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Prepared by and return to:

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**AMENDED AND RESTATED  
LAND COVENANTS AGREEMENT  
VILLAGES OF ARGYLE**

**THIS AMENDED AND RESTATED LAND COVENANTS AGREEMENT** is made this 2nd day of March, 2000, 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 entered into a Land Covenants Agreement dated December 10, 1999, and a Short Form Land Covenants Agreement recorded in Official Records Book 9508, page 228, and re-recorded in Official Records Book 9535, page 2022, of the public records of Duval County, Florida, and Official Records Book 1834, page 2194 and re-recorded in Official Records Book 1841, page 806, public records of Clay County, Florida.
- D. Owners wish to amend and restate the terms set forth in the Land Covenants Agreement and the Short Form Land Covenants Agreement in their entirety as set forth herein.

**THEREFORE,** for the mutual covenants granted herein and other good and valuable consideration, the Owners agree to the following:

1. **Amendment and Restatement.** The Owners acknowledge and agree that (i) the Land Covenants Agreement is hereby amended and restated in its entirety as set forth in this Agreement; (ii) the Short Form Land Covenants Agreement no longer serves any purpose and is therefore terminated; and (iii) all of the Owner's rights and obligations with respect to the Property shall be solely governed by this Agreement.

2. **Allocation of Development Rights.** Owners hereby allocate the land use designations, acreage, building density, and dwelling unit maximums (the "Development Rights") in accordance with the Clay County and City of Jacksonville Development of Regional Impact Development Orders Ordinance #99-876, City of Jacksonville and Ordinances #99-46 and 99-54, Clay County (the "Development Orders"). An Owner may transfer Development Rights between parcels which it owns pursuant to the Development Orders, or may transfer Development Rights between it and another Owner or Owners by separate written agreement between them, without violating this section. However, such transfers must otherwise comply with the provisions of this Agreement and be in accordance with applicable laws, regulations, ordinances, and permits.

3. **Deviations from Development Order.**

3.1 **Deviations by Owners.**

3.1.1 No Owner shall amend the Development Order in any manner which is finally determined to constitute a substantial deviation under Section 380.06(19)(b), Fla. Statutes, (1999) as may be amended without the consent of all Owners which may be granted or withheld in their sole discretion.

3.1.2 No Owner shall amend the Development Order in any manner which would affect, modify or rescind the Development Rights of another Owner or Owners without its or their written consent, which may be withheld at its or their sole discretion.

3.1.3 No Owner shall amend the Development Order to increase the number of residential units or the allowable acreage or square footage allocated to office, commercial or industrial uses without the consent of all Owners which may be withheld at their sole discretion; provided, however, this provision shall not be construed to restrict any Owner from amending the Development Order pursuant to the provisions of Section 380.06(19)(e)5(c) which proposes simultaneous increases and decreases of at least two (2) of the following uses: residential, industrial, office and retail/service and which is finally determined to constitute a nonsubstantial deviation pursuant to said subsection. Further, nothing contained herein shall be construed to restrict an Owner from amending the Development Order in any manner which is finally determined to constitute a nonsubstantial deviation under Section 380.06(19)(e)(2), as amended; provided such amendment is consistent with the provisions of Section 3.1.2 above.

3.1.4 The right to consent or approve an amendment to a Development Order requested pursuant to the provisions of this Section 3.1 shall be vested in the Owners and may be

assigned only to such person or entity as a successor to the Owner that will serve substantially the same role as a master developer of the applicable part of the Villages of Argyle. Partners of the Ranch Village Group may transfer their interest in their partnership to other partners or to new partners in accordance with the terms of their partnership agreement and applicable law. The restrictions upon amendment to the Development Order shall be binding upon each Owner and any successors and assigns of each Owner holding title to real property within the Villages of Argyle.

**3.2 Deviations by Persons Other than Owners.** No person (other than Owners) who has an ownership or possessory interest in property within the Villages of Argyle may deviate from the Development Orders except through an Owner who chooses in its sole discretion to exercise its rights to deviate from the Development Orders pursuant to Section 3.1.

**4. Reciprocal Easements.**

**4.1 In General.** Owners agree to cooperate in good faith to convey easements for utilities across one another's property which will enable Ranch Village, Chimney Lakes Village, and the collective AFI Affiliated Villages (Middleburg, Country, Rural, and South Villages) to have access to "Utility Services," defined below.

**4.2 Grant of Easements.** Owners hereby promise to grant to Master Developers (defined below) such perpetual, non-exclusive easements ("Utility Easements") as are reasonably necessary to locate, install and maintain utility lines, cables, pipes and conduits ("Utility Improvements") between providers of Utility Services (defined below) and Chimney Lakes, Ranch Village, and the AFI Affiliated Villages, but only as to lands owned or controlled by a Master Developer. "Utility Services" is defined as services related to the provision of water and sewer, power, and communications services, including, but not limited to, electric, gas, sewer, water, telephone, and cable. The three "Master Developers" are AFI Associates, Inc. for the collective AFI Affiliated Villages, Chimney Lakes Investment Company for Chimney Lakes Village, and Ranch Village Group, a partnership composed of Donald D. Pitman, Carprodev, Inc., Rexford Setzer, Ernest H. Pitman, Jr., Kenneth J. Parry, Howard C. Coker, and Victor W. Anthony, for Ranch Village. Notwithstanding any provisions to the contrary in this Agreement, the rights and obligations presented under this Section 4 may be assigned to another person or entity that will serve substantially the same role as a master developer of part of the Villages of Argyle provided that the assignment of the rights contained herein specifically identify such assignee as a "Master Developer". Partners of the Ranch Village Group may transfer their interest in the partnership to other partners or to new partners in accordance with the terms of their partnership agreement and applicable laws without affecting the status of the partnership as a Master Developer.

**4.3 Character of Utility Easements.** The Utility Easements shall be in, on, over, under, through and across the burdened properties within the Villages of Argyle for the use and benefit of the Master Developer of the benefitted Village(s) (the collective AFI Affiliated Villages, Chimney Lakes, or Ranch Village), their respective successors and assigns, occupants, mortgagees, their respective employees, agents, guests, invitees, tenants, and licensees for installation, maintenance,

the Master Developer of the benefitted Village(s) (the collective AFI Affiliated Villages, Chimney Lakes, or Ranch Village), their respective successors and assigns, occupants, mortgagees, their respective employees, agents, guests, invitees, tenants, and licensees for installation, maintenance, repairs and use of any Utility Improvements. The Utility Easement shall include the right to access the utility corridor across the burdened Owner's property for purposes of erecting, maintaining, and inspecting the necessary improvements associated with providing Utility Services.

**4.4 Conveyance Procedures.** A Master Developer may request a Utility Easement from an Owner if no present easement or fee parcel is available for the Master Developer's Village (the AFI Affiliated Villages, Chimney Lakes, or Ranch Village) that will accommodate Utility Services for the development approved for the particular Village(s) by the Development Orders. The Owners of the Village or Villages to be burdened by the requested Utility Easement shall determine the location of the Utility Easement for the purpose of avoiding conflicts with the burdened Village's master plan contained in the June 1, 1999, Notice of Proposed Change as amended and approved (the "Master Plan"). The Master Developer requesting the Utility Easement shall prepare a survey of the area where the Utility Easement will be located and provide a certified copy to the Owner(s) of the property where the easement will be located. This Utility Easement shall be promptly recorded in the public records of the county where it is located, and shall be done by and at the expense of the Master Developer receiving the Utility Easement. A Utility Easement shall be granted within 60 days of a proper request unless extended by mutual agreement.

**4.5 Costs.** The Master Developer requesting the Utility Easement shall pay all title and survey preparation costs.

**4.6 Improvements and Maintenance.** The Master Developer receiving the Utility Easement hereby covenants and agrees to construct or arrange for the construction of all utility improvements, and maintain or cause to be maintained all such improvements at its sole expense in good condition and repair unless such improvements are abandoned in accordance with applicable laws and regulations.

**4.7 Assignment of Utility Easements.** The Master Developer receiving the Utility Easement may convey, dedicate, or license its use to or by public or private entities providing utility services to properties within the Villages of Argyle.

**4.8 Time for Requesting Utility Easements.** Notwithstanding Section 7, no Master Developer shall be obligated to grant any Utility Easement after December 10, 2001, unless requested in writing prior to such date.

**4.9 Release of Lands Subdivided by Recorded Plat or Sold to a Non-Master Developer.** Upon the recording of a subdivision plat, or upon the conveyance of any land by an Owner to an individual or entity other than a Master Developer ( a "non-Master Developer"), all terms, conditions, and covenants contained in this Section 4 shall be deemed fully complied with and

5. **Relocation of Utility Easements.** The Owner of property burdened by a Utility Easement may relocate such easement and utility improvements at its expense, provided that the relocated easement would serve the same functions as the easement to be relocated. The Master Developer shall execute any documents necessary to effectuate this provision. The Owner relocating the Utility Easement shall prepare a survey of the area where the Utility Easement will be relocated and provide a certified copy to the Master Developer. This relocated Utility Easement shall be promptly recorded by the Master Developer receiving the easement, at the relocating Owner's expense. The Owner relocating the easement shall pay all title and survey preparation costs.

6. **Modifications to Right of Way Deeds.** Owners recognize that some or all of the deeds conveyed to the Florida Department of Transportation and the City of Jacksonville under the Development Orders may not accurately reflect the design given these rights of way in the Master Plan. Owners shall execute any modifications to these right of way deeds as may be reasonably necessary to accommodate design and engineering detail of roads, intersections, and/or interchanges to be constructed and in accordance with the Master Plan. The rights and obligations set forth in this Section 6 terminate on December 10, 2001.

7. **Time.** This Agreement will be effective immediately upon execution, and will remain effective until the Development Orders both expire, unless stated otherwise in this Agreement.

8. **Effect.** Except as provided in Sections 3.1, 4.2, and 4.9, this Agreement shall run with the land and be binding on Owners, their successors and assigns.

9. **Good Faith.** No Owner shall take any action primarily caused to negate or dilute the Development Rights of another Owner.

10. **Miscellaneous.**

10.1 **Complete Agreement; Waivers and Modifications.** This Agreement constitutes the complete agreement between the parties with respect to its subject matter and all antecedent or contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations, including previously executed versions of the Land Covenants Agreement and Short Form Land Covenants Agreement, are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be waived unless such waiver is set forth in writing signed by the party to be charged and this Agreement may otherwise may be modified or amended only by a signed writing between the Owners.

10.2 **Third Party Beneficiaries.** There are no third party beneficiaries to this Agreement.

10.3 **Representations and Warranties.** Each Owner represents that it has full power and authority to enter into and perform this Agreement. Further, each Owner represents that this Agreement constitutes a valid, binding, and enforceable contract, complies with all requirements of law, and does not violate any other agreement to which it is a party.

**10.4 Notices.** All notices or other communications with respect to this Agreement shall be in writing and shall be either (a) hand delivered, (b) transmitted by postage prepaid certified mail, return receipt requested (with postage prepaid mail confirmation), (c) transmitted by overnight express courier, or (d) transmitted by facsimile during normal business hours with confirmed receipt to the parties at the following addresses:

As to Chimney Lakes: Chimney Lakes Investment Company  
Wirt A. Beard, Jr., President  
2021 Art Museum Drive, Suite 200  
Jacksonville, FL 32207

As to AFI: AFI Associates, Inc.  
Donald P. Hinson, President  
3030 Hartley Road, Suite 100  
Jacksonville, FL 32257  
Fax: (904) 292-2565

As to Ranch Village Group: Ranch Village Group  
Donald D. Pitman, Partner  
5400 Longleaf Street  
Jacksonville, FL 32209  
Fax: (904) 765-3263

Notice shall be deemed received upon the earlier to occur of actual receipt (as shown on the applicable return receipt, facsimile confirmation record or courier delivery record as the case may be), or three (3) days after the postmarked date. Any party may change its address for notices upon ten (10) days' written notice of such change.

**10.5 Remedies.** In the event of a material breach of this Agreement, the breached-against party is entitled to specific performance, monetary damages, and such other legal or equitable relief as may be granted under Florida law by a court having jurisdiction. Each remedy provided to the parties in this Agreement is distinct and cumulative to all other rights and remedies the parties may have under this Agreement, any related agreements, or afforded by applicable law or equity.

**10.6 No Waiver of Rights.** Any forbearance by a party in exercising any right or remedy it may have under this Agreement or otherwise afforded by applicable law or equity, shall not be a waiver or preclude the exercise of any such right or remedy.

**10.7 Time is of the Essence.** Time is of the essence in the performance of this Agreement.

**10.8 Governing Law; Severability.** This Agreement shall be governed by the internal laws of the State of Florida. In the event any provision of this Agreement is held to conflict with

applicable law, such conflict shall not affect the other provisions of this Agreement which can be given effect without the conflicting provision, and to this end, the provisions of this Agreement are severable.

**10.9 Venue.** Venue shall lie in Jacksonville, Florida.

**10.10 Agreement Format.** All words used herein in the singular form shall extend to and include the plural. All words used in the plural form shall extend to and include the singular.

**10.11 Counterparts.** This Agreement may be executed by the parties individually or in combination or in one or more counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

**[this space intentionally left blank]**







Signed, sealed and delivered  
in the presence of:

Sharon S Johnson  
(Print name) SHARON S. JOHNSON

Edna Kay Boyd  
(Print name) EDNA KAY BOYD

**CARPRODEV, INC.,**  
a Puerto Rican corporation

Donald D. Pitman  
By: Donald D. Pitman  
Its Authorized Agent

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of Feb., 2000, by Donald D. Pitman, Authorized Agent of **CARPRODEV, INC.**, a Puerto Rican corporation, on behalf of the corporation.

CALVIN E. CAMPBELL  
(Print name) Calvin E. Campbell  
NOTARY PUBLIC  
State of Florida at Large  
Commission # CC658792  
My Commission Expires: October 22, 2001  
BONDED THRU TROY FAIR INSURANCE, INC.

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

Type of Identification Produced:  
\_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

Sharon S Johnson  
(Print name) SHARON S. JOHNSON

Edna Kay Boyd  
(Print name) EDNA KAY BOYD

Rexford Setzer  
**REXFORD SETZER**

By: Donald D Pitman  
**DONALD D. PITMAN,**  
Attorney in Fact

STATE OF FLORIDA     )  
                                  ) SS  
COUNTY OF Duval    )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of Feb.,  
2000, by **DONALD D. PITMAN**, as Attorney in Fact for **REXFORD SETZER**.

Calvin E. Campbell  
(Print name) Calvin E. Campbell  
NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Calvin E. Campbell  
MY COMMISSION # CC658792 EXPIRES  
October 22, 2001  
BOND: THRU TROY FAIR INSURANCE, INC.

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

Type of Identification Produced:  
\_\_\_\_\_



Signed, sealed and delivered  
in the presence of:

Sharon S Johnson  
(Print name) Sharon S. Johnson

Edna Kay Boyd  
(Print name) EDNA KAY Boyd

Kenneth J Parry  
KENNETH J. PARRY

By: Donald D. Pitman  
DONALD D. PITMAN  
Attorney in Fact

STATE OF FLORIDA )  
COUNTY OF Duval ) SS

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of Feb  
2000, by DONALD D. PITMAN, Attorney in Fact for KENNETH J. PARRY.

CALVIN E. CAMPBELL  
(Print name) Calvin E. Campbell  
NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires:

Calvin E. Campbell  
MY COMMISSION # CC658792 EXPIRES  
October 22, 2001  
BONDED THRU TROY FAIR INSURANCE, INC.

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

Type of Identification Produced:  
\_\_\_\_\_

Signed, sealed and delivered in the presence of:

Sharon S Johnson  
(Print name) Sharon S. Johnson

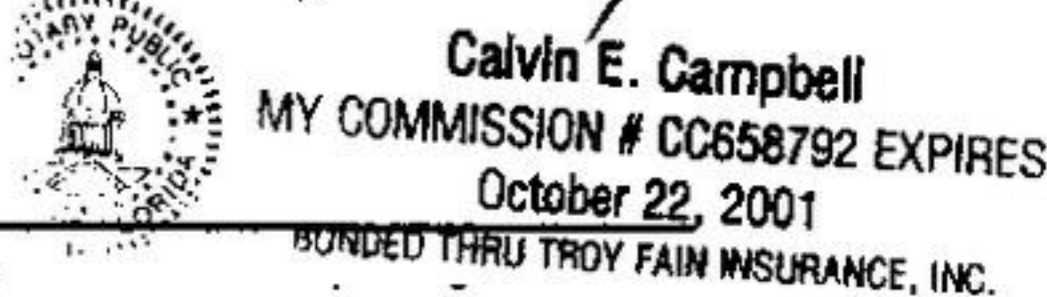
Edna Kay Boyd  
(Print name) EDNA KAY BOYD

Howard C Coker  
HOWARD C. COKER

By: Donald D Pitman  
DONALD D. PITMAN  
Attorney in Fact

STATE OF FLORIDA )  
  ) SS  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of Feb 2000, by **DONALD D. PITMAN** as Attorney in Fact for **HOWARD C. COKER**.

CALVIN E. CAMPBELL  
(Print name) Calvin E. Campbell  
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:

Sharon S. Johnson  
(Print name) SHARON S. JOHNSON

Edna Kay Boyd  
(Print name) EDNA KAY BOYD

Victor W. Anthony  
VICTOR W. ANTHONY

By: Donald D. Pitman  
DONALD D. PITMAN  
Attorney in Fact

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF Duval        )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of Feb  
2000, by DONALD D. PITMAN, as Attorney in Fact for VICTOR W. ANTHONY.

Calvin E. Campbell  
(Print name) Calvin E. Campbell  
NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Calvin E. Campbell  
COMMISSION # CC658792 EXPIRES  
October 22, 2001  
INSURED THRU TROY FAIN INSURANCE, INC.

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

Type of Identification Produced:  
\_\_\_\_\_

**EXHIBIT 1**

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

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 Branam 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 51' 19" East, along said Southerly right of way line, 675.13 feet; thence North 00° 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° 52' 30" West, along said Northerly right of way line, 12.47 feet; thence North 00° 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° 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° 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° 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° 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° 52' 30" West, along said Northerly right of way line, 318.15 feet; thence South 00° 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° 52' 30" East, along said Southerly right of way line, 330.52 feet; thence South 00° 28' 24" West, departing said Southerly right of way line, 953.27 feet to a point; thence South 64° 23' 10" East, 660.12 feet to a point; thence South 20° 37' 08" East, 689.83 feet to a point; thence South 27° 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° 02' 08" West, 614.84 feet to a point; thence North 88° 07' 02" West, 1500.00 feet to a point; thence North 00° 09' 33" West, 683.35 feet to a point; thence North 88° 32' 10" West, 1340.81 feet to a point lying on the Easterly line of said

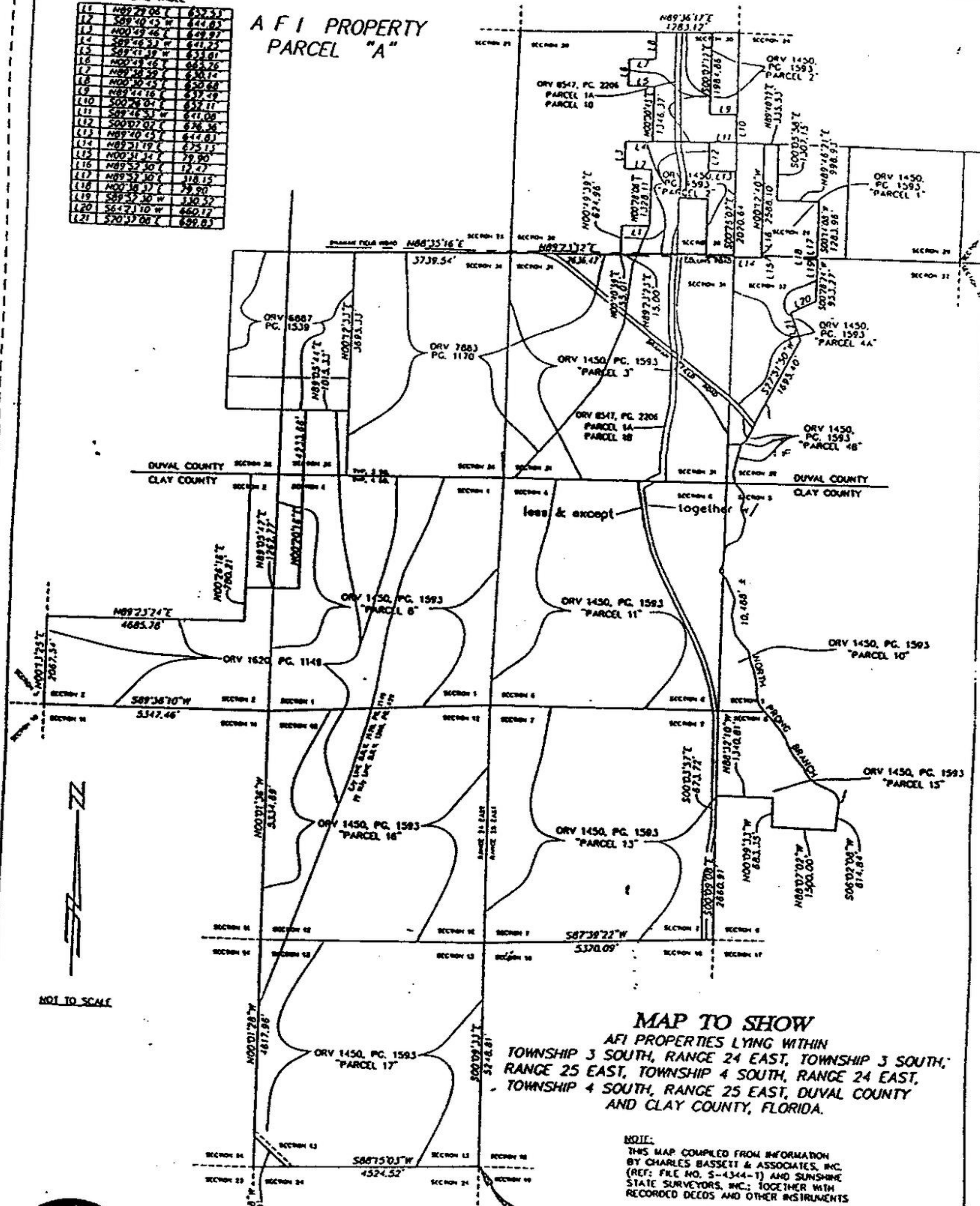
Section 7; thence South  $00^{\circ} 09' 08''$  East, along said Easterly line of said Section 7, a distance of 2660.91 feet to the corner common to Sections 7, 8, 17 and 18; thence South  $87^{\circ} 39' 22''$  West, along the Southerly line of said Section 7, a distance of 5370.09 feet to the corner common to Sections 7, 12, 13, and 18; thence South  $00^{\circ} 09' 33''$  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°29'08"E	632.53
12	S89°40'45"W	644.83
13	N00°49'46"E	629.97
14	S89°46'52"W	641.23
15	S89°41'58"W	633.81
16	N00°49'46"E	643.26
17	N00°50'58"E	630.14
18	N00°50'45"E	650.68
19	N89°44'16"E	637.49
110	S00°26'04"E	652.11
111	S89°46'53"W	641.08
112	S00°07'07"E	626.36
113	N89°40'43"E	644.83
114	N89°51'19"E	625.13
115	N00°34'34"E	79.90
116	N89°52'30"E	12.47
117	N89°52'30"E	118.13
118	N00°38'37"E	29.90
119	S89°52'30"W	130.57
120	S64°21'10"W	450.17
121	S70°37'08"E	699.83

A F I PROPERTY PARCEL "A"



NOT TO SCALE

**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

POINT OF BEGINNING

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

SCALE: NOT TO SCALE

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:

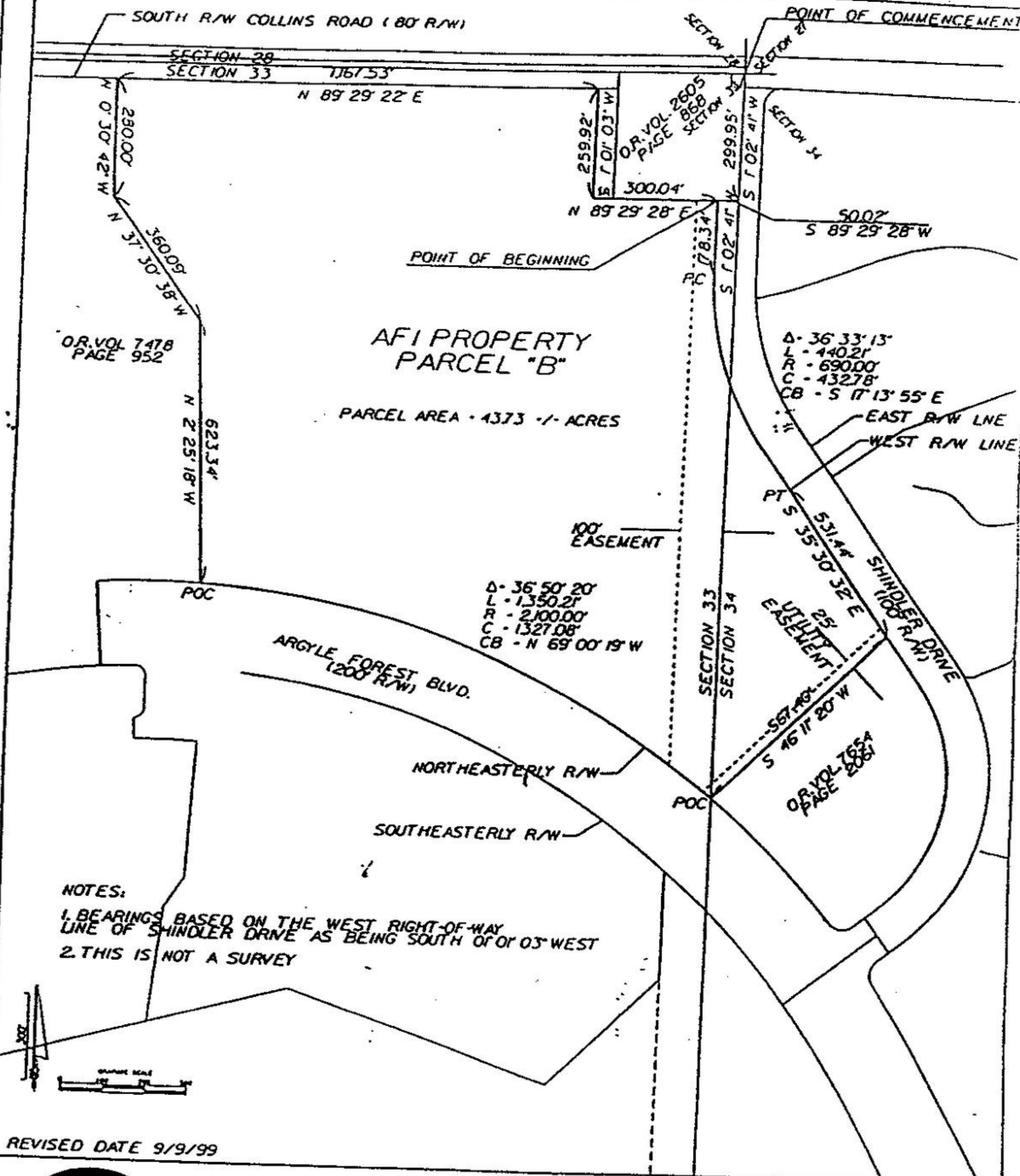
Commence at the Northwest corner of said Section 34; thence on the West line thereof, also being the centerline of Shindler Drive, a 100 foot right of way as now established, South 01° 02' 41" West, 299.95 feet; thence South 89° 29' 28" West, 50.02 feet to the West right of way line of said Shindler 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.

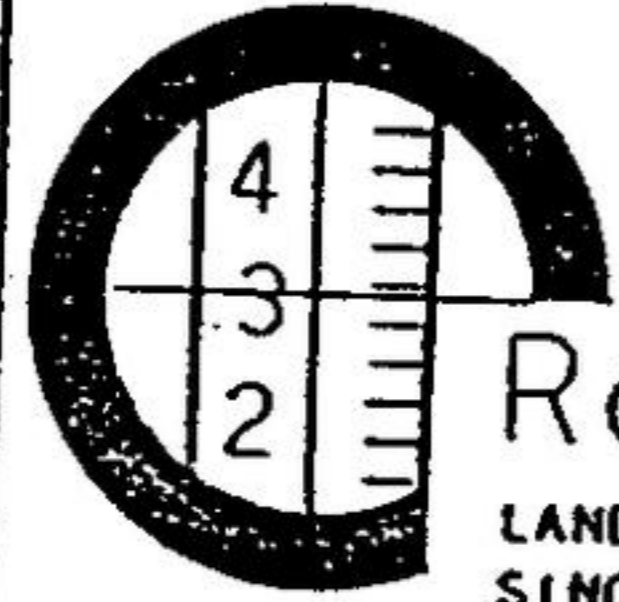
# SKETCH TO ACCOMPANY DESCRIPTION

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

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



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

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

SCALE: 1"=300'

DATE: JUNE 14, 1999

ORDER NO.:

FILE NO.: 1158-18M

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.

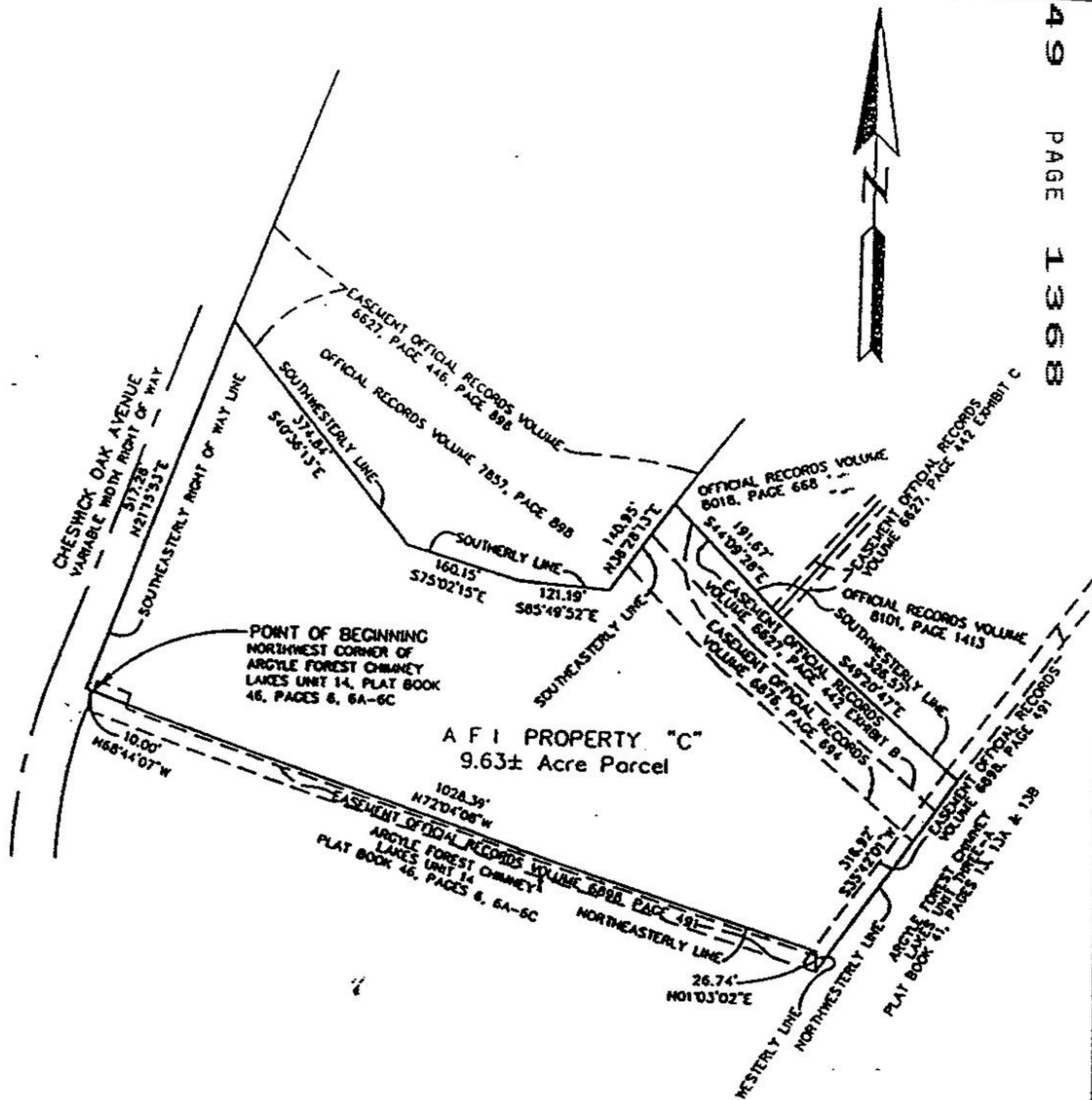
Said parcel being 9.63 acres, more or less, in area.

# 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

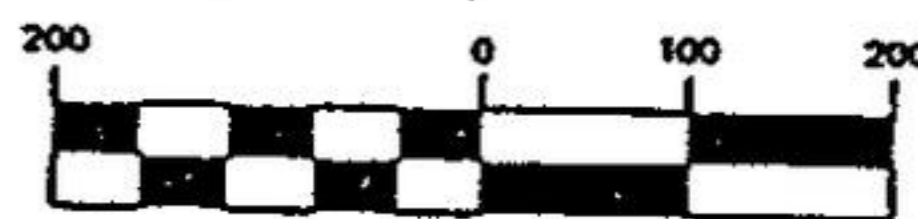
OR 800 1849 PAGE 1368



**NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF ARGYLE FOREST CHIMNEY LAKES UNIT 14 AS: N72°04'06"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

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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

Revised: 9 / 9 / 99  
May 24, 1999

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

Schedule 1  
Argyle Forest Chimney Lakes  
PARCEL "A"

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° 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° 14' 46" West, 57.63 feet; thence North 72° 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° 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° 13' 40" West, 244.90 feet; thence North 00° 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° 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° 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° 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° 16' 55" West, 951.03 feet; thence South 53° 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° 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° 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° 30' 55" West, 14.99 feet; thence North 00° 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° 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° 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° 31' 43" East, 657.98 feet; thence South 00° 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.

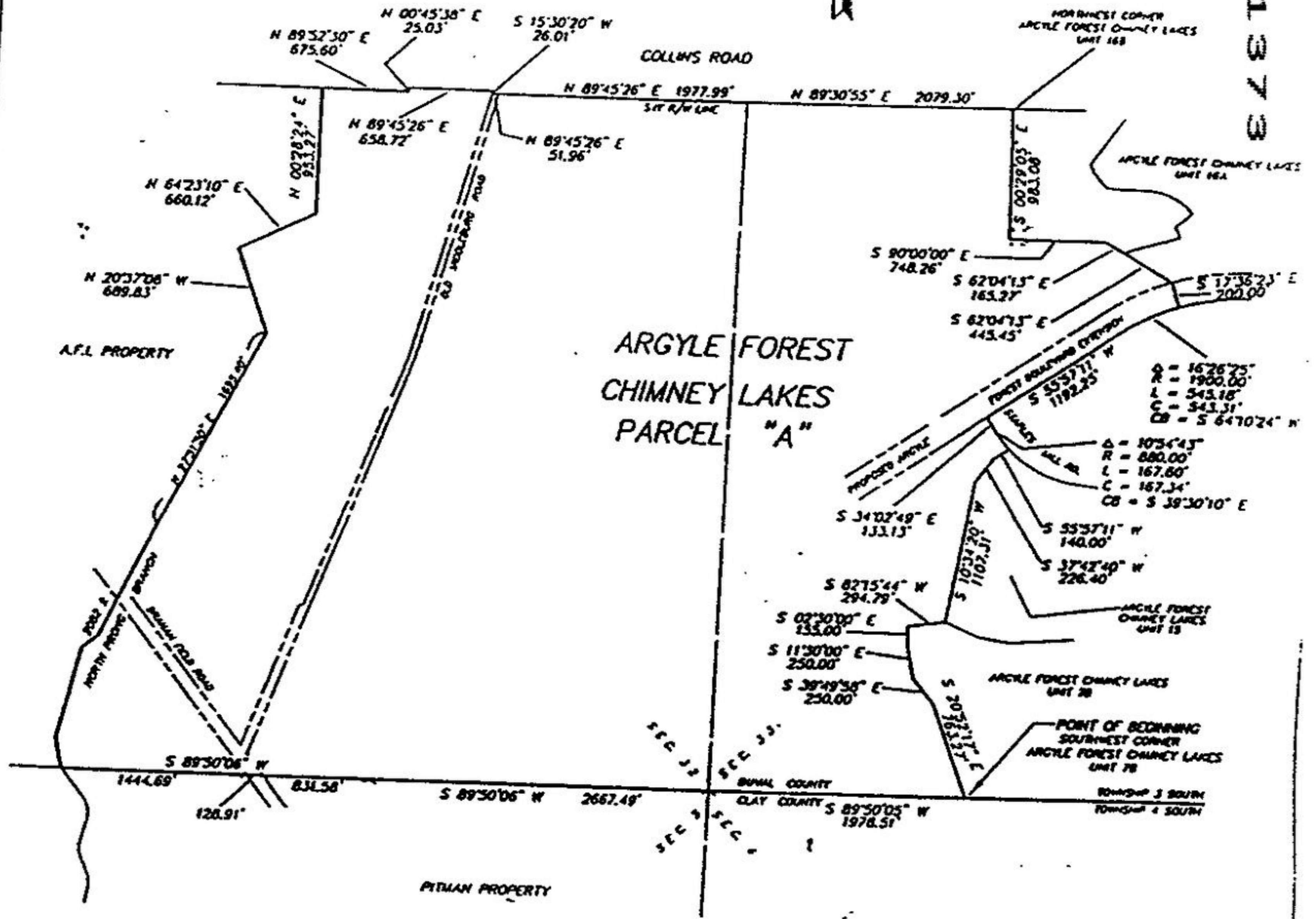
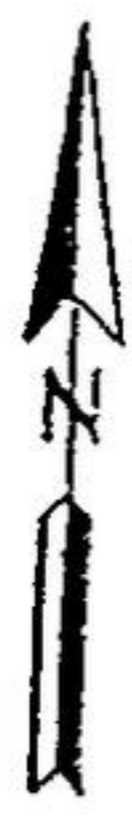
Said lands containing 13.1 acres more or less.

# SKETCH TO ACCOMPANY DESCRIPTION

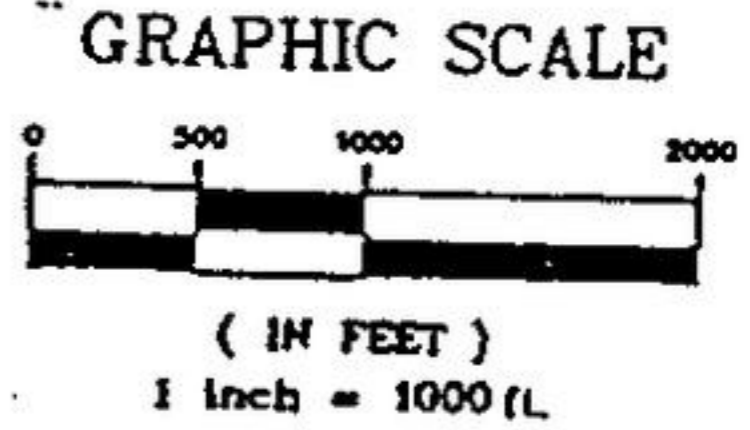
A PORTION OF SECTION 32 & 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

**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.



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

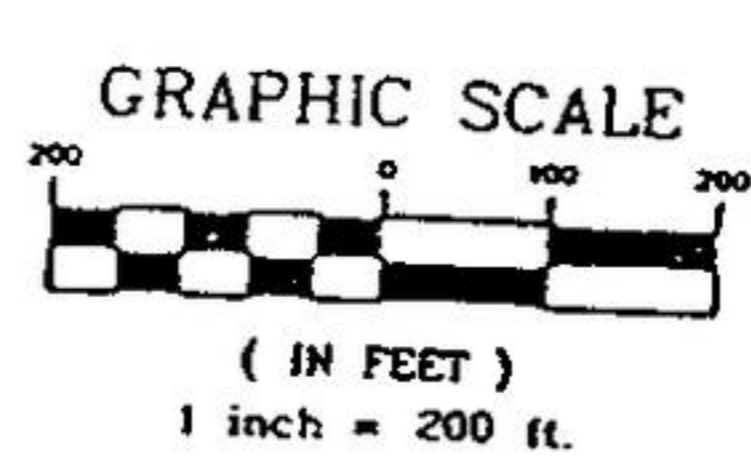
SCALE: 1" = 1000'  
DATE: MAY 26, 1999

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 ACCOMPAN. DESCRIPTION

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



- 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	84.86'
L3	N31°56'15"E	94.79'
L4	N33°48'15"E	75.25'
L5	S37°34'45"E	12.73'
L6	N36°16'25"W	76.35'
L7	N36°50'56"W	65.18'
L8	S53°05'04"W	43.39'
L9	S53°05'41"W	98.41'
L10	S28°45'18"W	63.04'
L11	N72°29'39"W	2.62'
L12	N00°02'19"E	32.20'
L1	S53°11'32"W	105.06'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C-1	90°00'00"	25.00'	39.27'	35.36'	N01°48'19"W
C-2	05°09'57"	313.00'	28.22'	28.21'	N39°23'18"W
C-3	10°30'55"	313.00'	57.44'	57.63'	N57°14'45"W

REVISED: 9 / 9 / 99



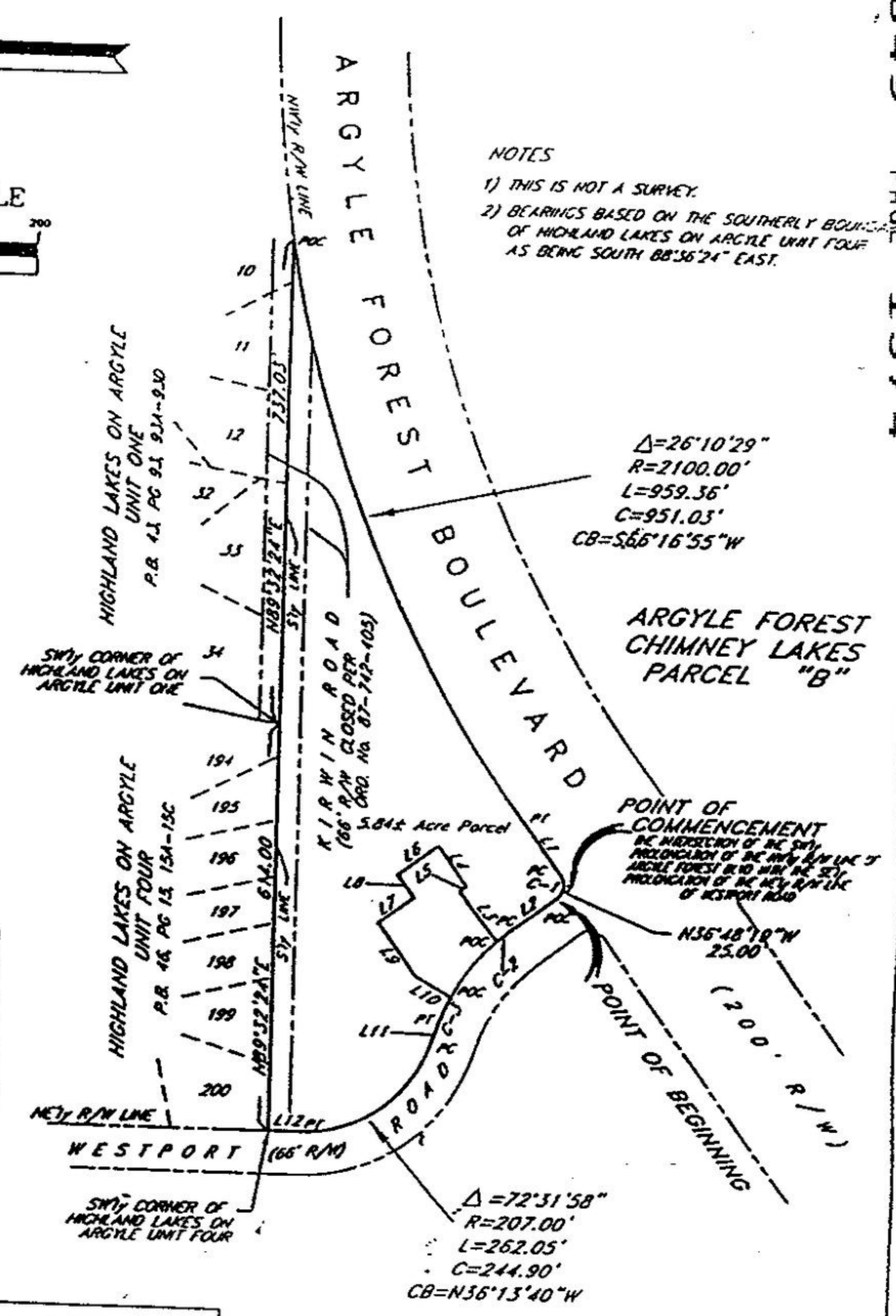
Robert M. Angas Associates, inc.

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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

- 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°56'24" EAST.



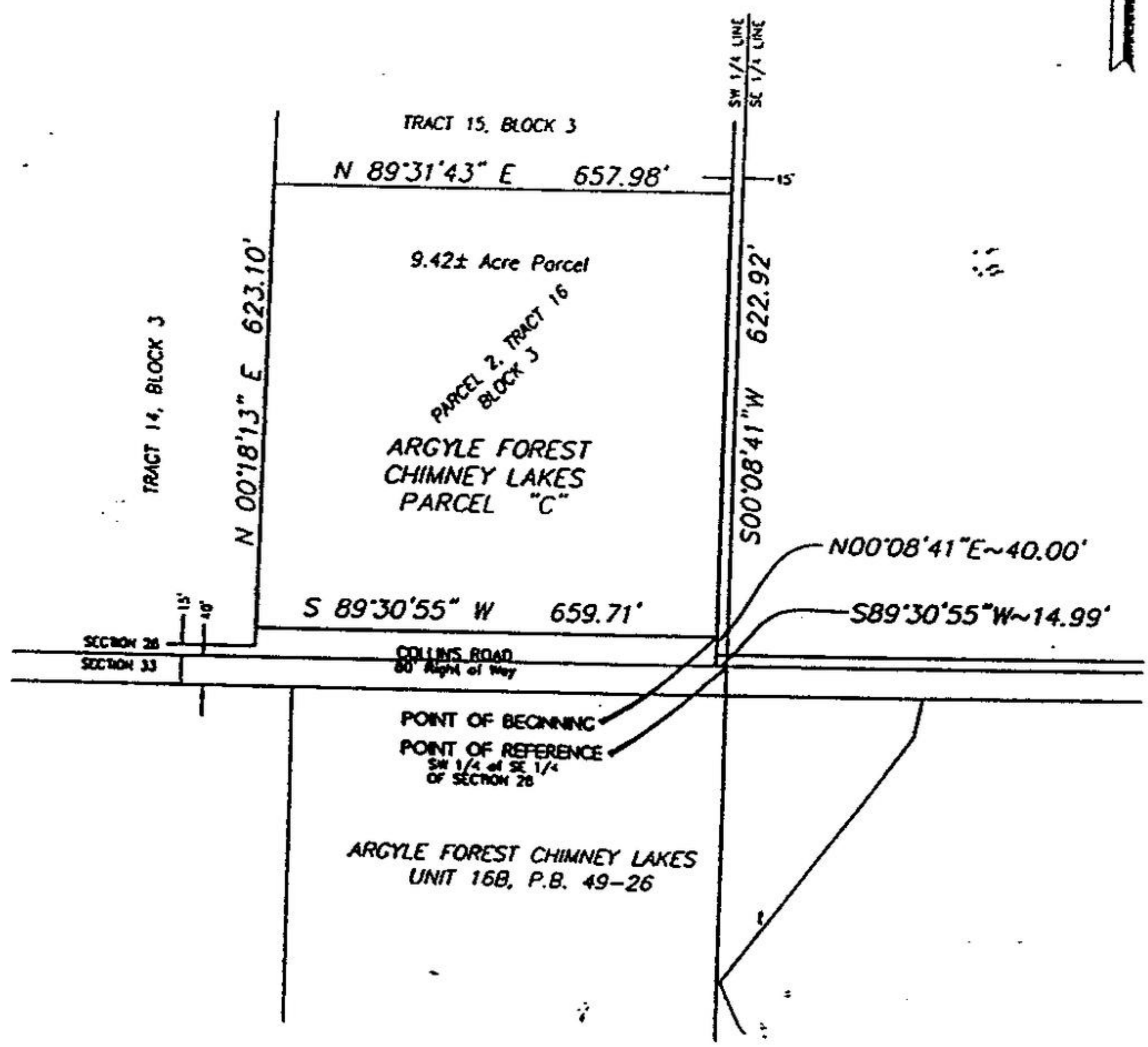
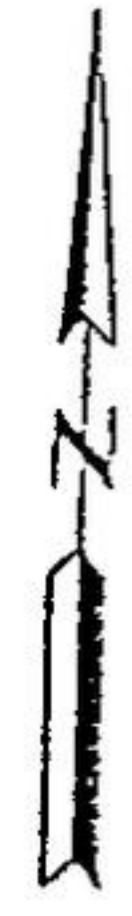
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

SHEET 8 OF 9

# 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



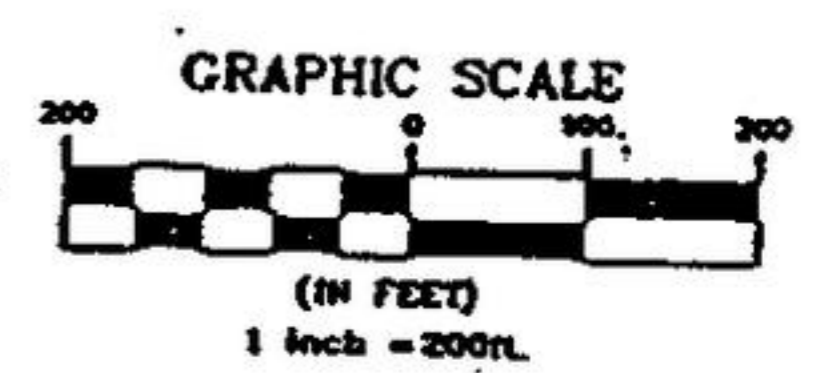
- LEGEND**
- R RADIUS
  - A ARC LENGTH
  - Δ DELTA ANGLE
  - CB CHORD BEARING
  - C CHORD DISTANCE
  - R/W RIGHT OF WAY
  - PT POINT OF TANGENCY
  - PC POINT OF CURVATURE
  - POC POINT ON CURVE

- NOTES**
- 1) BEARINGS BASED ON THE CENTERLINE OF CROTON COURT BEING  $N 04^{\circ}50'04'' E$  PER PLAT.
  - 2) THIS IS NOT A SURVEY.

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SINCE 1924

Professional Surveyors and Mappers, Planners and Civil Engineers  
14775 St. Augustine Rd., Jacksonville, FL 32226 Tel: (904) 642-8330  
Certificate of Authorization No. 18 3624

DATE JUNE 14, 1999 SCALE 1" = 200'



REVISED: 9 / 9 / 99

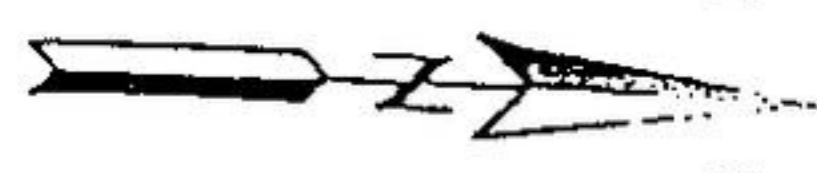
SHEET 5 OF 9

# SKETCH TO ACCOMPANY DESCRIPTION

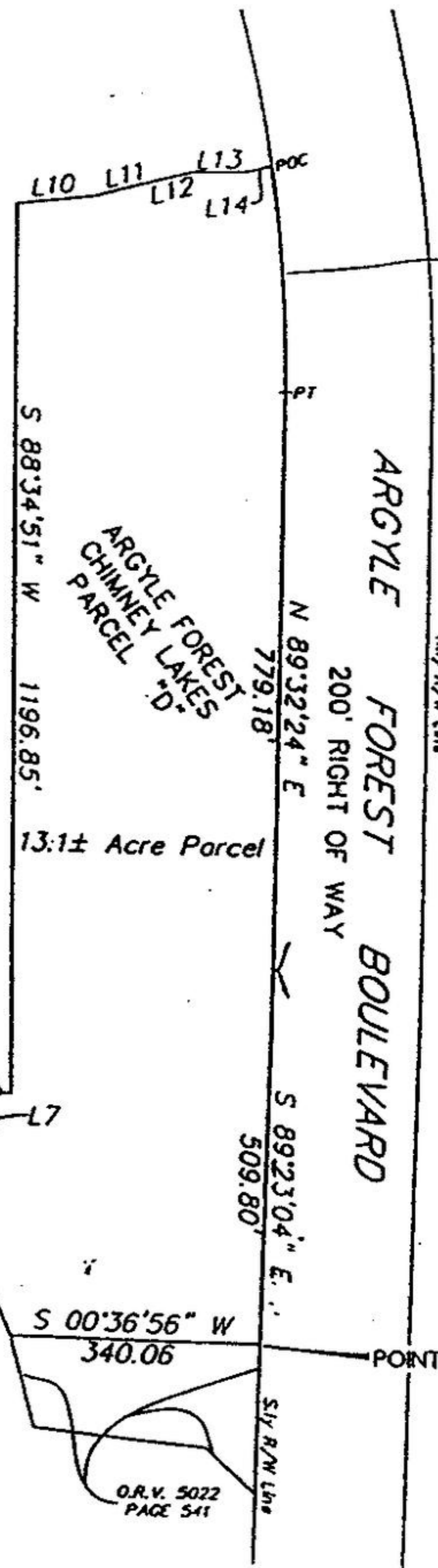
A PORTION OF SECTION 35, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, DUVAL COUNTY, FLORIDA  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

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'



$\Delta = 0974'26''$   
 $R = 1900.00'$   
 $AL = 306.43'$   
 $C = 306.10'$   
 $CB = N84°55'11''E$



O.R.V. 5022  
PAGE 541

O.R.V. 5022  
PAGE 541

**NOTES**

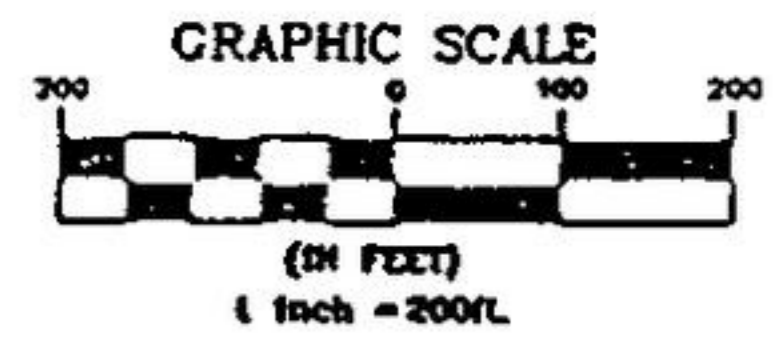
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF ARGYLE FOREST BLVD. AS BEING N89°32'24"E.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

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



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SCALE: 1"=200'

DATE: JUNE 14, 1999

REVISED: 9 / 9 / 99

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

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

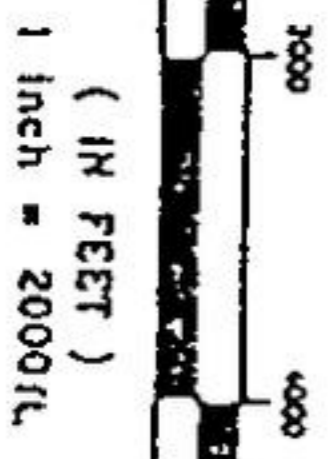
thence North 89°54' 20" East, along the Northerly boundary of said last mentioned East one-quarter, and along the Northerly boundary of the Southeast one-quarter of the Northeast one-quarter of said Section 6, a distance of 1009.79 feet to a concrete monument set at the Southwest corner of the East one-half 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)

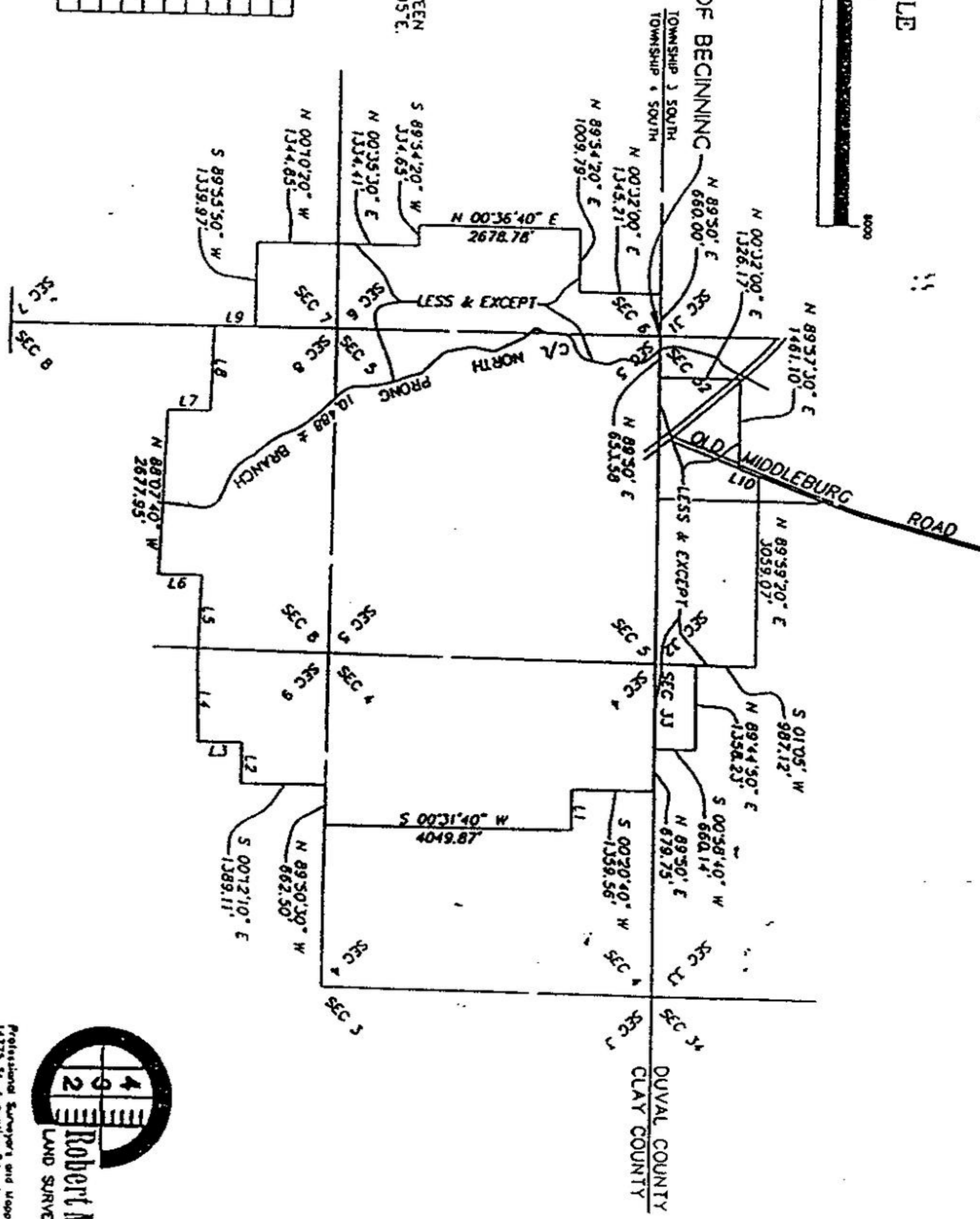
LESS AND EXCEPT: any portion of the above described property lying West of the centerline of the North Prong Branch and any portion lying North of Township line dividing Duval and Clay Counties and LESS AND EXCEPT any portion lying within public road right of ways.

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GRAPHIC SCALE



POINT OF BEGINNING



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°53'00" 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'

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



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