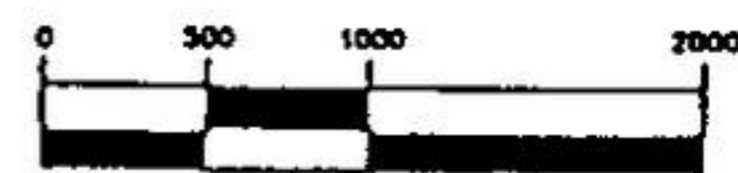
- Δ DELTA
- R RADIUS
- L LENGTH
- CB CHORD BEARING
- C CHORD
- SEC SECTION
- R/W RIGHT OF WAY



NOTES

1. BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 33 AS BEING S 89°50'05" W.
2. THIS IS NOT A SURVEY.

GRAPHIC SCALE



(IN FEET)
1 Inch = 1000 ft.

REVISED: 9 / 9 / 99



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

Professional Surveyors and Mappers, Planners and Civil Engineers
14775 St. Augustine Rd. Jacksonville, FL. 32258 Tel (904) 642-8550
Certificate of Authorization No. LB 3624

SCALE: 1" = 1000'

DATE: MAY 26, 1999

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

JOSEPH LESLIE REYNOLDS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA P.S.M. No. 5517

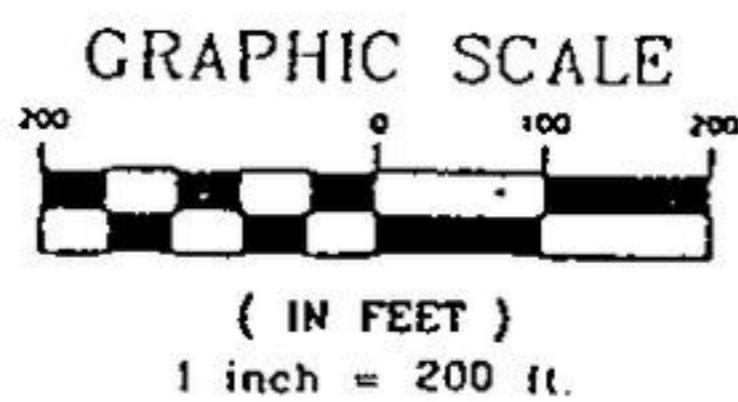
SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

OR BOOK **1834**

PAGE **2219**



LEGEND

ORD.	ORDINANCE
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
C	CHORD DISTANCE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N36°48'19"W	84.05'
L3	N51°36'33"E	94.79'
L4	N53°48'15"E	75.25'
L5	S17°34'45"E	12.73'
L6	N36°16'23"W	76.35'
L7	N36°30'34"W	86.18'
L8	S53°05'41"W	43.39'
L9	S53°05'41"W	88.41'
L10	S28°45'18"W	63.04'
L11	N72°29'39"W	9.62'
L12	N00°02'19"E	50.20'
L1	S53°11'32"W	105.06'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C-1	90°00'00"	25.00'	39.27'	35.26'	N81°48'19"W
C-2	05°09'57"	513.00'	28.22'	28.21'	N39°23'18"W
C-3	10°30'55"	513.00'	57.44'	57.63'	N67°14'46"W

REVISED: 9 / 9 / 99



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

Professional Surveyors and Mappers, Planners and Civil Engineers
14775 St. Augustine Rd. Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No: LB 3624

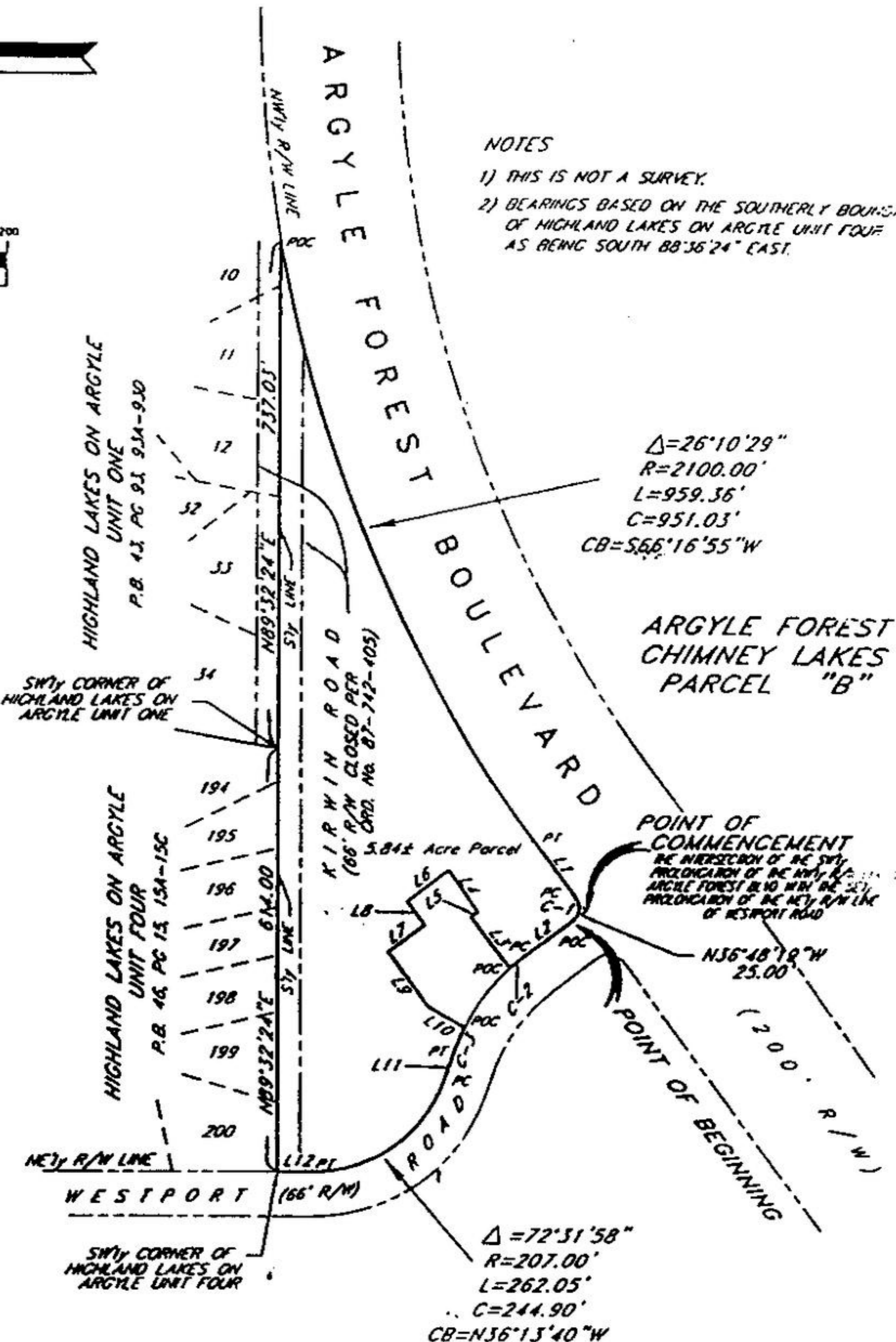
SCALE: 1" = 200'

DATE: JUNE 14, 1999

ORDER NO.: 99-126 P&E NO.: 1158-181 CAD FILE: .../ARGYLE/MELONI.DWG

NOTES

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY BOUNDARY OF HIGHLAND LAKES ON ARGYLE UNIT FOUR AS BEING SOUTH 88°36'24" EAST.



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

JOSEPH LESLIE REYNOLDS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA P.S.M. No. 5517

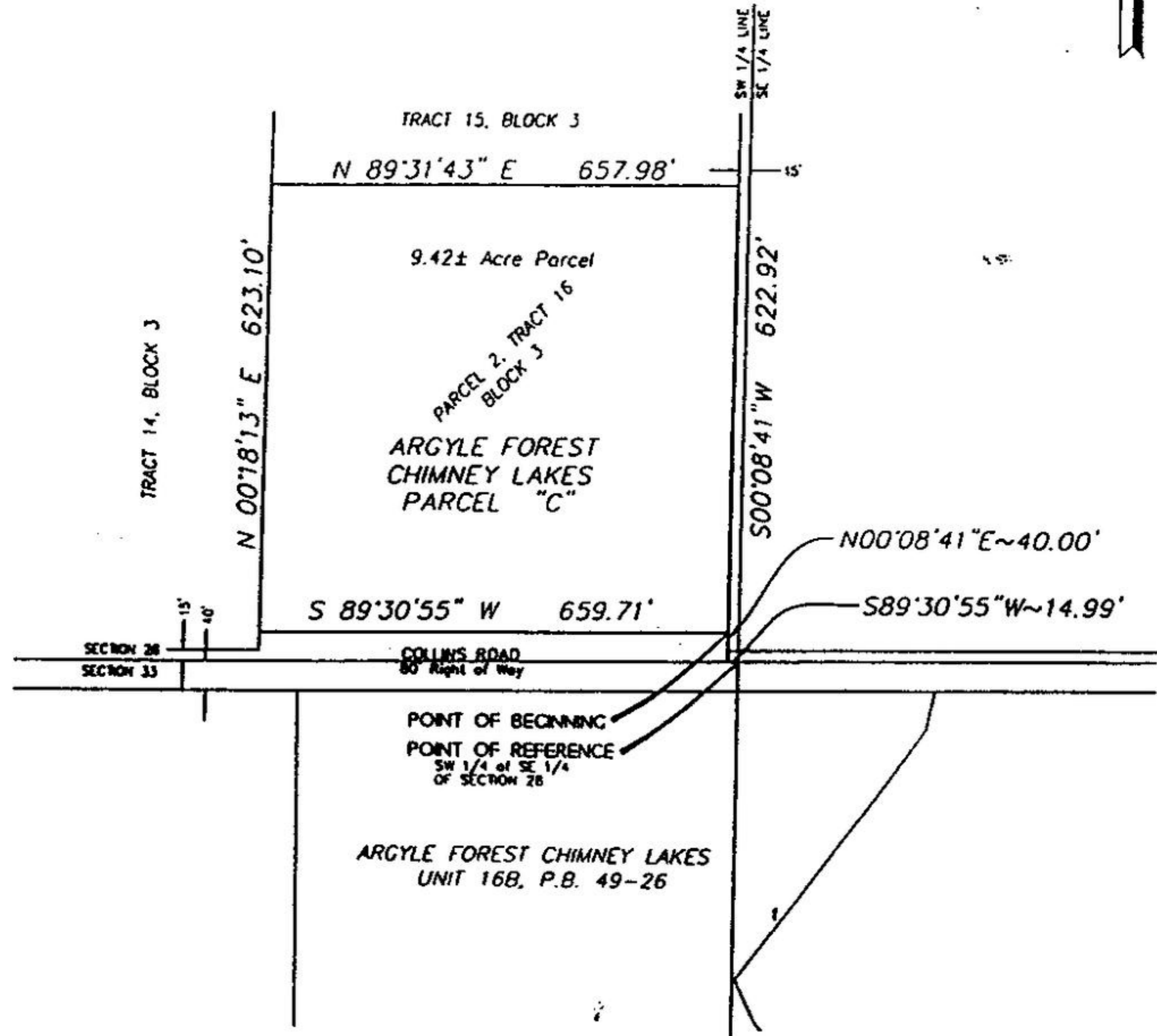
SHEET 8 OF 9

SHEET 8 OF 9

SKETCH TO SHOW LEGAL DESCRIPTION OF

A PORTION OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

OR BOOK 1834 PAGE 2220



LEGEND

R RADIUS
A ARC LENGTH
Δ DELTA ANGLE
CB CHORD BEARING
C CHORD DISTANCE
R/W RIGHT OF WAY
PT POINT OF TANGENCY
PC POINT OF CURVATURE
POC POINT ON CURVE

NOTES

- 1) BEARINGS BASED ON THE CENTERLINE OF CROTON COURT BEING N04°50'04"E PER PLAT.
- 2) THIS IS NOT A SURVEY.



Robert M. Angas Associates, inc.

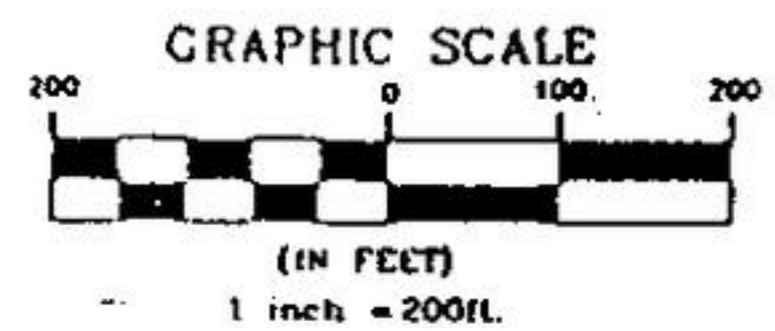
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

Professional Surveyors and Mappers, Planners and Civil Engineers
14775 St. Augustine Rd., Jacksonville, FL 32256 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

DATE: JUNE 14, 1998 SCALE: 1" = 200'

REVISED: 9 / 9 / 99

ORDER NO.: 98-126 FILE NO.: 1158-18R CAD FILE: L:/ARCYLE/RE_ARYLE



6 50 5 133HS

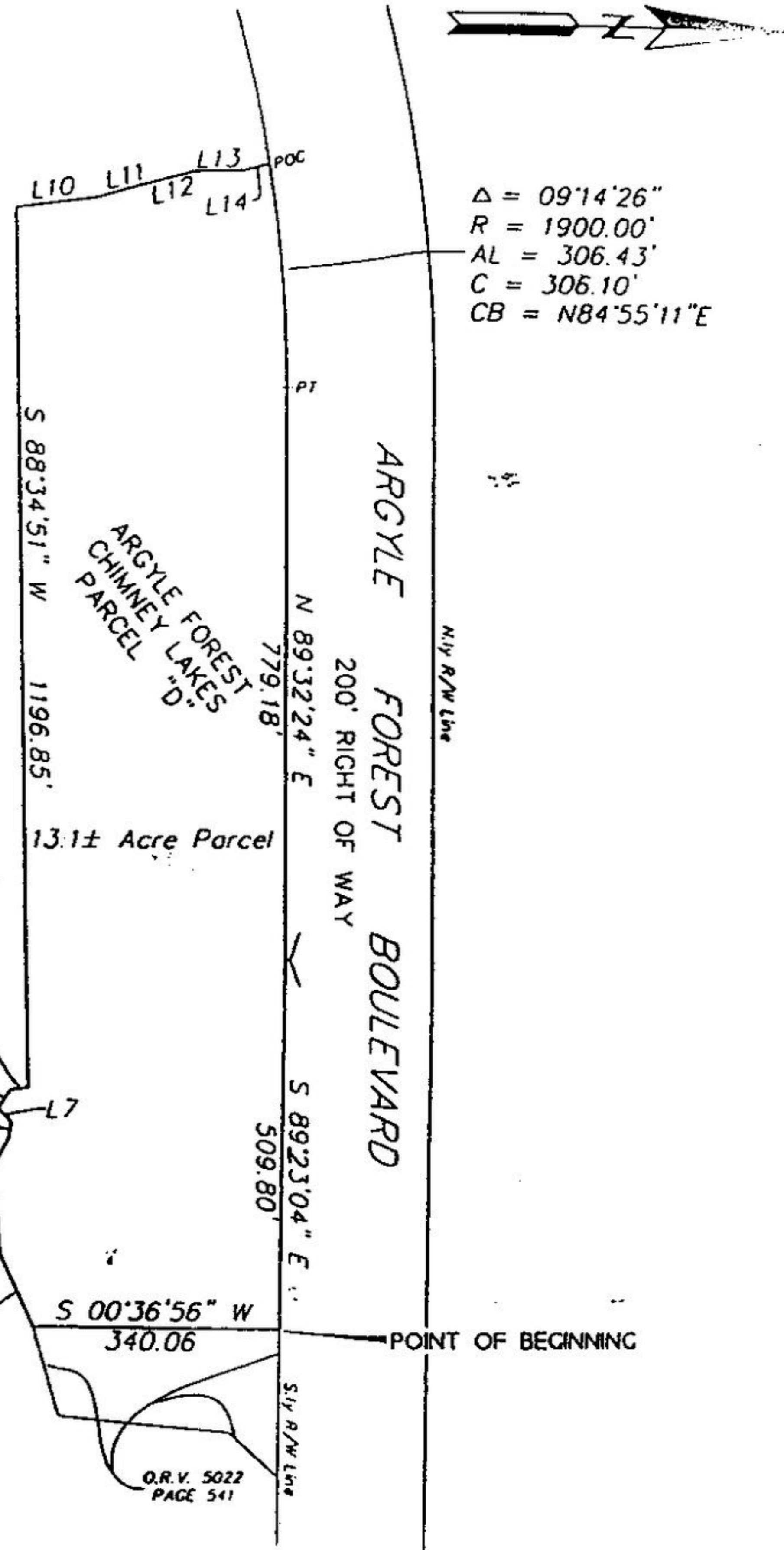
SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, DUVAL COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

OR BOOK 1834

PAGE 2221
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 65°32'31" W	108.66'
L2	S 84°56'26" W	76.32'
L3	S 70°01'57" W	26.10'
L4	N 79°29'32" W	16.77'
L5	N 62°48'43" W	50.31'
L6	N 81°00'33" W	21.47'
L7	S 46°08'55" W	25.95'
L8	N 56°58'44" W	29.91'
L9	N 06°50'49" W	24.94'
L10	N 07°14'45" W	114.07'
L11	N 15°42'36" W	75.85'
L12	N 14°40'06" W	58.20'
L13	N 01°31'48" W	71.61'
L14	N 14°44'35" W	36.73'



$\Delta = 09^{\circ}14'26''$
 $R = 1900.00'$
 $AL = 306.43'$
 $C = 306.10'$
 $CB = N84^{\circ}55'11''E$

O.R.V. 5022
PAGE 541

O.R.V. 5022
PAGE 541

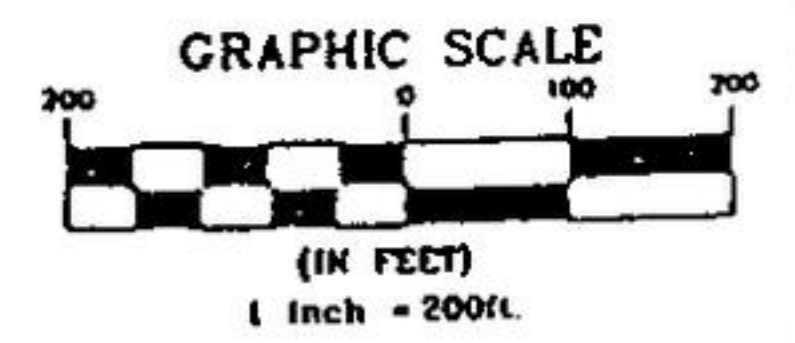
NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF ARGYLE FOREST BLVD. AS BEING N89°32'24"E.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

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



Robert M. Angas Associates, inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924



Professional Surveyors and Mappers, Planners and Civil Engineers
 14775 St Augustine Rd, Jacksonville, FL 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

JOSEPH LESLIE REYNOLDS, III
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA P.S.M. No. 5517

SCALE: 1" = 200'

DATE: JUNE 14, 1999

REVISED: 9 / 9 / 99

SHEET 9 OF 9

Revised: 9/9/99
May 24, 1999

RVG PROPERTY

File No. 115B-18L

BRANAN FIELD

That certain tract of land, formerly known as Branan Field, situate lying and being in Sections 32 and 33, Township 3 South, Range 25 East, in the County of Duval, and in Sections 4, 5, 6, 7, 8 and 9, Township 4 South, Range 25 East, in the County of Clay, all in the State of Florida, and more particularly described as follows to wit:

For Point of Beginning, commence at a concrete monument set in the line dividing said Counties, being also the line dividing Township 3 South, from Township 4 South, said concrete monument being located at the Southwest corner of the aforesaid Section 32, and run North 89° 50' East, along said Township line, 653.58 feet to a concrete monument at the Southwest corner of the East one-half of the Southwest one-quarter of the Southwest one-quarter; run thence North 00° 32' East, along the Westerly boundary of the East one-half of the Southwest one-quarter of the Southwest one-quarter of said Section 32, a distance of 1326.17 feet to a concrete monument located at the Northwest corner of said East one-half; run thence North 89° 57' 30" East, along the Northerly boundary of the South one-half of the Southwest one-quarter of said Section, a distance of 1461.1 feet to a concrete monument set in the Easterly right of way line of Old Middleburg Road (County Road No. 32); run thence North 21° 01' East, along said right of way line, a distance of 354.23 feet to a concrete monument set in the Northerly boundary of the South one-quarter of the North one-half of the South one-half of said Section 32; run thence North 89° 59' 20" East, along said last mentioned boundary, a distance of 3059.07 feet to a concrete monument set in the Easterly line of Section 32; run thence South 01° 05' West, along the Easterly line of said Section, a distance of 987.12 feet to a concrete monument set at the Northwest corner of the South one-half of the Southwest one-quarter of the Southwest one-quarter of the aforementioned Section 33; run thence North 89° 44' 50" East along the Northerly boundary of said last mentioned South one-half, a distance of 1358.23 feet to a concrete monument set at the Northeast corner of the South one-half of the Southwest one-quarter of the Southwest one-quarter aforesaid; run thence South 00° 58' 40" West, a distance of 660.14 feet to a concrete monument set at the Southeast corner of said last mentioned South one-half, said monument being in the line dividing Township 3 South, from Township 4 South; run thence North 89° 50' East, along said Township line, a distance of 679.75 feet to a concrete monument set at the Northeast corner of the West one-half of the Northeast one-quarter of the Northwest one-quarter of the aforementioned Section 4; run thence South 00° 20' 40" West, along the Easterly boundary of said last mentioned West one-half, a distance of 1359.56 feet to a concrete monument set at the Southeast corner of said West one-half; run thence North 89° 53' East, along the Northerly boundary of the Southeast one-quarter of the Northwest one-quarter of said Section 4, a distance of 675.42 feet to the concrete monument set at the Northeast corner of said Southeast one-quarter of the Northwest one-quarter; run thence South 00° 31' 40" West, along the Easterly boundary of the West one-half

of Section 4, a distance of 4049.87 feet to a concrete monument at the Southeast corner of said West one-half of Section 4; run thence North $89^{\circ} 50' 30''$ West, along the Southerly boundary of said Section 4, a distance of 662.5 feet to a concrete monument set at the Northeast corner of the West one-half of the Northeast one-quarter of the Northwest one-quarter of Section 9 aforementioned; run thence South $00^{\circ} 12' 10''$ East, along the Easterly boundary of said last mentioned West one-half, a distance of 1389.11 feet to a concrete monument set at the Southeast corner of said West one-half; run thence South $89^{\circ} 09'$ West, along the Southerly boundary of said West one-half, a distance of 662.57 feet to a concrete monument set at the Southwest corner of said West one-half; run thence South $00^{\circ} 12' 10''$ East, along the Easterly boundary of the North one-half of the Southwest one-quarter of the Northwest one-quarter of said Section 9, a distance of 700.38 feet to a concrete monument set at the Southeast corner of said last mentioned North one-half; run thence South $88^{\circ} 38' 40''$ West, along the Southerly boundary of said North one-half, a distance of 1325.37 feet to a concrete monument set in the line dividing Section 8 and 9 aforementioned; run thence North $88^{\circ} 35'$ West, along the Southerly boundary of the North one-half of the Southeast one-quarter of the Northeast one-quarter of said Section 8, a distance of 1336.22 feet to a concrete monument set at the Southwest corner of said North one-half; run thence South $00^{\circ} 09' 20''$ East, along the Easterly boundary of the Southwest one-quarter of the Northeast one-quarter of said Section 8, a distance of 701.33 feet to a concrete monument set at the Southeast corner of the Southwest one-quarter of the Northeast one-quarter of said Section 8; run thence North $88^{\circ} 07' 40''$ West, along the Southerly boundary of the North one-half of said Section 8, a distance of 2677.95 feet to a concrete monument set at the Southwest corner of the Southeast one-quarter of the Northwest one-quarter of said Section 8; run thence North $00^{\circ} 08' 20''$ West, along the Westerly boundary of said Southeast one-quarter, a distance of 683.35 feet to a concrete monument set at the Southeast corner of the North one-half of the Southwest one-quarter of the Northwest one-quarter of said Section 8; run thence North $88^{\circ} 32' 10''$ West, along the Southerly boundary of said last mentioned North one-half, a distance of 1340.81 feet to a concrete monument set at the Southwest corner of said North one-half; run thence North $00^{\circ} 10' 20''$ West, along the line dividing Section 7 and 8 aforementioned, a distance of 673.77 feet to a concrete monument set at the Southeast corner of the Northeast one-quarter of the Northeast one-quarter of said Section 7; run thence South $89^{\circ} 55' 50''$ West, along the Southerly boundary of said Northeast one-quarter of the Northeast one-quarter, a distance of 1339.97 feet to a concrete monument set at the Southwest corner of said Northeast one-quarter of the Northeast one-quarter; run thence North $00^{\circ} 10' 20''$ West, along the Westerly boundary of said Northeast one-quarter of the Northeast one-quarter, a distance of 1344.85 feet to a concrete monument set in the line dividing Sections 6 and 7 aforementioned; run thence North $00^{\circ} 35' 30''$ East, along the Westerly boundary of the Southeast one-quarter of the Southeast one-quarter of said Section 6, a distance of 1334.41 feet to a concrete monument set at the Northwest corner of said Southeast one-quarter of the Southeast one-quarter; run thence South $89^{\circ} 54' 20''$ West, along the Southerly boundary of the East one-quarter of the Northeast one-quarter of the Southeast one-quarter of said Section 6, a distance of 334.65 feet to a concrete monument set at the Southwest corner of said East one-quarter; run thence North $00^{\circ} 36' 40''$ East, along the Westerly boundary of said East one-quarter and along the Westerly boundary of the East one-quarter of the Southwest one-quarter of the Northeast one-quarter of said Section 6, a distance of 2678.78 feet to a concrete monument set at the Northwest corner of the East one-quarter of the Southwest one-quarter of the Northeast one-quarter of said Section 6; run

thence North 89° 54' 20" East, along the Northerly boundary of said last mentioned East one-quarter, and along the Northerly boundary of the Southeast one-quarter of the Northeast one-quarter of said Section 6, a distance of 1009.79 feet to a concrete monument set at the Southwest corner of the East one-half of the Northeast one-quarter of the Northeast one-quarter of said Section 6; run thence North 00° 32' East, along the Westerly boundary of said last mentioned East one-half, a distance of 1345.21 feet to a concrete monument set in the line dividing Township 3 South from Township 4 South, the same being the line dividing Duval County from Clay County; run thence North 89° 50' East, along said Township line, a distance of 660 feet to the Point of Beginning.

(All bearings used in the foregoing description refer to the Grid Lines of the Florida State Coordinate)

LESS AND EXCEPT: any portion of the above described property lying West of the centerline of the North Prong Branch and any portion lying North of Township line dividing Duval and Clay Counties and LESS AND EXCEPT any portion lying within public road right of ways.

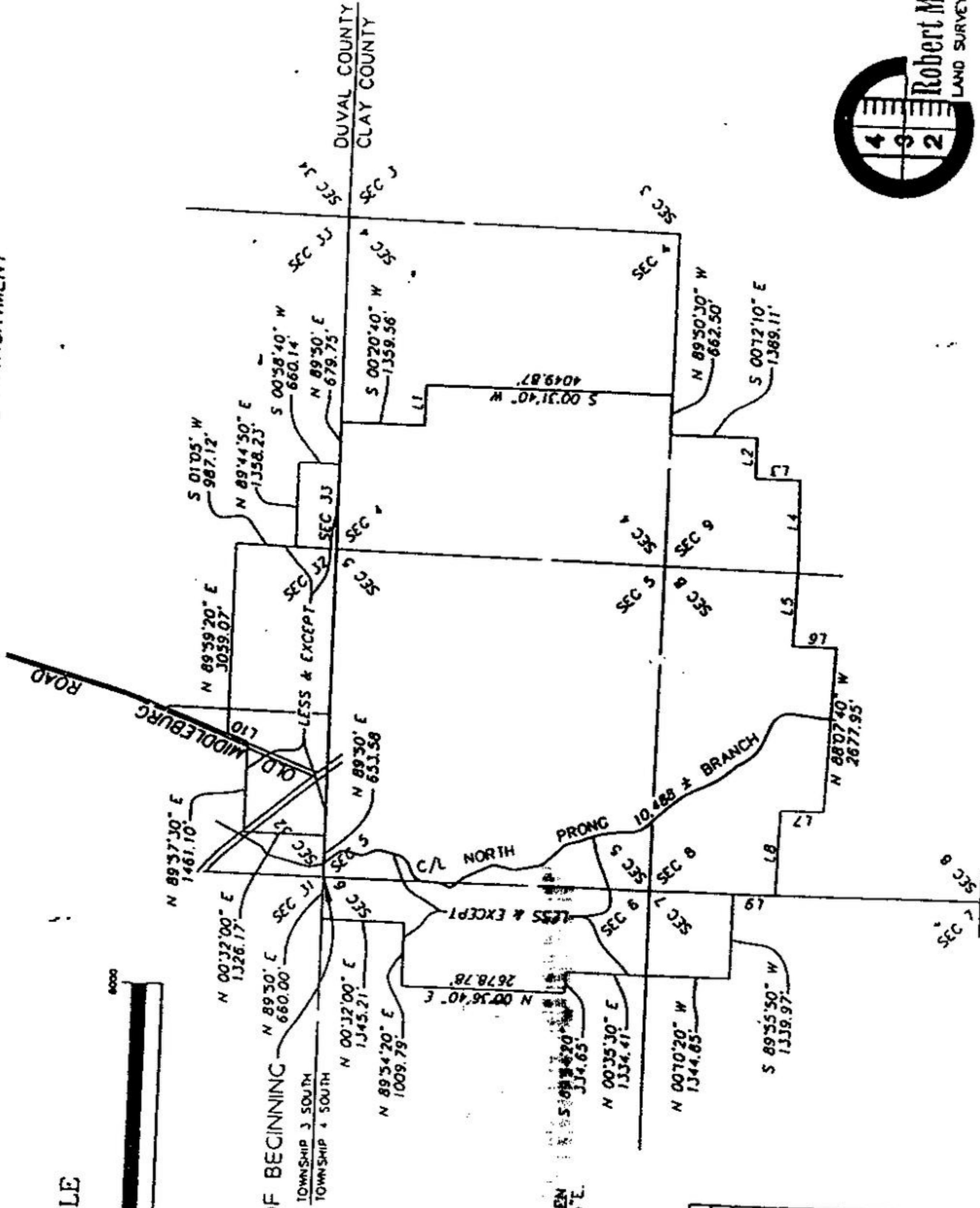
**SKETCH AND DESCRIPTION OF LANDS LYING IN
IN SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
DUVAL COUNTY, AND IN SECTIONS 4, 5, 8, AND 9, TOWNSHIP 4
SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA**
BEING MORE PARTICULARLY DESCRIBED IN A SEPERATE ATTACHMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 2000ft

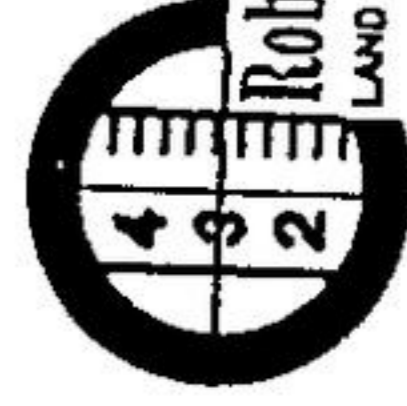
POINT OF BEGINNING
TOWNSHIP 3 SOUTH
TOWNSHIP 4 SOUTH



NOTES
1) BEARINGS BASED ON THE DIVIDER LINE BETWEEN
DUVAL & CLAY COUNTIES AS BEING N89°50'05"E.
2) THIS IS NOT A SURVEY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°33'00" E	675.42'
L2	S 89°09'00" W	662.57'
L3	S 00°12'10" E	700.38'
L4	S 88°38'40" W	1325.37'
L5	N 88°35'00" W	1336.22'
L6	S 00°09'20" E	701.33'
L7	N 00°08'20" W	683.35'
L8	N 88°32'10" W	1340.81'
L9	N 00°10'20" W	673.77'
L10	N 21°01'00" E	354.23'



Robert M. Angas Associates, Inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

Professional Surveyors and Mappers, Planners and Civil Engineers
14775 St. Augustine Rd., Jacksonville, FL 32238 Tel: (904) 672-8550
Certificate of Authorization No.: LB 3624

REMSCO: 9 / 9 / 99 DATE: MAY 26, 1999 SCALE: 1" = 2000'