

THIS DOCUMENT PREPARED BY:  
THOMAS D. JENKS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
1 INDEPENDENT DRIVE, SUITE 2300  
JACKSONVILLE, FL 32202

**SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR GLEN KERNAN**

**THIS SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GLEN KERNAN** (this “Supplementary Declaration”) is dated January 5, 2024 and effective as of the date set forth in Section 4 below, by **GK 36, LLC**, a Florida limited liability company (“Developer”), whose mailing address is 4314 Pablo Oaks Court, Jacksonville, Florida 32224 and is joined by **GLEN KERNAN GCC, LLC** a Florida limited liability company (“GCC”), whose mailing address is 1819 Goodwin Street, Jacksonville, Florida 32204, for the purposes set forth in Recital E below.

**RECITALS:**

A. Developer is the “Developer” under the Declaration of Covenants, Conditions, Restrictions and Easements for Glen Kernan recorded in official records book 8532, page 800, as amended by the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Glen Kernan recorded in Official Records Book 9079, Page 298, as further amended by the Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Glen Kernan recorded in Official Records Book 9876, Page 737, as further amended by the Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Glen Kernan recorded in Official Records Book 11668, Page 1247, as further amended by the Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Glen Kernan recorded in Official Records Book 14646, Page 1934, as amended by the Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Glen Kernan recorded in Official Records Book 14912, Page 392, all of the current public records of Duval County, Florida, and as further amended by the Supplementary Declaration and Sixth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Glen Kernan recorded in the current public records of Duval County, Florida on even date herewith (as amended and supplemented, and as may be further amended and supplemented, the “Declaration”).

B. Developer is the Owner of the land described in **Exhibit “A”** attached hereto (the “Developer Annexed Property”) and GCC is the Owner of the land described in **Exhibit “B”** attached hereto (the “GCC Annexed Property”) (the Developer Annexed Property and GCC Annexed Property are, collectively, the “Annexed Property”).

C. The Annexed Property is adjacent or proximate to the Property subject to the Declaration and Article XI, Section A of the Declaration vests Developer with the right, without the consent or joinder of any third party, to subject the Annexed Property to the terms and conditions of the Declaration.

D. Developer continues to own land in the Property and desires to subject the Annexed Property to the terms and provisions of the Declaration.

E. GCC joins this Supplementary Declaration to evidence its approval of, and consent to, subjecting the GCC Annexed Property to the terms and conditions of the Declaration as amended and supplemented hereby.

**NOW THEREFORE**, Developer hereby supplements the Declaration as follows:

1. **Recitals**. The foregoing recitals are correct and are incorporated herein by reference.

2. **General**. All capitalized terms contained in this Supplementary Declaration and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration.

3. **Addition of Annexed Property**. To the extent not previously made part of the Property under the Declaration, the Annexed Property is hereby added to the Property under the Declaration and such land, and all portions thereof, shall be subject to all conditions, covenants, restrictions, easements and other matters set forth in the Declaration.

4. **Effective Date**. This Supplementary Declaration shall become effective upon its recordation in the current public records of Duval County, Florida. As specifically supplemented and amended hereby, the Declaration shall remain in full force and effect. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

5. **Interpretation; Severability**. This Supplementary Declaration will be interpreted, construed, applied and enforced according to the laws of the State of Florida. If any provision of this Supplementary Declaration shall be held void, voidable, invalid or inoperative, no other provision of this Supplementary Declaration shall be affected as a result thereof, and accordingly, the remaining portions of this Supplementary Declaration shall remain in full force and effect.

*[This Space Intentionally Left Blank]*

IN WITNESS WHEREOF, Developer and the GCC have caused this Supplementary Declaration to be duly executed as of the date first above written.

DEVELOPER:

Signed, sealed and delivered in our presence:

GK 36, LLC, a Florida limited liability company

[Signature]  
Print: Jeremy Christian

By: [Signature]  
Name: RICHARD T. RAY  
Title: PRESIDENT

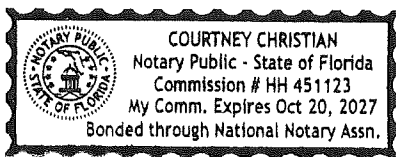
Witness #1 Mailing Address:  
245 Nocatee Center Way  
Ponte Vedra, FL 32081

[Signature]  
Print: Derek Carlson

Witness #2 Mailing Address:  
245 Nocatee Center Way  
Ponte Vedra, FL 32081

STATE OF FLORIDA     )  
  )  
COUNTY OF St. Johns    )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 5th day of January 2024, by Richard Ray, as President of **GK 36, LLC**, a Florida limited liability company, on behalf of the company.



[Signature]  
Notary Public, State of Florida at Large  
Name Printed: Courtney Christian  
Commission # HH 451123  
My Commission Expires: 10/20/2027  
He/she is [check one]:  
 Personally Known  
or Produced I.D. \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

[Signatures Continue on Following Page]

Signed, sealed and delivered  
in our presence:

Scott Hobby  
Print: SCOTT HOBBY

Witness #1 Mailing Address:  
1819 Goodwin St.  
Jacksonville FL 32204

Lee Hutchins  
Print: Lee Hutchins

Witness #2 Mailing Address:  
1000 Riverside Ave  
Jacksonville, FL 32204

STATE OF FLORIDA     )  
  )  
COUNTY OF DUVAL     )

The foregoing instrument was acknowledged before me by means of  physical presence or  
online notarization this 5th day of January 2024, by Christian Allen, as  
Authorized Rep of GLEN KERNAN GCC, a Florida limited liability company, on behalf of the  
company.

GCC:

GLEN KERNAN GCC, LLC, a Florida  
limited liability company

By: Christian Allen  
Name: Christian Allen  
Title: Authorized Rep



TIFFANY GAYTON  
Commission # HH 305513  
Expires December 26, 2026

Tiffany Gayton  
Notary Public, State of Florida at Large  
Name Printed: Tiffany Gayton  
Commission # HH 305513  
My Commission Expires: 12-26-24  
He/she is [check one]:  
Personally Known   
or Produced I.D. \_\_\_\_\_

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

**EXHIBIT "A"**  
**DEVELOPER ANNEXED PROPERTY**



January 3, 2024  
Page 1 of 3

Work Order No. 23-439-00  
File No. 129H-32.00E

### **Pond Parcel 1**

A portion of Section 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Lot 50, as depicted on Glen Kernan Golf and Country Club Unit One, recorded in Plat Book 51, pages 2, 2A through 2G, of said current Public Records; thence North  $16^{\circ}43'53''$  West, along the Westerly line of said Lot 50 and its Northerly prolongation, 164.92 feet; thence South  $88^{\circ}24'41''$  West, 290.19 feet; thence North  $01^{\circ}35'19''$  West, 70.25 feet to the Point of Beginning.

From said Point of Beginning, thence South  $71^{\circ}46'48''$  West, 36.75 feet to the point of curvature of a curve concave Northerly having a radius of 190.00 feet; thence Westerly along the arc of said curve, through a central angle of  $49^{\circ}56'05''$ , an arc length of 165.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $83^{\circ}15'09''$  West, 160.40 feet; thence North  $58^{\circ}17'07''$  West, 95.56 feet; thence North  $27^{\circ}13'45''$  West, 61.91 feet; thence North  $48^{\circ}37'10''$  West, 95.88 feet to the point of curvature of a curve concave Easterly having a radius of 60.00 feet; thence Northerly along the arc of said curve, through a central angle of  $112^{\circ}49'08''$ , an arc length of 118.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}47'24''$  East, 99.96 feet; thence North  $64^{\circ}11'58''$  East, 79.75 feet; thence North  $21^{\circ}19'28''$  West, 46.54 feet; thence North  $38^{\circ}14'43''$  West, 49.70 feet; thence South  $88^{\circ}22'51''$  West, 18.72 feet; thence South  $55^{\circ}46'41''$  West, 59.16 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence Westerly along the arc of said curve, through a central angle of  $98^{\circ}26'05''$ , an arc length of 51.54 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $75^{\circ}00'17''$  West, 45.43 feet; thence North  $25^{\circ}47'14''$  West, 54.38 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $61^{\circ}50'55''$ , an arc length of 32.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $56^{\circ}42'42''$  West, 30.83 feet; thence North  $87^{\circ}38'09''$  West, 33.67 feet to the point of curvature of a curve concave Northeasterly having a radius of 58.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $58^{\circ}54'14''$ , an arc length of 59.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $58^{\circ}11'02''$  West, 57.04 feet; thence North  $28^{\circ}43'55''$  West, 131.94 feet; thence North  $12^{\circ}23'14''$  West, 110.46 feet; thence North  $00^{\circ}02'23''$  West, 79.87 feet; thence North  $27^{\circ}09'47''$  East, 46.82 feet to the point of curvature of a curve concave Westerly having a radius of 120.00 feet; thence Northerly along the arc of said curve, through a central angle of  $69^{\circ}17'11''$ , an arc length of 145.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}28'48''$  West, 136.43 feet; thence North  $42^{\circ}07'24''$  West, 196.60 feet to the point of



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Work Order No. 23-439.00  
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**Pond Parcel 1 (continued)**

curvature of a curve concave Northeasterly having a radius of 120.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $23^{\circ}49'01''$ , an arc length of 49.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $30^{\circ}12'53''$  West, 49.52 feet; thence North  $18^{\circ}18'22''$  West, 80.35 feet; thence North  $75^{\circ}43'00''$  East, 4.89 feet; thence North  $17^{\circ}45'21''$  East, 5.00 feet; thence North  $09^{\circ}10'06''$  West, 48.05 feet to the point of curvature of a curve concave Easterly having a radius of 40.00 feet; thence Northerly along the arc of said curve, through a central angle of  $50^{\circ}54'04''$ , an arc length of 35.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $16^{\circ}16'56''$  East, 34.38 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 25.00 feet, through a central angle of  $58^{\circ}04'33''$ , an arc length of 25.34 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $12^{\circ}41'41''$  East, 24.27 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 45.00 feet, through a central angle of  $46^{\circ}49'17''$ , an arc length of 36.77 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $07^{\circ}04'03''$  East, 35.76 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 30.00 feet, through a central angle of  $65^{\circ}22'48''$ , an arc length of 34.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $02^{\circ}12'42''$  West, 32.41 feet; thence North  $34^{\circ}54'06''$  West, 22.00 feet; thence North  $23^{\circ}52'59''$  West, 20.15 feet; thence North  $45^{\circ}46'57''$  West, 26.10 feet to the point of curvature of a curve concave Easterly having a radius of 18.00 feet; thence Northerly along the arc of said curve, through a central angle of  $85^{\circ}15'23''$ , an arc length of 26.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $03^{\circ}09'15''$  West, 24.38 feet; thence North  $39^{\circ}28'26''$  East, 4.02 feet; thence North  $68^{\circ}55'55''$  West, 12.71 feet; thence North  $25^{\circ}01'04''$  West, 42.37 feet; thence North  $65^{\circ}40'31''$  East, 31.72 feet; thence South  $86^{\circ}41'07''$  East, 20.74 feet; thence South  $71^{\circ}03'17''$  East, 101.57 feet; thence North  $85^{\circ}35'50''$  East, 25.48 feet; thence North  $69^{\circ}51'40''$  East, 56.57 feet; thence North  $63^{\circ}37'24''$  East, 82.18 feet; thence North  $52^{\circ}23'01''$  East, 83.92 feet; thence North  $57^{\circ}22'05''$  East, 56.03 feet; thence South  $48^{\circ}06'07''$  East, 34.96 feet to a point on a non-tangent curve concave Southwesterly having a radius of 135.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $67^{\circ}41'13''$ , an arc length of 159.48 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $38^{\circ}06'45''$  East, 150.37 feet; thence South  $36^{\circ}27'03''$  East, along a non-tangent line, 43.67 feet to a point on a non-tangent curve concave Southwesterly having a radius of 117.85 feet; thence Southeasterly along the arc of said curve, through a central angle of  $97^{\circ}13'14''$ , an arc length of 199.96 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $37^{\circ}12'08''$  East, 176.82 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of  $70^{\circ}33'54''$ , an arc length of 92.37 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $23^{\circ}52'28''$  East, 86.64 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 30.00 feet, through a central angle of  $68^{\circ}24'40''$ , an arc length of 35.82 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $24^{\circ}57'05''$  East, 33.73 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 65.00 feet, through a central angle of  $35^{\circ}02'42''$ , an arc length of 39.76 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $08^{\circ}16'06''$  East, 39.14 feet; thence Southerly along the arc of a curve concave Westerly

January 3, 2024  
Page 3 of 3

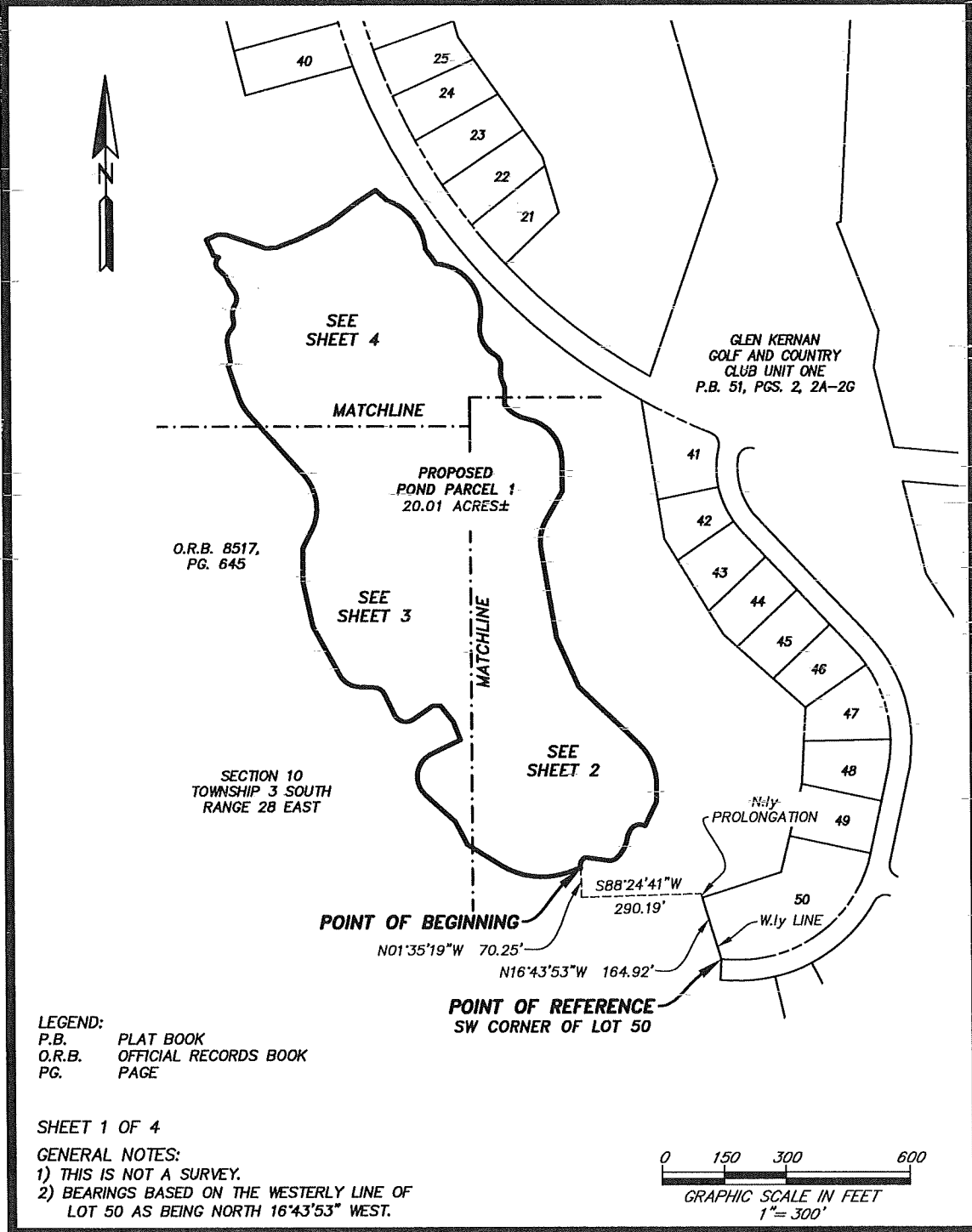
Work Order No. 23-439.00  
File No. 129H-32.00E

**Pond Parcel 1 (continued)**


having a radius of 40.00 feet, through a central angle of  $29^{\circ}02'48''$ , an arc length of 20.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $11^{\circ}16'03''$  East, 20.06 feet; thence South  $03^{\circ}15'21''$  West, 30.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 85.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $45^{\circ}51'05''$ , an arc length of 68.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $57^{\circ}16'46''$  East, 66.22 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 100.00 feet, through a central angle of  $79^{\circ}39'49''$ , an arc length of 139.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $40^{\circ}22'24''$  East, 128.11 feet; thence South  $00^{\circ}32'29''$  East, 76.19 feet; thence South  $29^{\circ}38'46''$  West, 82.27 feet to the point of curvature of a curve concave Easterly having a radius of 100.00 feet; thence Southerly along the arc of said curve, through a central angle of  $39^{\circ}01'19''$ , an arc length of 68.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $10^{\circ}08'06''$  West, 66.80 feet; thence South  $09^{\circ}22'34''$  East, 218.54 feet; thence South  $24^{\circ}12'51''$  East, 130.48 feet; thence South  $46^{\circ}30'14''$  East, 199.84 feet to the point of curvature of a curve concave Southwesterly having a radius of 135.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $47^{\circ}03'52''$ , an arc length of 110.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $22^{\circ}58'19''$  East, 107.80 feet; thence South  $00^{\circ}33'37''$  West, 40.73 feet; thence South  $26^{\circ}19'09''$  West, 64.62 feet to a point on a non-tangent curve concave Southerly having a radius of 27.00 feet; thence Westerly along the arc of said curve, through a central angle of  $92^{\circ}39'41''$ , an arc length of 43.67 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $71^{\circ}40'20''$  West, 39.06 feet; thence South  $25^{\circ}20'30''$  West, 13.09 feet to a point on a non-tangent curve concave Northwesterly having a radius of 81.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $44^{\circ}36'03''$ , an arc length of 63.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $27^{\circ}27'58''$  West, 61.47 feet; thence South  $65^{\circ}03'50''$  West, along a non-tangent line, 10.73 feet; thence South  $81^{\circ}09'30''$  West, 4.75 feet; thence North  $81^{\circ}36'37''$  West, 59.15 feet to a point on a non-tangent curve concave Southeasterly having a radius of 21.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $86^{\circ}46'02''$ , an arc length of 31.80 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $25^{\circ}24'54''$  West, 28.85 feet.

Containing 20.01 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF**  
**A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST,**  
**DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS**  
**DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517,**  
**PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,**  
**BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258  
Certificate of Authorization No: LB 3624

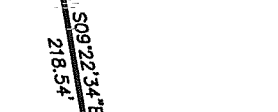
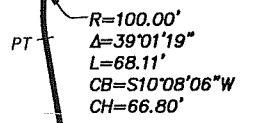
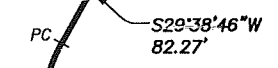
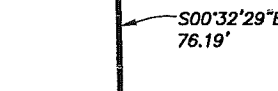
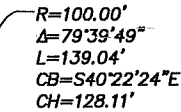
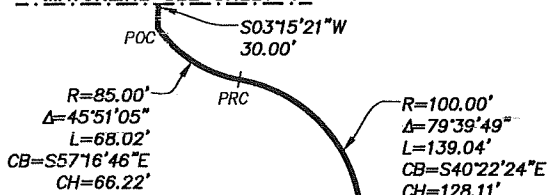
Trusted Advisors,  
Creating Community.

(904) 642-8550  
www.etmnc.com

Digitally signed by Giltmore C Colyer III

**SCALE: 1"=300'**  
**DATE: JANUARY 3, 2024**  
**G. C. COLYER III**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
**STATE OF FLORIDA LS No. 6963**

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
 DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517,  
 PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.  
 MATCHLINE SEE SHEET 4



| CURVE TABLE |         |               |            |               |                |
|-------------|---------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS  | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1          | 190.00' | 49°56'05"     | 165.59'    | N83°15'09"W   | 160.40'        |
| C11         | 27.00'  | 92°39'41"     | 43.67'     | S71°40'20"W   | 39.06'         |
| C12         | 81.00'  | 44°36'03"     | 63.05'     | S27°27'58"W   | 61.47'         |
| C13         | 21.00'  | 86°46'02"     | 31.80'     | S25°24'54"W   | 28.85'         |

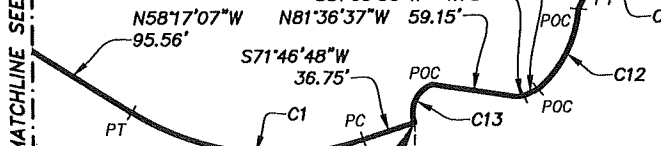
- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POB POINT OF BEGINNING
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA

O.R.B. 8517,  
 PG. 645

SECTION 10  
 TOWNSHIP 3 SOUTH  
 RANGE 28 EAST

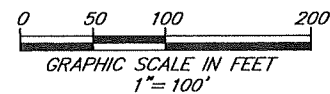
PROPOSED  
 POND PARCEL 1  
 20.01 ACRES±

MATCHLINE SEE SHEET 3



POINT OF BEGINNING

MATCHLINE SEE SHEET 1

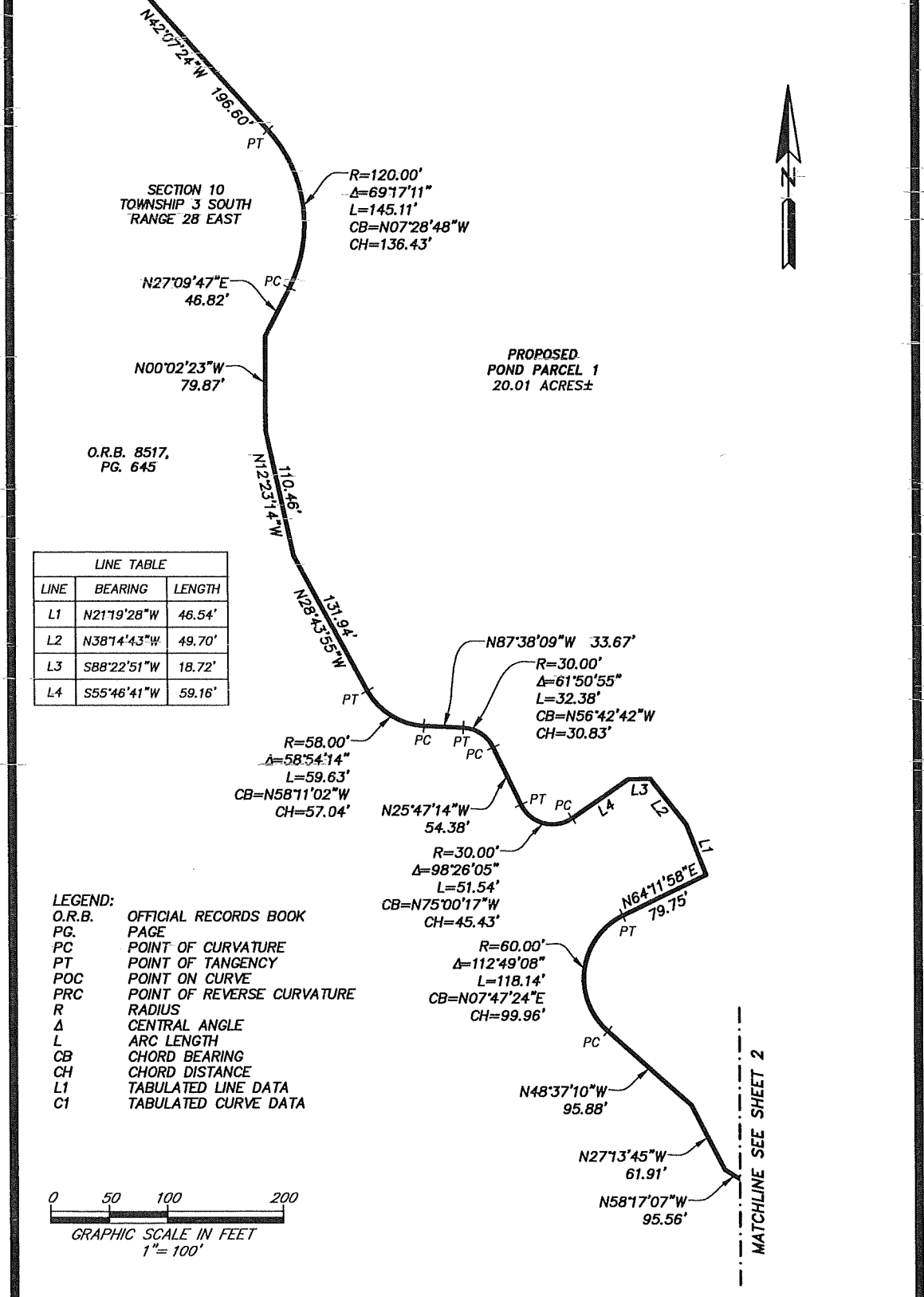


SHEET 2 OF 4  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 4



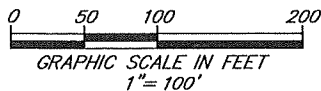
SECTION 10  
TOWNSHIP 3 SOUTH  
RANGE 28 EAST

PROPOSED  
POND PARCEL 1  
20.01 ACRES±

O.R.B. 8517,  
PG. 645

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N21°19'28"W | 46.54' |
| L2         | N38°14'43"W | 49.70' |
| L3         | S88°22'51"W | 18.72' |
| L4         | S55°46'41"W | 59.16' |

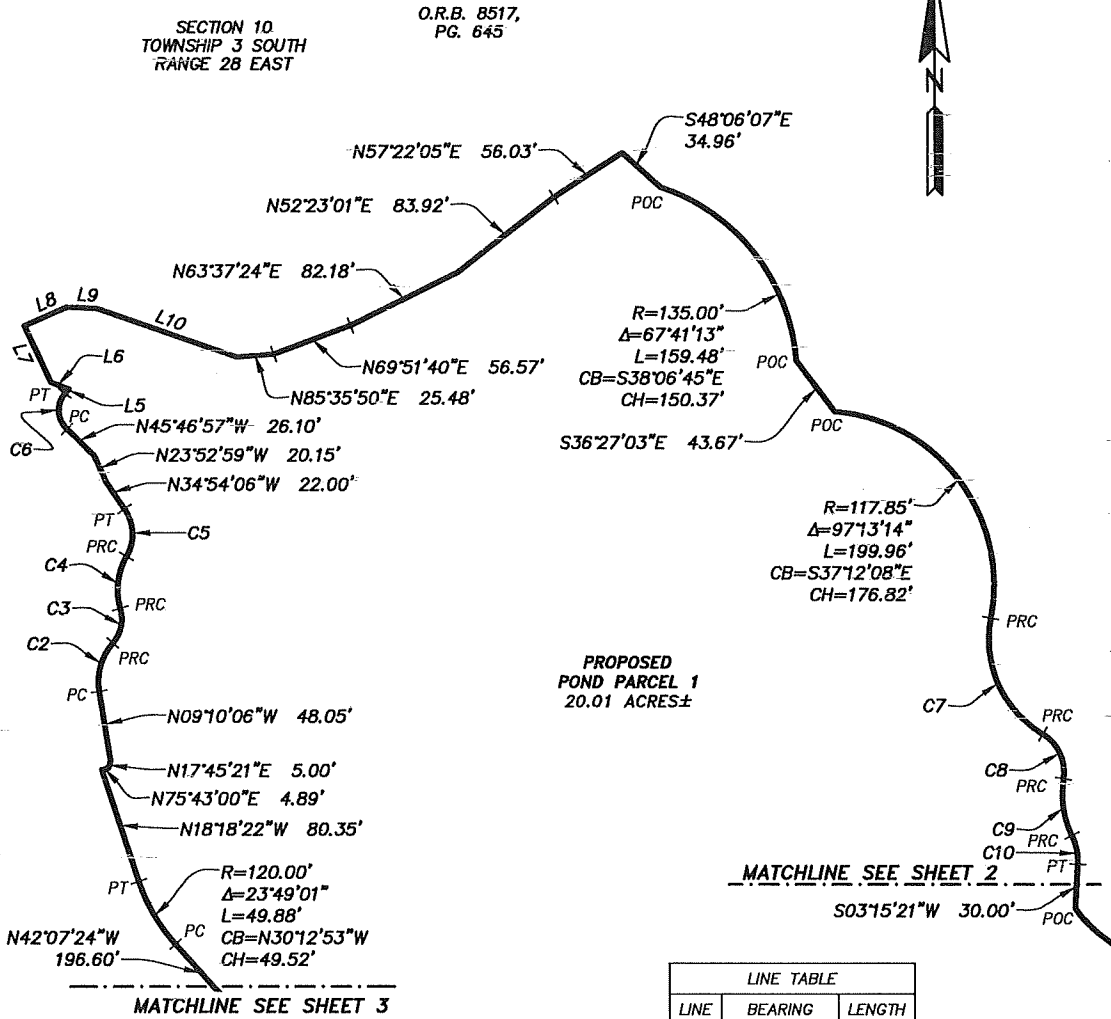
- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - PC POINT OF CURVATURE
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  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
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  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA



SHEET 3 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

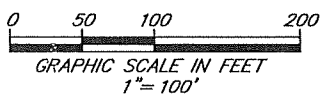
A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



| CURVE TABLE |        |               |            |               |                |
|-------------|--------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C2          | 40.00' | 50°54'04"     | 35.54'     | N16°16'56"E   | 34.38'         |
| C3          | 25.00' | 58°04'33"     | 25.34'     | N12°41'41"E   | 24.27'         |
| C4          | 45.00' | 46°49'17"     | 36.77'     | N07°04'03"E   | 35.76'         |
| C5          | 30.00' | 65°22'48"     | 34.23'     | N02°12'42"W   | 32.41'         |
| C6          | 18.00' | 85°15'23"     | 26.78'     | N03°09'15"W   | 24.38'         |
| C7          | 75.00' | 70°33'54"     | 92.37'     | S23°52'28"E   | 86.64'         |
| C8          | 30.00' | 68°24'40"     | 35.82'     | S24°57'05"E   | 33.73'         |
| C9          | 65.00' | 35°02'42"     | 39.76'     | S08°16'06"E   | 39.14'         |
| C10         | 40.00' | 29°02'48"     | 20.28'     | S11°16'03"E   | 20.06'         |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L5         | N39°28'26"E | 4.02'   |
| L6         | N68°55'55"W | 12.71'  |
| L7         | N25°01'04"W | 42.37'  |
| L8         | N65°40'31"E | 31.72'  |
| L9         | S86°41'07"E | 20.74'  |
| L10        | S71°03'17"E | 101.57' |

- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA



SHEET 4 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624



January 3, 2024  
Page 1 of 2

Work Order No. 23-439.00  
File No. 129H-32.00F

### Pond Parcel 2

A portion of Section 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of the Easterly terminus of Carrbridge Drive, a 50 foot private right of way as depicted on Glen Kernan Golf and Country Club Unit Nineteen-A, recorded in Plat Book 65, page 1, of said current Public Records; thence North  $63^{\circ}26'39''$  West, along said Easterly terminus, 25.00 feet to a point lying on the centerline of said Carrbridge Drive; thence Southwesterly along said centerline the following 3 courses: Course 1, thence South  $27^{\circ}19'52''$  West, departing said Easterly terminus, 169.31 feet to the point of curvature of a curve concave Northwesterly having a radius of 700.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of  $63^{\circ}12'01''$ , an arc length of 772.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $58^{\circ}55'53''$  West, 733.58 feet; Course 3, thence North  $89^{\circ}28'07''$  West, 39.75 feet; thence South  $00^{\circ}31'53''$  West, departing said centerline, 25.00 feet; thence South  $00^{\circ}33'42''$  West, 365.87 feet; thence South  $18^{\circ}00'54''$  East, 336.75 feet; thence South  $39^{\circ}17'35''$  East, 749.99 feet; thence North  $84^{\circ}13'46''$  East, 90.16 feet to the Point of Beginning

From said Point of Beginning, thence North  $24^{\circ}21'52''$  West, 44.62 feet to the point of curvature of a curve concave Southeasterly having a radius of 60.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $97^{\circ}44'42''$ , an arc length of 102.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}30'29''$  East, 90.39 feet; thence North  $73^{\circ}22'50''$  East, 61.32 feet; thence North  $84^{\circ}19'59''$  East, 34.11 feet; thence South  $59^{\circ}11'58''$  East, 61.49 feet; thence South  $30^{\circ}13'09''$  East, 47.99 feet to the point of curvature of a curve concave Westerly having a radius of 75.00 feet; thence Southerly along the arc of said curve, through a central angle of  $69^{\circ}26'20''$ , an arc length of 90.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $04^{\circ}30'01''$  West, 85.43 feet; thence South  $39^{\circ}13'11''$  West, 10.07 feet; thence South  $02^{\circ}51'52''$  East, 22.17 feet; thence South  $10^{\circ}10'10''$  East, 62.72 feet; thence South  $31^{\circ}20'03''$  East, 52.48 feet; thence South  $41^{\circ}23'32''$  East, 39.01 feet; thence South  $36^{\circ}35'03''$  East, 22.58 feet; thence South  $13^{\circ}23'41''$  East, 62.65 feet; thence South  $06^{\circ}08'02''$  East, 47.59 feet to a point on a non-tangent curve concave Westerly having a radius of 565.00 feet; thence Southerly along the arc of said curve, through a central angle of  $42^{\circ}18'50''$ , an arc length of 417.26 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $17^{\circ}02'22''$  East, 407.84 feet; thence South  $20^{\circ}38'26''$  West, along a non-tangent, line 37.65 feet; thence South  $03^{\circ}38'44''$  East, 42.11 feet; thence South  $19^{\circ}33'51''$  East, 87.84 feet; thence South  $08^{\circ}18'45''$  East, 112.38 feet to the point of curvature of a curve concave Northwesterly having a radius of 90.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $64^{\circ}21'34''$ , an arc length of



January 3, 2024  
Page 2 of 2

Work Order No. 23-439.00  
File No. 129H-32.00F

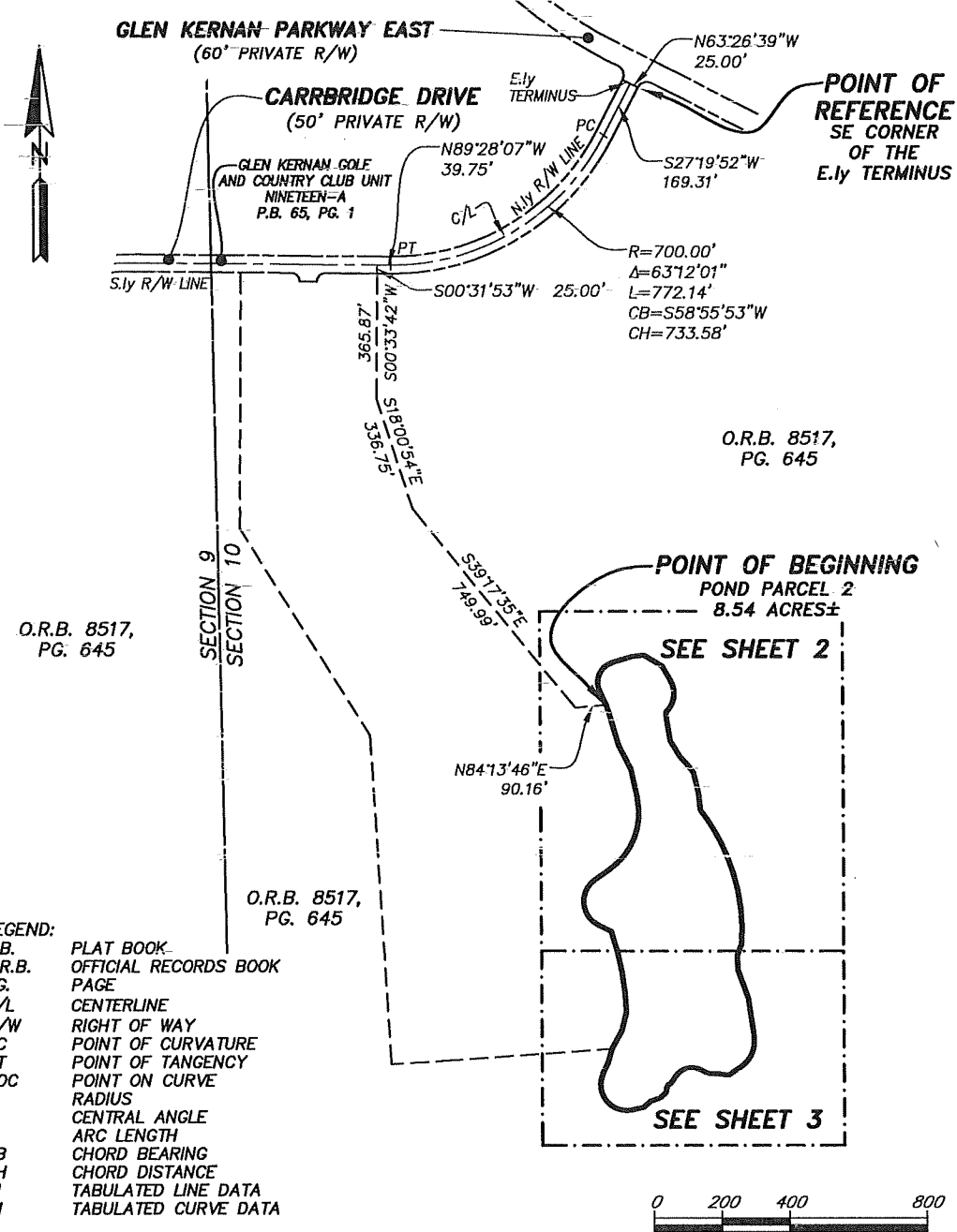
**Pond Parcel 2 (continued)**

101.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $23^{\circ}52'02''$  West, 95.86 feet; thence South  $56^{\circ}02'49''$  West, 43.60 feet; thence North  $81^{\circ}20'37''$  West, 24.88 feet; thence South  $87^{\circ}50'37''$  West, 13.97 feet to the point of curvature of a curve concave Northerly having a radius of 70.00 feet; thence Westerly along the arc of said curve, through a central angle of  $31^{\circ}58'17''$ , an arc length of 39.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $76^{\circ}10'15''$  West, 38.56 feet; thence North  $60^{\circ}11'06''$  West, 6.75 feet to the point of curvature of a curve concave Southerly having a radius of 55.00 feet; thence Westerly along the arc of said curve, through a central angle of  $89^{\circ}07'24''$ , an arc length of 85.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $75^{\circ}15'12''$  West, 77.18 feet; thence South  $30^{\circ}41'30''$  West, 15.63 feet; thence South  $42^{\circ}45'27''$  West, 9.96 feet; thence South  $58^{\circ}20'21''$  West, 5.44 feet; thence South  $37^{\circ}36'41''$  West, 10.14 feet; thence South  $06^{\circ}52'31''$  West, 15.14 feet; thence South  $46^{\circ}37'36''$  West, 24.20 feet; thence South  $71^{\circ}42'29''$  West, 29.42 feet; thence South  $52^{\circ}58'31''$  West, 10.18 feet; thence South  $48^{\circ}02'20''$  West, 16.51 feet; thence South  $77^{\circ}34'31''$  West, 35.86 feet to the point of curvature of a curve concave Northeasterly having a radius of 75.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $128^{\circ}14'55''$ , an arc length of 167.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $38^{\circ}18'01''$  West, 134.96 feet; thence North  $25^{\circ}49'26''$  East, 36.03 feet; thence North  $16^{\circ}00'08''$  East, 41.38 feet; thence North  $28^{\circ}30'32''$  East, 60.34 feet; thence North  $14^{\circ}50'31''$  East, 52.66 feet to a point on a non-tangent curve concave Westerly having a radius of 800.00 feet; thence Northerly along the arc of said curve, through a central angle of  $17^{\circ}23'54''$ , an arc length of 242.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $10^{\circ}11'44''$  West, 241.99 feet; thence North  $63^{\circ}16'33''$  West, along a non-tangent line, 43.85 feet to the point of curvature of a curve concave Easterly having a radius of 76.00 feet; thence Northerly along the arc of said curve, through a central angle of  $118^{\circ}22'55''$ , an arc length of 157.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $04^{\circ}05'05''$  West, 130.55 feet; thence North  $55^{\circ}06'22''$  East, 55.33 feet to the point of curvature of a curve concave Westerly having a radius of 200.00 feet; thence Northerly along the arc of said curve, through a central angle of  $66^{\circ}56'50''$ , an arc length of 233.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $21^{\circ}37'57''$  East, 220.62 feet; thence North  $11^{\circ}50'28''$  West, 88.65 feet; thence North  $27^{\circ}30'40''$  West, 77.16 feet; thence North  $15^{\circ}53'45''$  West, 93.75 feet; thence North  $20^{\circ}05'34''$  West, 30.50 feet to the Point of Beginning.

Containing 8.54 acres, more or less.

### SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**LEGEND:**  
 P.B. PLAT BOOK  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 C/L CENTERLINE  
 R/W RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 L1 TABULATED LINE DATA  
 C1 TABULATED CURVE DATA

**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE CENTERLINE OF CARRBRIDGE DRIVE AS BEING SOUTH 89°28'07" WEST.



Trusted Advisors, Creating Community.

14775 Old St. Augustine Rd. Jacksonville, Florida 32258  
 (904) 642-8550 www.etminc.com  
 Certificate of Authorization No: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

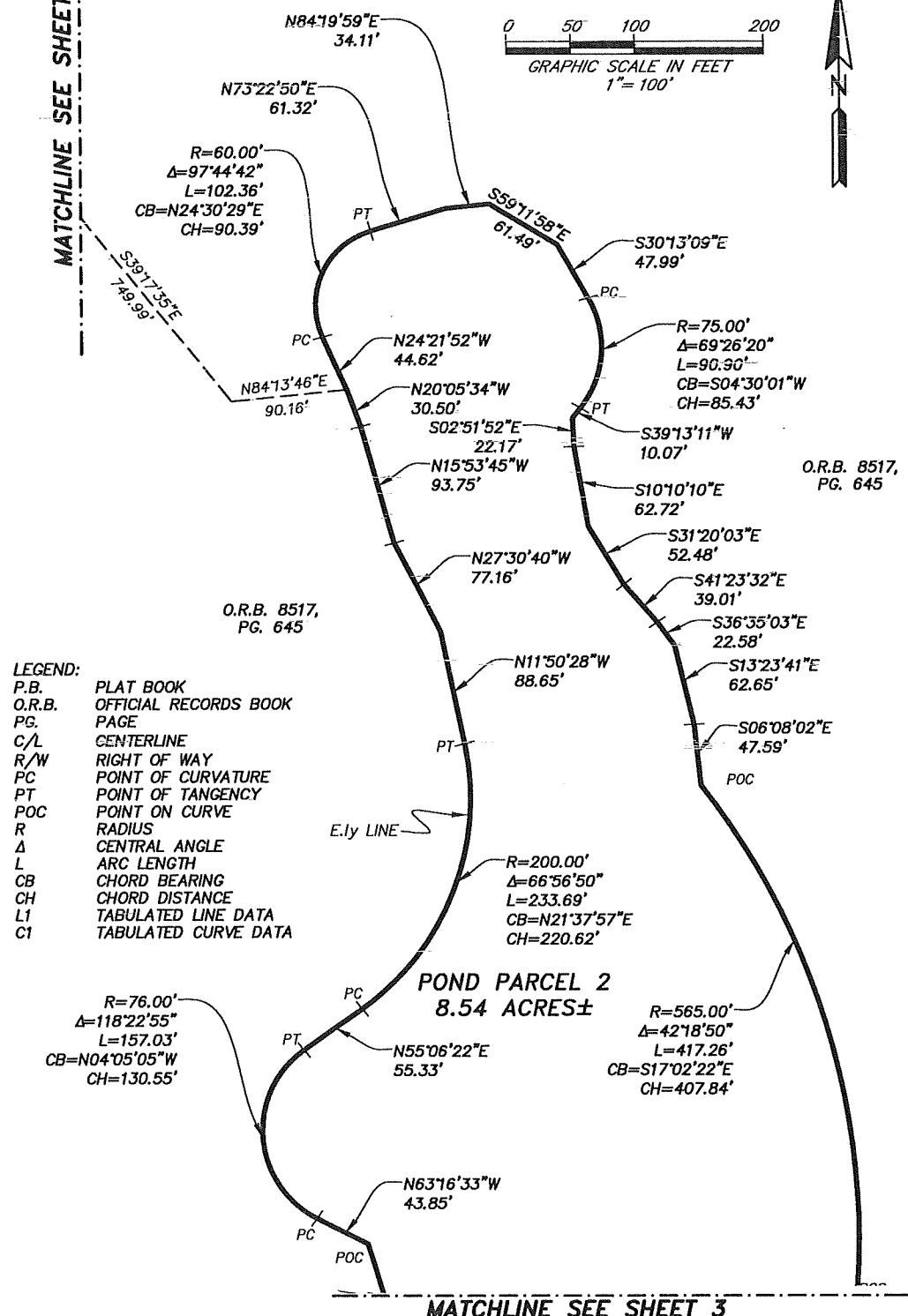
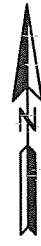
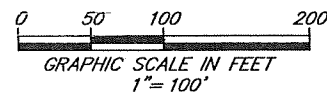


Digitally signed by Gilmore C Colyer III

SCALE: 1"=400'  
 DATE: JANUARY 3, 2024  
 G. C. COLYER III  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6963

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 1



POND PARCEL 2  
8.54 ACRES ±

MATCHLINE SEE SHEET 3

SHEET 2 OF 3  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
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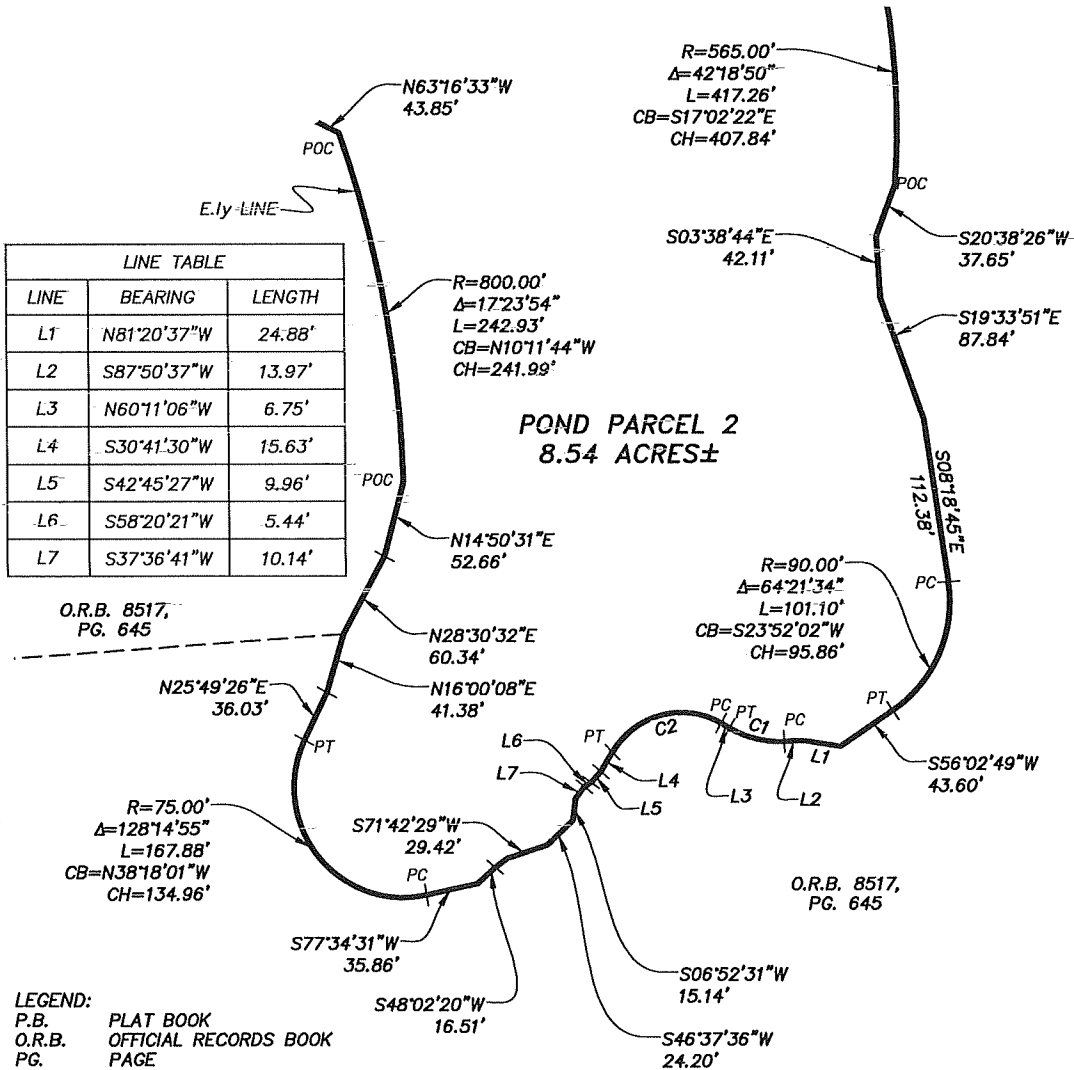
A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
 DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517,  
 PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



| CURVE TABLE |        |               |            |               |                |
|-------------|--------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1          | 70.00' | 31°58'17"     | 39.06'     | N76°10'15"W   | 38.56'         |
| C2          | 55.00' | 89°07'24"     | 85.55'     | S75°15'12"W   | 77.18'         |

MATCHLINE SEE SHEET 2

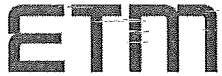
| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N81°20'37"W | 24.88' |
| L2         | S87°50'37"W | 13.97' |
| L3         | N60°11'06"W | 6.75'  |
| L4         | S30°41'30"W | 15.63' |
| L5         | S42°45'27"W | 9.96'  |
| L6         | S58°20'21"W | 5.44'  |
| L7         | S37°36'41"W | 10.14' |



- LEGEND:
- P.B. PLAT BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - C/L CENTERLINE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
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  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA

SHEET 3 OF 3  
 SEE SHEET 1 FOR NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
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Revised January 4, 2024  
 January 3, 2024  
 Page 1 of 3

Work Order No. 23-439.00  
 File No. 129H-32.00G

### **Pond Parcel 3**

A portion of Sections 9 and 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of the Southerly terminus of Hunterston Lane, a private 50 foot right of way as depicted on Glen Kernan Golf and Country Club Unit 26 Hunterston Lane, recorded in Plat Book 70, page 187, of said current Public Records, said corner also being the Southwest corner of those lands described and recorded in Official Records Book 19758, page 2064, of said current Public Records; thence North  $75^{\circ}41'54''$  East, along the Southerly line of said Official Records Book 19758, page 2064, a distance of 199.37 feet to the Southeast corner thereof and the Point of Beginning.

From said Point of Beginning, thence continue North  $75^{\circ}41'54''$  East, along the Easterly prolongation of said Southerly line of Official Records Book 19758, page 2064, a distance of 28.53 feet to a point on a non-tangent curve concave Easterly having a radius of 225.00 feet; thence Southerly along the arc of said curve, through a central angle of  $25^{\circ}30'03''$ , an arc length of 100.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $00^{\circ}58'25''$  East, 99.32 feet; thence South  $13^{\circ}43'26''$  East, 123.45 feet; thence South  $18^{\circ}27'48''$  East, 84.61 feet; thence South  $22^{\circ}31'47''$  East, 80.55 feet; thence South  $27^{\circ}18'53''$  East, 69.30 feet; thence South  $53^{\circ}14'23''$  East, 58.38 feet; thence South  $70^{\circ}41'23''$  East, 36.10 feet; thence South  $80^{\circ}23'03''$  East, 39.33 feet; thence North  $57^{\circ}35'58''$  East, 41.51 feet; thence North  $41^{\circ}16'33''$  East, 119.59 feet to the point of curvature of a curve concave Westerly having a radius of 185.00 feet; thence Northerly along the arc of said curve, through a central angle of  $51^{\circ}23'47''$ , an arc length of 165.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $15^{\circ}34'39''$  East, 160.44 feet; thence North  $10^{\circ}07'15''$  West, 68.70 feet; thence North  $01^{\circ}51'34''$  West, 142.61 feet; thence North  $01^{\circ}52'02''$  East, 225.97 feet; thence North  $19^{\circ}54'19''$  West, 110.85 feet; thence North  $38^{\circ}58'54''$  West, 62.25 feet; thence North  $00^{\circ}41'18''$  West, 85.79 feet; thence North  $03^{\circ}57'45''$  West, 70.02 feet; thence North  $14^{\circ}18'59''$  West, 141.62 feet; thence North  $05^{\circ}32'14''$  West, 132.26 feet; thence North  $23^{\circ}40'11''$  West, 263.28 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $80^{\circ}19'45''$ , an arc length of 70.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}50'04''$  West, 64.50 feet; thence South  $76^{\circ}00'04''$  West, 43.93 feet to the point of curvature of a curve concave Northeasterly having a radius of 20.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $100^{\circ}17'30''$ , an arc length of 35.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $53^{\circ}51'11''$  West, 30.71 feet; thence North  $03^{\circ}42'26''$  West, 37.72 feet; thence North  $32^{\circ}19'39''$  West, 124.59 feet to the point of curvature of a curve concave Easterly having a

Revised January 4, 2024  
January 3, 2024  
Page 2 of 3

Work Order No. 23-439-00  
File No. 129H-32.00G

**Pond Parcel 3 (continued)**

radius of 125.00 feet; thence Northerly along the arc of said curve, through a central angle of  $79^{\circ}36'06''$ , an arc length of 173.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}28'24''$  East, 160.03 feet; thence North  $47^{\circ}16'27''$  East, 131.81 feet to the point of curvature of a curve concave Westerly having a radius of 175.00 feet; thence Northerly along the arc of said curve, through a central angle of  $64^{\circ}51'38''$ , an arc length of 198.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $14^{\circ}50'38''$  East, 187.70 feet; thence North  $17^{\circ}35'11''$  West, 27.18 feet; thence North  $05^{\circ}30'43''$  West, 25.59 feet to the point of curvature of a curve concave Southwesterly having a radius of 40.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $109^{\circ}48'20''$ , an arc length of 76.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $60^{\circ}24'53''$  West, 65.45 feet; thence South  $64^{\circ}40'57''$  West, 70.74 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 15829, page 2209, of said current Public Records; thence South  $00^{\circ}39'47''$  East, along said Easterly line, 51.87 feet to the Southeast corner thereof; thence South  $80^{\circ}21'47''$  West, along the Southerly line of said Official Records Book 15829, page 2209, a distance of 128.71 feet to the Southwest corner thereof, said corner also being the Southeast corner of those lands described and recorded in Official Records Book 20721, page 667, of said current Public Records; thence South  $70^{\circ}12'26''$  West, along the Southerly line of last said lands, 123.30 feet to the Southwest corner thereof, said corner also being an angle point in the Southeasterly line of those lands described and recorded in Official Records Book 14891, page 159, of said current Public Records; thence South  $57^{\circ}48'40''$  West, along the Southeasterly line of last said lands, 114.12 feet to the Southwesterly corner thereof, said corner also being the Southeasterly corner of those lands described and recorded in Official Records Book 16722, page 900, of said current Public Records; thence South  $27^{\circ}46'09''$  West, along the Southeasterly line of last said lands, 52.99 feet to the Southerly most corner thereof; thence South  $05^{\circ}44'57''$  West, 113.45 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 19566, page 277, of said current Public Records; thence South  $14^{\circ}20'12''$  East, along the Easterly line of last said lands, 140.00 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19620, page 886, of said current Public Records; thence South  $07^{\circ}50'57''$  East, along the Easterly line of last said lands, 155.17 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19367, page 701, of said current Public Records; thence South  $27^{\circ}29'33''$  East, along the Easterly of last said lands, 77.02 feet; thence South  $27^{\circ}00'32''$  East, continuing along said Easterly line of last said lands, 55.00 feet; thence South  $61^{\circ}54'00''$  East, continuing along said Easterly line and along the Easterly line of those lands described and recorded in Official Records Book 19720, page 677, of said current Public Records, a distance of 63.28 feet; thence South  $51^{\circ}30'32''$  East, continuing along last said Easterly line, 69.00 feet; thence South  $33^{\circ}00'32''$  East, continuing along last said Easterly line, 31.24 feet; thence South  $22^{\circ}07'35''$  East, continuing along said Easterly line and along the Easterly line of those lands described and recorded in Official Records Book 19992, page 393, of said current Public Records, a distance of 87.07 feet; thence South  $18^{\circ}30'32''$  East, continuing along last said Easterly line, 131.65 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book

Revised January 4, 2024  
January 3, 2024  
Page 3 of 3

Work Order No. 23-439.00  
File No. 129H-32.00G

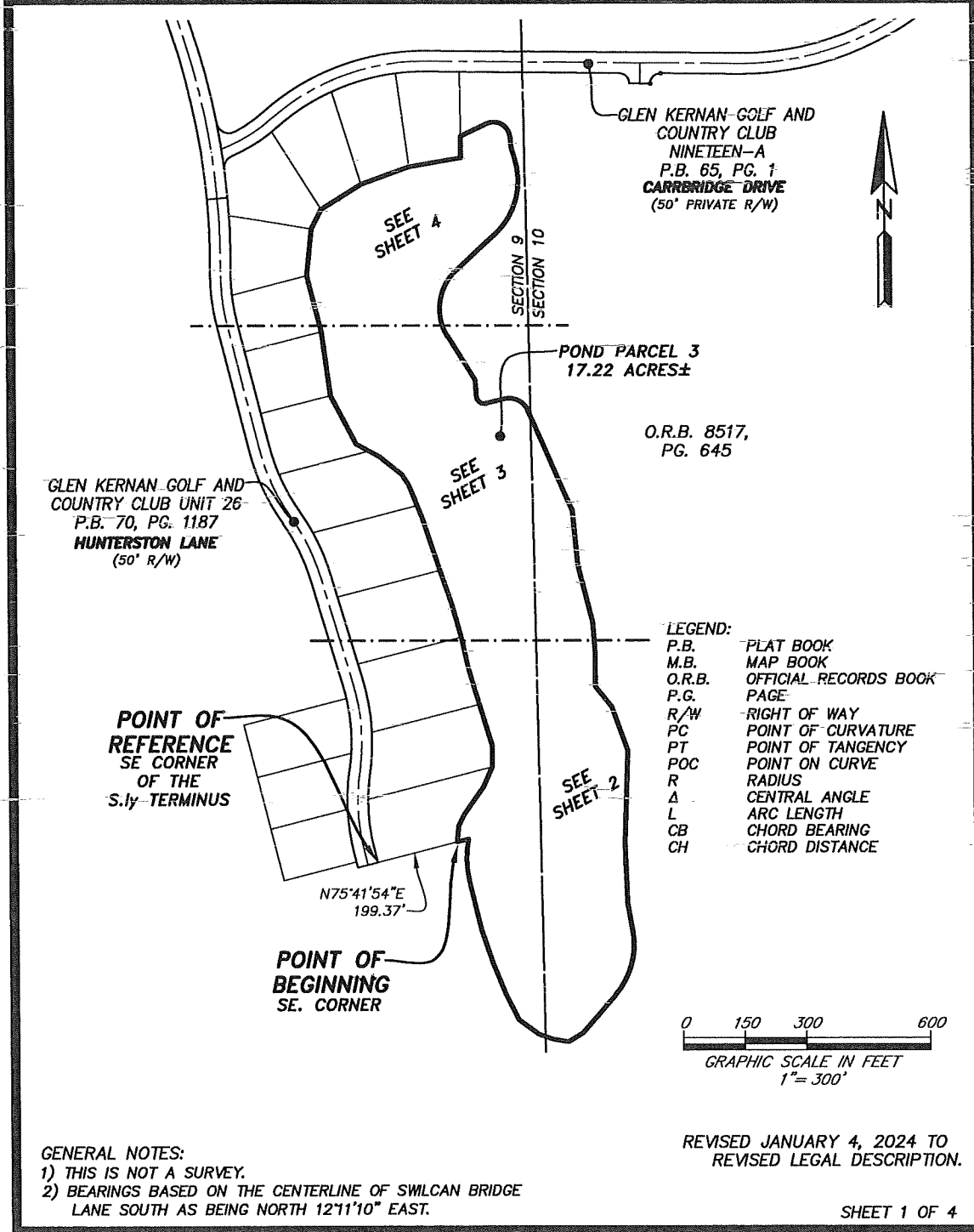
**Pond Parcel 3 (continued)**

19636, page 1158, of said current Public Records; thence South  $19^{\circ}30'34''$  East, along the Easterly line of last said lands, 82.01 feet; thence South  $15^{\circ}39'41''$  East, continuing along said Easterly line, 86.86 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19866, page 1531, of said current Public Records; thence South  $13^{\circ}00'32''$  East, along the Easterly line of last said lands, 74.00 feet; thence South  $17^{\circ}00'32''$  East, continuing along last said Easterly line and along the Easterly line of those lands described and recorded in Official Records Book 19741, page 2256, of said current Public Records, a distance of 197.61 feet; thence South  $01^{\circ}29'26''$  West, continuing along last said Easterly line, 51.57 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of said Official Records Book 19758, page 2064; thence along the Easterly line of said Official Records Book 19758, page 2064 the following 4 courses: Course 1, thence South  $22^{\circ}56'19''$  West, 52.11 feet; Course 2, thence South  $35^{\circ}59'27''$  West, 82.00 feet; Course 3, thence South  $27^{\circ}29'27''$  West, 30.00 feet; Course 4, thence South  $04^{\circ}59'27''$  West, 39.69 feet to the Point of Beginning.

Containing 17.22 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF**

**A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



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SCALE: 1" = 300'

DATE: JANUARY 3, 2024

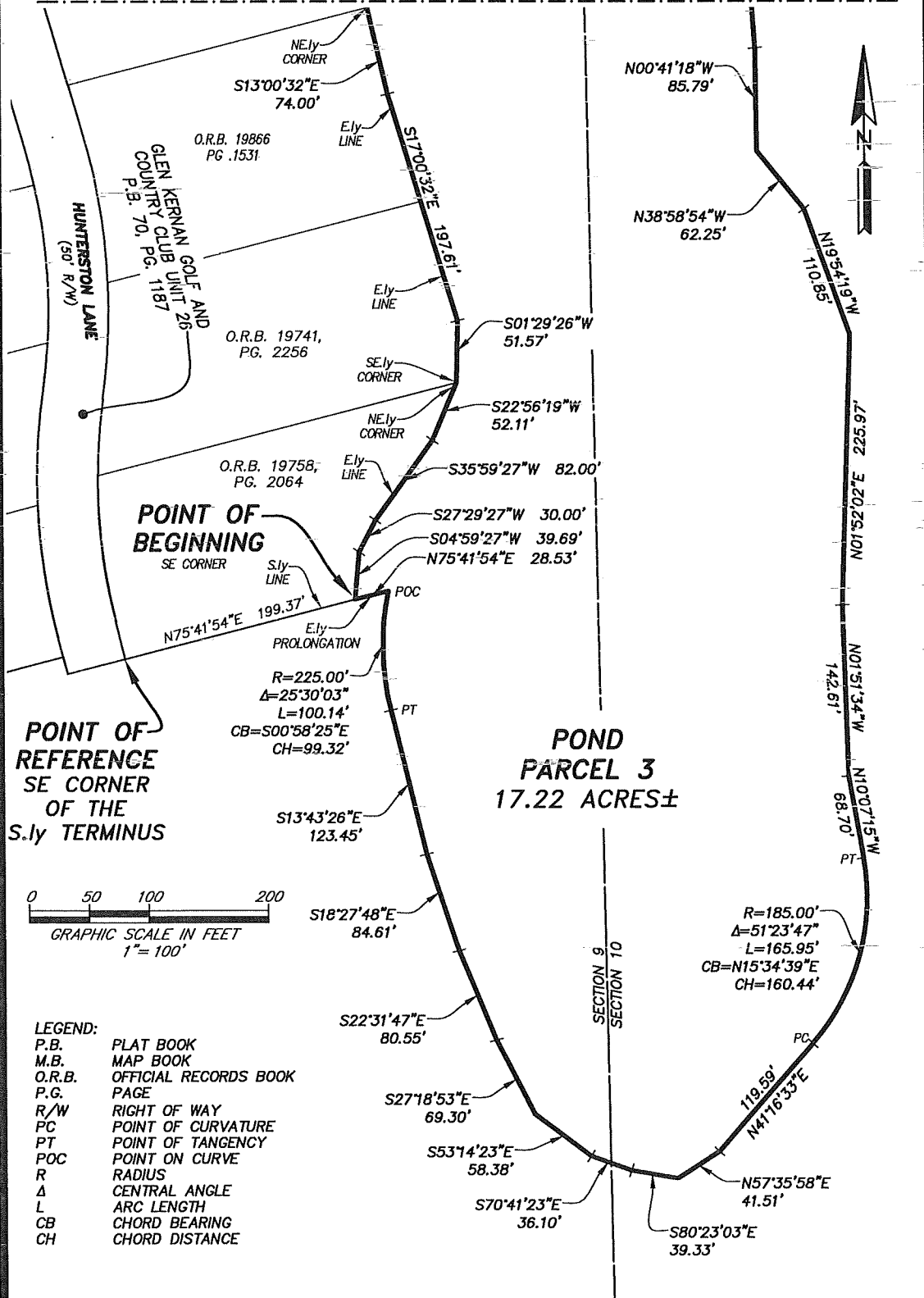


Digitally signed  
 by Gilmore C  
 Colyer III

**G. C. COLYER III**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6963

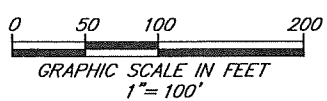
A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 3



POINT OF REFERENCE SE CORNER OF THE S.ly TERMINUS

POND PARCEL 3 17.22 ACRES ±



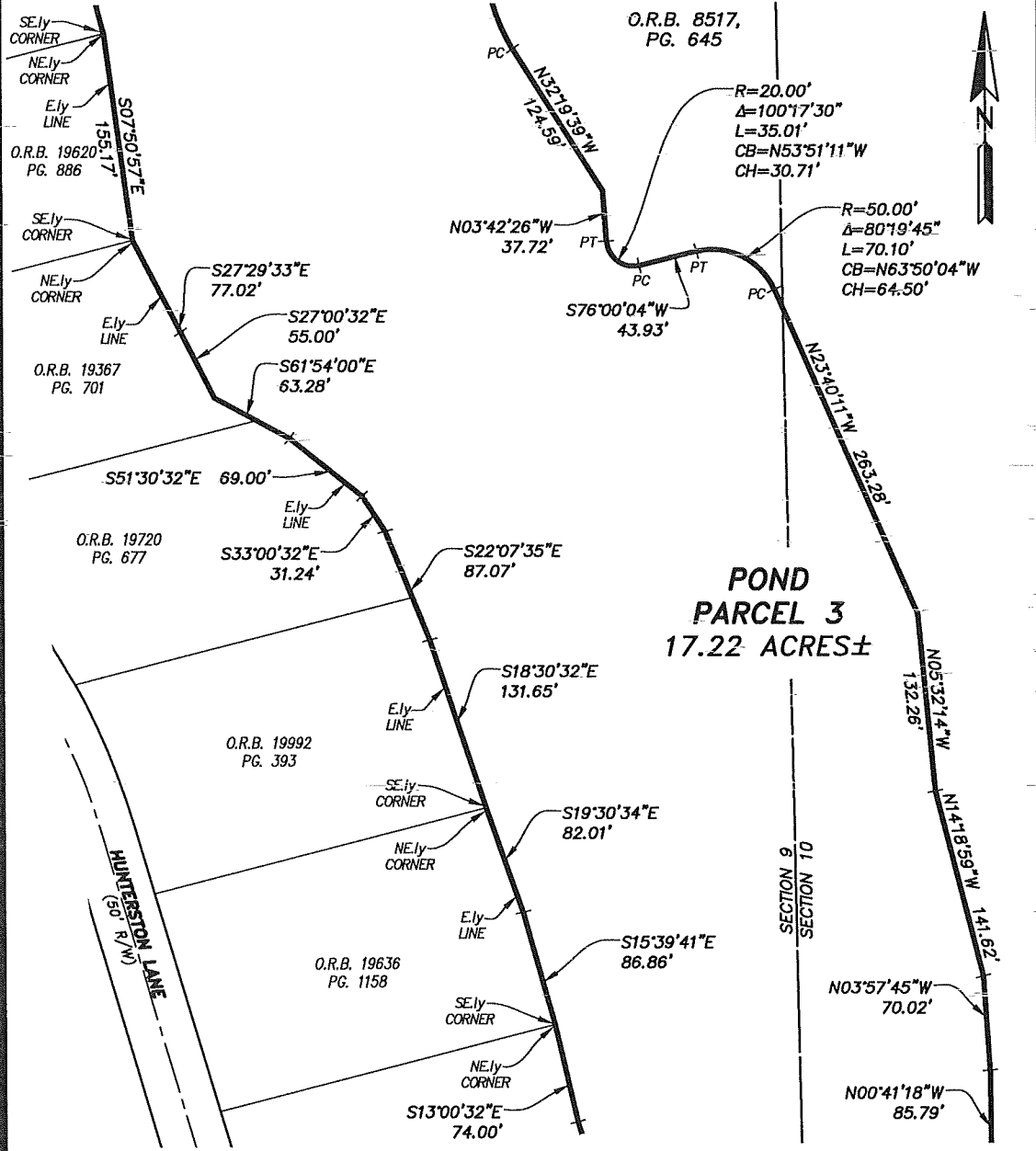
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  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE

SHEET 2 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

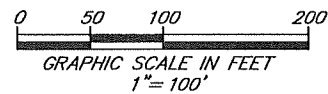
A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 4



MATCHLINE SEE SHEET 2

- LEGEND:**
- P.B. PLAT BOOK
  - M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
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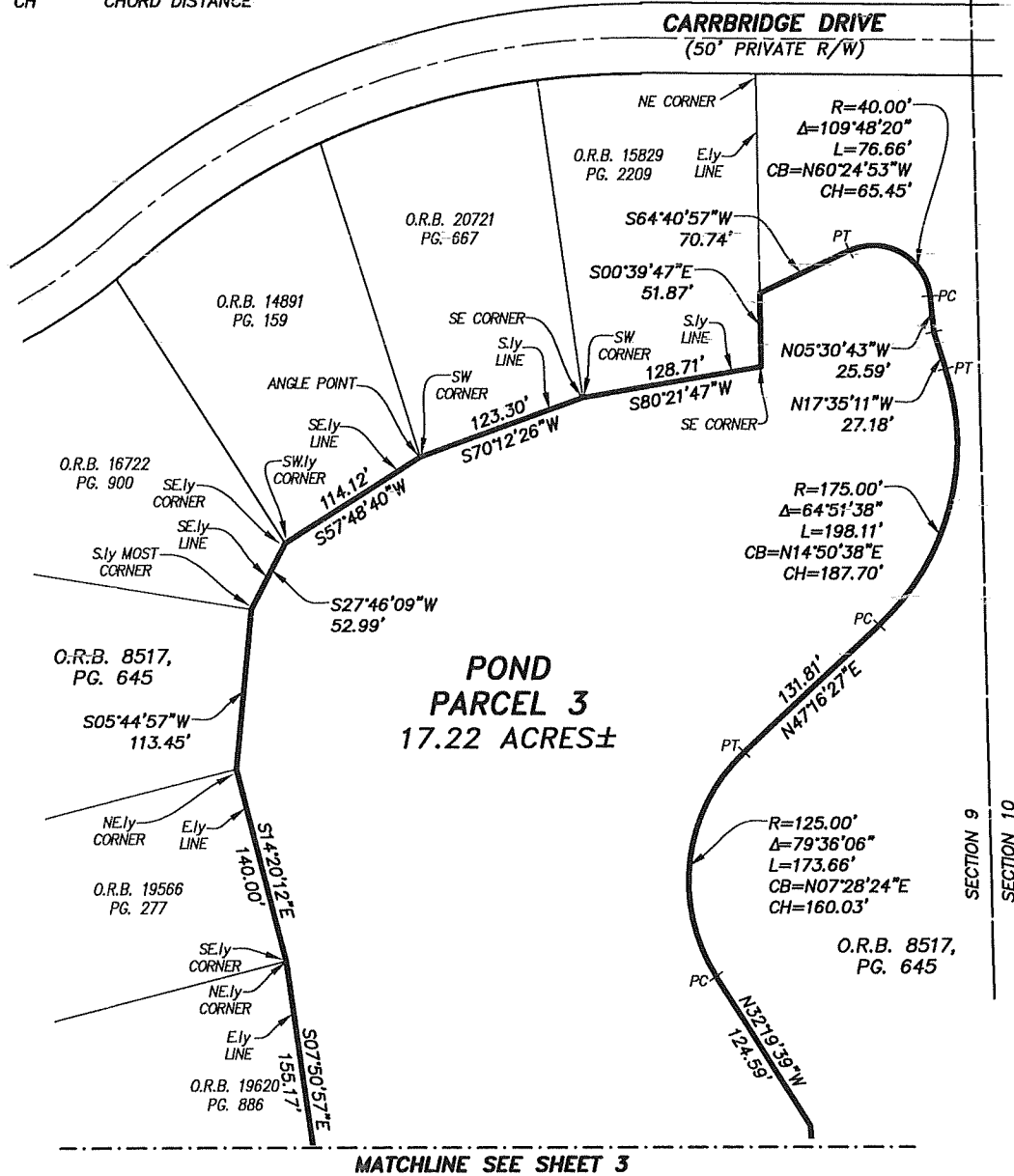
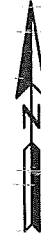
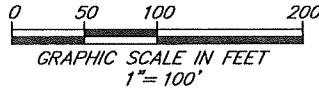


SHEET 3 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

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A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

- LEGEND:**  
 P.B. PLAT BOOK  
 M.B. MAP BOOK  
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 CB CHORD BEARING  
 CH CHORD DISTANCE



SHEET 4 OF 4  
 SEE SHEET 1 FOR GENERAL NOTES.

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January 3, 2024  
Page 1 of 3

Work Order No. 23-439.00  
File No. 129H-32.00H

### Pond Parcel 4

A portion of Section 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southerly most corner of Lot 21, as depicted on Glen Kernan Golf and Country Club Unit One, recorded in Plat Book 51, page 2, of said current Public Records; thence Northerly along the boundary line of said Glen Kernan Golf and Country Club Unit One the following 3 courses: Course 1, thence North  $46^{\circ}32'42''$  East, 180.00 feet; Course 2, thence North  $16^{\circ}02'13''$  West, 141.15 feet; Course 3, thence North  $35^{\circ}21'20''$  West, 191.83 feet; thence North  $20^{\circ}04'02''$  East, departing said boundary line, 69.63 feet to the point of curvature of a curve concave Southeasterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $60^{\circ}40'47''$ , an arc length of 52.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $50^{\circ}24'25''$  East, 50.51 feet; thence North  $80^{\circ}44'49''$  East, 40.67 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $70^{\circ}07'49''$ , an arc length of 61.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}40'55''$  East, 57.45 feet; thence North  $10^{\circ}37'00''$  East, 41.11 feet to the point of curvature of a curve concave Southeasterly having a radius of 60.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $61^{\circ}13'38''$ , an arc length of 64.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $41^{\circ}13'49''$  East, 61.11 feet; thence North  $71^{\circ}50'39''$  East, 15.63 feet to the point of curvature of a curve concave Westerly having a radius of 33.00 feet; thence Northerly along the arc of said curve, through a central angle of  $127^{\circ}04'12''$ , an arc length of 73.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $08^{\circ}18'33''$  East, 59.08 feet; thence North  $55^{\circ}13'33''$  West, 93.58 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $46^{\circ}52'47''$ , an arc length of 40.91 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $31^{\circ}47'10''$  West, 39.78 feet; thence North  $08^{\circ}20'46''$  West, 76.64 feet; thence North  $16^{\circ}52'11''$  West, 63.48 feet; thence North  $40^{\circ}24'39''$  West, 73.42 feet to the point of curvature of a curve concave Easterly having a radius of 55.00 feet; thence Northerly along the arc of said curve, through a central angle of  $65^{\circ}21'39''$ , an arc length of 62.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}43'50''$  West, 59.39 feet; thence North  $24^{\circ}57'00''$  East, 29.95 feet; thence North  $04^{\circ}27'43''$  West, 70.11 feet; thence North  $31^{\circ}19'34''$  West, 20.31 feet; thence North  $01^{\circ}12'56''$  West, 71.84 feet to a point on a non-tangent curve concave Southerly having a radius of 124.99 feet; thence Easterly along the arc of said curve, through a central angle of  $93^{\circ}14'38''$ , an arc length of 203.40 feet to a point lying on the boundary line of Glen Kernan Golf and Country Club Unit Two, as recorded in Plat Book 51, page 85, of said current Public Records, said arc being subtended by a chord bearing and distance of North  $83^{\circ}49'44''$  East, 181.69 feet;

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Page 2 of 3

Work Order No. 23-439.00  
File No. 129H-32.00H

**Pond Parcel 4 (continued)**

thence South  $02^{\circ}03'47''$  West, along said boundary line and along a non-tangent line, 212.21 feet; thence South  $27^{\circ}03'48''$  East, continuing along said boundary line, 350.74 feet to the Southwesterly corner thereof, said corner lying on said boundary line of Glen Kernan Golf and Country Club Unit One; thence South  $26^{\circ}08'39''$  East, along said boundary line, 126.83 feet; thence South  $36^{\circ}52'21''$  West, departing said boundary line, 27.90 feet to the point of curvature of a curve concave Northerly having a radius of 50.00 feet; thence Westerly along the arc of said curve, through a central angle of  $81^{\circ}46'27''$ , an arc length of 71.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $77^{\circ}45'34''$  West, 65.46 feet; thence North  $61^{\circ}21'12''$  West, 50.89 feet; thence North  $76^{\circ}16'51''$  West, 27.49 feet; thence North  $63^{\circ}22'15''$  West, 22.85 feet to the point of curvature of a curve concave Southeasterly having a radius of 28.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $112^{\circ}40'00''$ , an arc length of 55.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $60^{\circ}17'45''$  West, 46.61 feet; thence South  $03^{\circ}57'45''$  West, 16.74 feet; thence South  $20^{\circ}22'25''$  East, 41.59 feet; thence South  $09^{\circ}49'15''$  East, 47.48 feet; thence South  $03^{\circ}22'26''$  East, 76.64 feet; thence South  $29^{\circ}49'58''$  East, 104.80 feet to the point of curvature of a curve concave Westerly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of  $61^{\circ}26'12''$ , an arc length of 32.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $00^{\circ}53'08''$  West, 30.65 feet; thence South  $31^{\circ}36'14''$  West, 21.76 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of  $78^{\circ}48'34''$ , an arc length of 68.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $07^{\circ}48'03''$  East, 63.48 feet; thence South  $06^{\circ}34'17''$  East, along a non-tangent line, 29.17 feet; thence South  $41^{\circ}28'23''$  East, 14.45 feet; thence South  $65^{\circ}23'01''$  East, 19.07 feet; thence South  $04^{\circ}54'32''$  West, 3.09 feet to the point of curvature of a curve concave Northwesterly having a radius of 100.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $39^{\circ}44'52''$ , an arc length of 69.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $24^{\circ}46'58''$  West, 67.99 feet; thence South  $43^{\circ}25'39''$  West, along a non-tangent line, 48.82 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $39^{\circ}34'01''$ , an arc length of 17.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $23^{\circ}38'39''$  West, 16.92 feet; thence South  $03^{\circ}51'38''$  West, 35.14 feet to the point of curvature of a curve concave Easterly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of  $39^{\circ}31'14''$ , an arc length of 20.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $15^{\circ}53'59''$  East, 20.29 feet; thence South  $35^{\circ}39'35''$  East, 36.52 feet; thence South  $53^{\circ}39'29''$  East, 65.08 feet; thence North  $82^{\circ}41'51''$  East, 9.68 feet to a point on a non-tangent curve concave Westerly having a radius of 55.00 feet; thence Southerly along the arc of said curve, through a central angle of  $132^{\circ}37'01''$ , an arc length of 127.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $05^{\circ}29'03''$  West, 100.73 feet; thence South  $71^{\circ}47'33''$  West, 76.00 feet to a point lying on said boundary line of Glen Kernan Golf and Country Club Unit One; thence Northwesterly, along said boundary line and along the arc of a non-tangent curve concave Northeasterly having a radius of 1470.00 feet, through a central angle of  $11^{\circ}33'27''$ , an arc length of 296.53 feet to the Point of

January 3, 2024  
Page 3 of 3

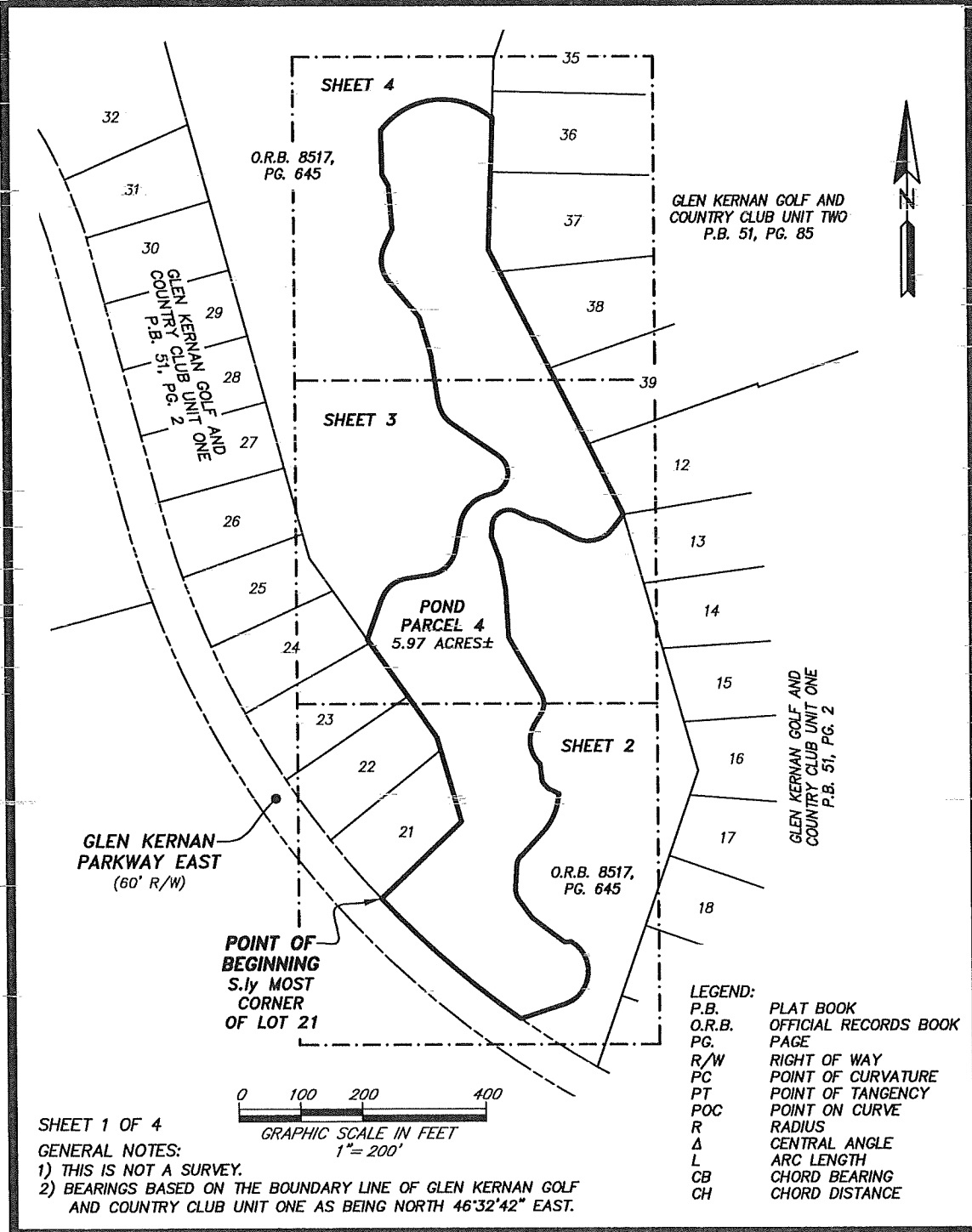
Work Order No. 23-439.00  
File No. 129H-32.00H

**Pond Parcel 4 (continued)**

Beginning, said arc being subtended by a chord bearing and distance of North 49°14'02" West, 296.02 feet.

Containing 5.97 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF**  
**A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST,**  
**DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS**  
**DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517,**  
**PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,**  
**BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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 Jacksonville, Florida 32258 www.etmnc.com  
 Certificate of Authorization No: LB 3624

Digitally signed  
by Gilmore C  
Colyer III

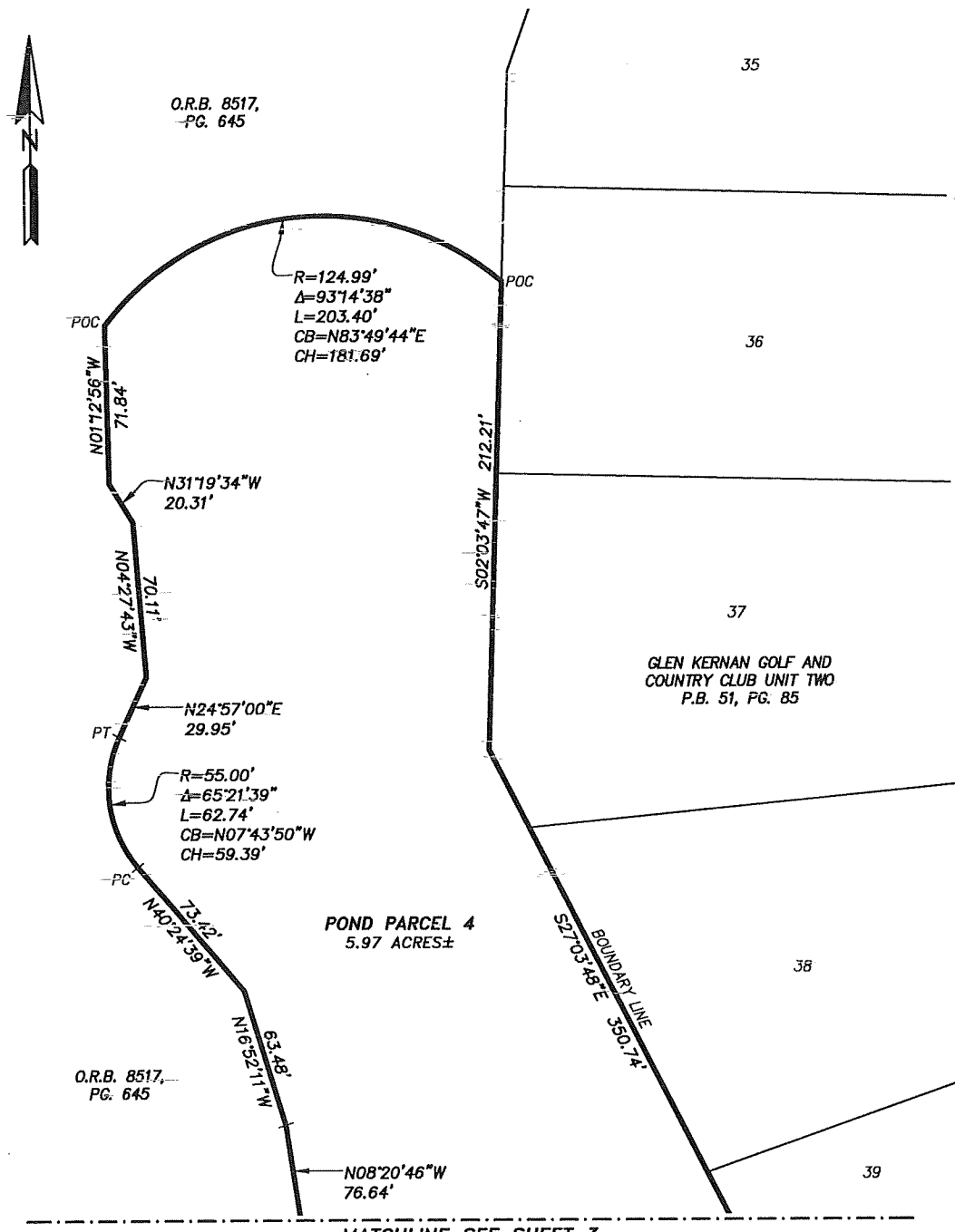
**G. C. COLYER III**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

SCALE: 1"=200'  
 DATE: JANUARY 3, 2024

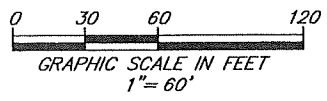




A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

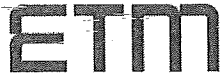


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  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE



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SHEET 4 OF 4  
 SEE SHEET 1 FOR GENERAL NOTES.



January 3, 2024  
Page 1 of 2

Work Order No. 23-439.00  
File No. 129H-32.001

### Pond Parcel 5

A portion of Sections 3 and 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Westerly most corner of Lot 35, as depicted on Glen Kernan Golf and Country Club Unit Three, recorded in Plat Book 52, page 73, of said current Public Records; thence South  $56^{\circ}12'23''$  West, 57.60 feet; thence North  $65^{\circ}40'24''$  West, 310.50 feet to the point of curvature of a curve concave Northeasterly having a radius of 150.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $26^{\circ}06'13''$ , an arc length of 68.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $52^{\circ}37'17''$  West, 67.75 feet; thence North  $39^{\circ}34'11''$  West, 127.73 feet to the point of curvature of a curve concave Easterly having a radius of 150.00 feet; thence Northerly along the arc of said curve, through a central angle of  $49^{\circ}20'08''$ , an arc length of 129.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $14^{\circ}54'07''$  West, 125.21 feet; thence North  $09^{\circ}45'57''$  East, 172.41 feet to the point of curvature of a curve concave Southwesterly having a radius of 150.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $93^{\circ}52'32''$ , an arc length of 245.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $37^{\circ}10'19''$  West, 219.18 feet; thence North  $84^{\circ}06'35''$  West, 40.66 feet to the point of curvature of a curve concave Northeasterly having a radius of 100.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $76^{\circ}38'05''$ , an arc length of 133.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}47'33''$  West, 124.00 feet; thence North  $07^{\circ}28'30''$  West, 105.56 feet; thence North  $18^{\circ}47'37''$  West, 177.07 feet; thence North  $05^{\circ}32'38''$  West, 145.00 feet to the point of curvature of a curve concave Southerly having a radius of 58.00 feet; thence Easterly along the arc of said curve, through a central angle of  $154^{\circ}14'19''$ , an arc length of 156.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $71^{\circ}34'31''$  East, 113.08 feet; thence South  $31^{\circ}18'19''$  East, 53.54 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence Easterly along the arc of said curve, through a central angle of  $118^{\circ}28'48''$ , an arc length of 62.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $89^{\circ}27'17''$  East, 51.56 feet; thence North  $30^{\circ}12'53''$  East, 48.11 feet; thence North  $22^{\circ}38'24''$  East, 68.31 feet to the point of curvature of a curve concave Westerly having a radius of 60.00 feet; thence Northerly along the arc of said curve, through a central angle of  $69^{\circ}51'40''$ , an arc length of 73.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $12^{\circ}17'26''$  West, 68.71 feet; thence North  $47^{\circ}13'16''$  West, 42.89 feet to the point of curvature of a curve concave Easterly having a radius of 70.00 feet; thence Northerly along the arc of said curve, through a central angle of  $111^{\circ}27'53''$ , an arc length of 136.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $08^{\circ}30'41''$  East, 115.70 feet;

January 3, 2024  
Page 2 of 2

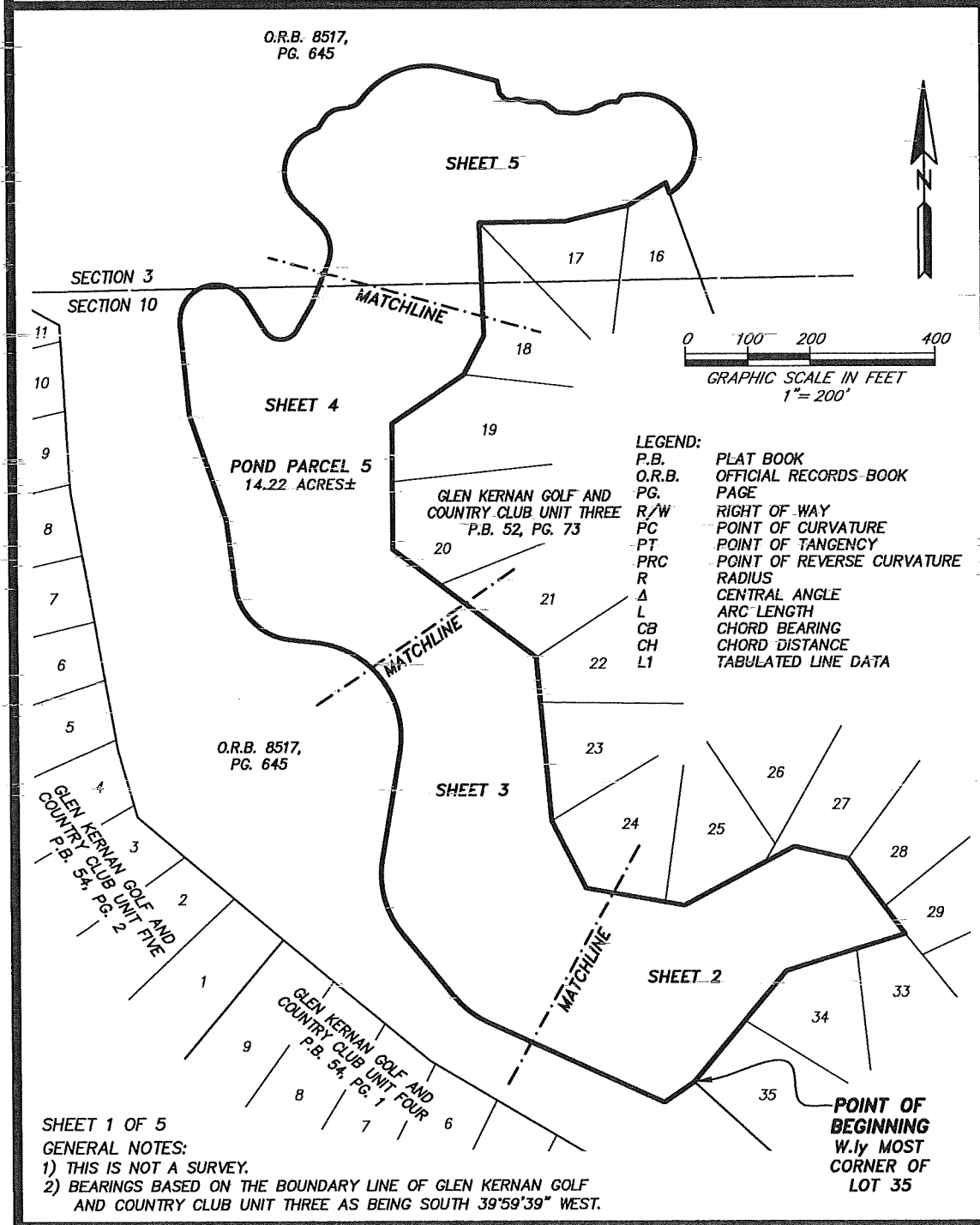
Work Order No. 23-439.00  
File No. 129H-32.001

**Pond Parcel 5 (continued)**

thence North  $64^{\circ}14'37''$  East, 16.58 feet; thence North  $34^{\circ}19'21''$  East, 18.87 feet to the point of curvature of a curve concave Southeasterly having a radius of 35.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $45^{\circ}55'04''$ , an arc length of 28.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $57^{\circ}16'53''$  East, 27.30 feet; thence North  $80^{\circ}14'24''$  East, 18.60 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $44^{\circ}56'17''$ , an arc length of 19.61 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $57^{\circ}46'16''$  East, 19.11 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 130.00 feet, through a central angle of  $68^{\circ}44'57''$ , an arc length of 155.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $69^{\circ}40'36''$  East, 146.80 feet; thence South  $75^{\circ}56'56''$  East, 84.24 feet; thence South  $11^{\circ}46'48''$  East, 20.06 feet; thence South  $44^{\circ}54'06''$  East, 14.44 feet; thence South  $86^{\circ}15'38''$  East, 10.36 feet; thence North  $78^{\circ}48'39''$  East, 9.55 feet; thence South  $73^{\circ}00'12''$  East, 19.23 feet; thence North  $88^{\circ}02'23''$  East, 15.01 feet; thence South  $76^{\circ}24'16''$  East, 10.13 feet; thence South  $54^{\circ}15'05''$  East, 23.86 feet; thence South  $86^{\circ}14'28''$  East, 30.10 feet; thence North  $79^{\circ}28'01''$  East, 19.96 feet; thence North  $67^{\circ}07'06''$  East, 10.01 feet; thence North  $53^{\circ}07'12''$  East, 5.08 feet; thence North  $66^{\circ}16'04''$  East, 15.54 feet; thence North  $79^{\circ}12'01''$  East, 9.53 feet; thence South  $85^{\circ}17'15''$  East, 9.06 feet; thence North  $39^{\circ}56'52''$  East, 13.24 feet; thence North  $84^{\circ}48'22''$  East, 23.24 feet to the point of curvature of a curve concave Westerly having a radius of 85.00 feet; thence Southerly along the arc of said curve, through a central angle of  $148^{\circ}42'09''$ , an arc length of 220.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $20^{\circ}50'34''$  East, 163.70 feet; thence South  $53^{\circ}30'30''$  West, 8.34 feet to a point lying on the boundary line of said Glen-Kernan Golf and Country Club Unit Three; thence Southerly along said boundary line the following 17 courses: Course 1, thence North  $19^{\circ}43'53''$  West, 18.38 feet; Course 2, thence South  $58^{\circ}59'39''$  West, 69.76 feet; Course 3, thence South  $75^{\circ}59'39''$  West, 105.00 feet; Course 4, thence South  $88^{\circ}59'39''$  West, 138.00 feet; Course 5, thence South  $02^{\circ}00'21''$  East, 180.00 feet; Course 6, thence South  $27^{\circ}59'39''$  West, 69.69 feet; Course 7, thence South  $55^{\circ}59'39''$  West, 140.00 feet; Course 8, thence South  $00^{\circ}00'21''$  East, 200.00 feet; Course 9, thence South  $53^{\circ}00'21''$  East, 287.36 feet; Course 10, thence South  $05^{\circ}00'21''$  East, 261.54 feet; Course 11, thence South  $27^{\circ}00'21''$  East, 120.00 feet; Course 12, thence South  $80^{\circ}00'21''$  East, 160.00 feet; Course 13, thence North  $61^{\circ}59'39''$  East, 200.00 feet; Course 14, thence South  $77^{\circ}00'21''$  East, 88.61 feet; Course 15, thence South  $37^{\circ}00'21''$  East, 150.00 feet; Course 16, thence South  $72^{\circ}59'39''$  West, 200.00 feet; Course 17, thence South  $39^{\circ}59'39''$  West, 231.01 feet to the Point of Beginning.

Containing 14.22 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 3 SOUTH,  
RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING A  
PORTION OF THOSE LANDS DESCRIBED AND RECORDED  
IN OFFICIAL RECORDS BOOK 8517, PAGE 645,  
OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



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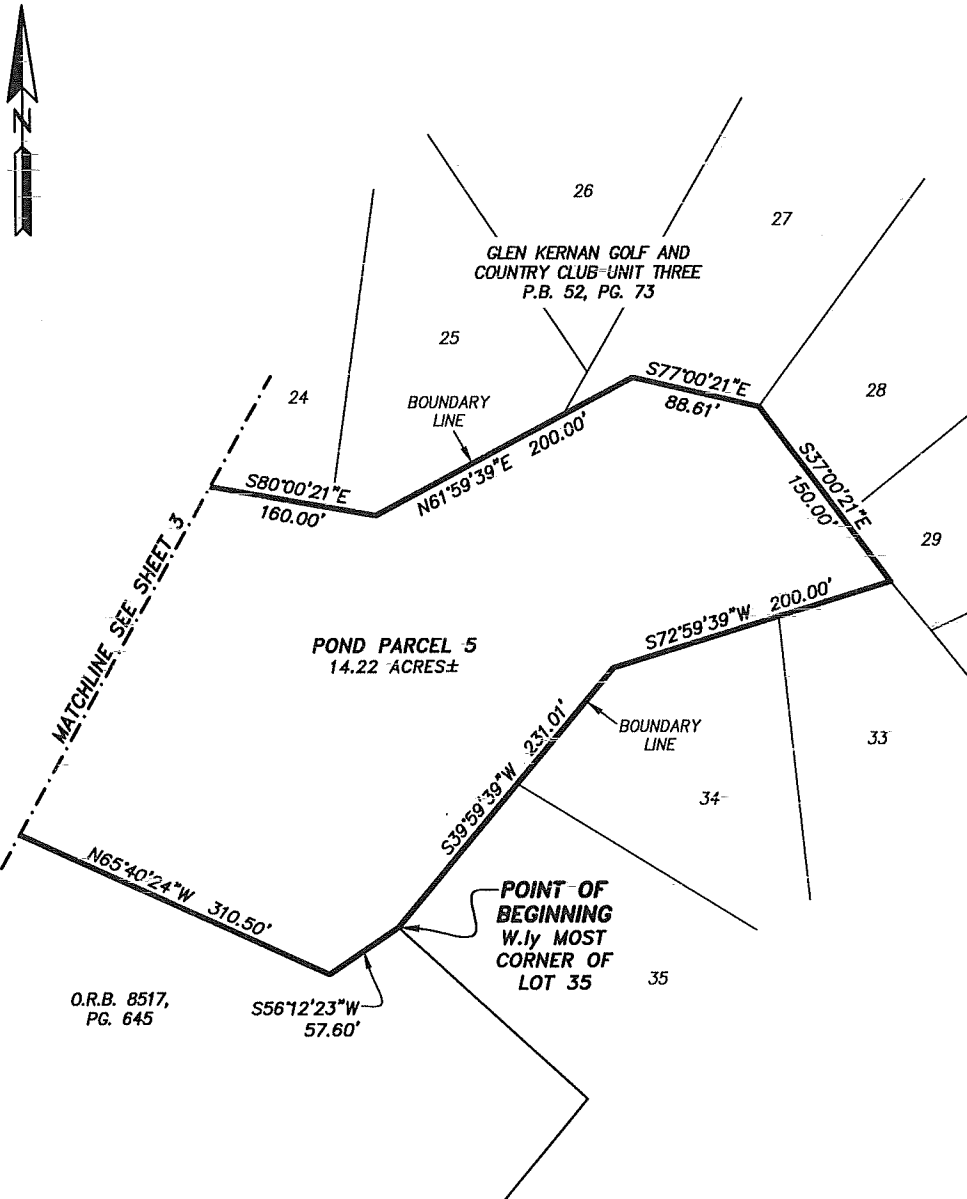


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by Gilmore C  
Colyer III

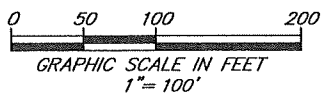
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DATE: JANUARY 3, 2024

G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 3 SOUTH,  
 RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A  
 PORTION OF THOSE LANDS DESCRIBED AND RECORDED  
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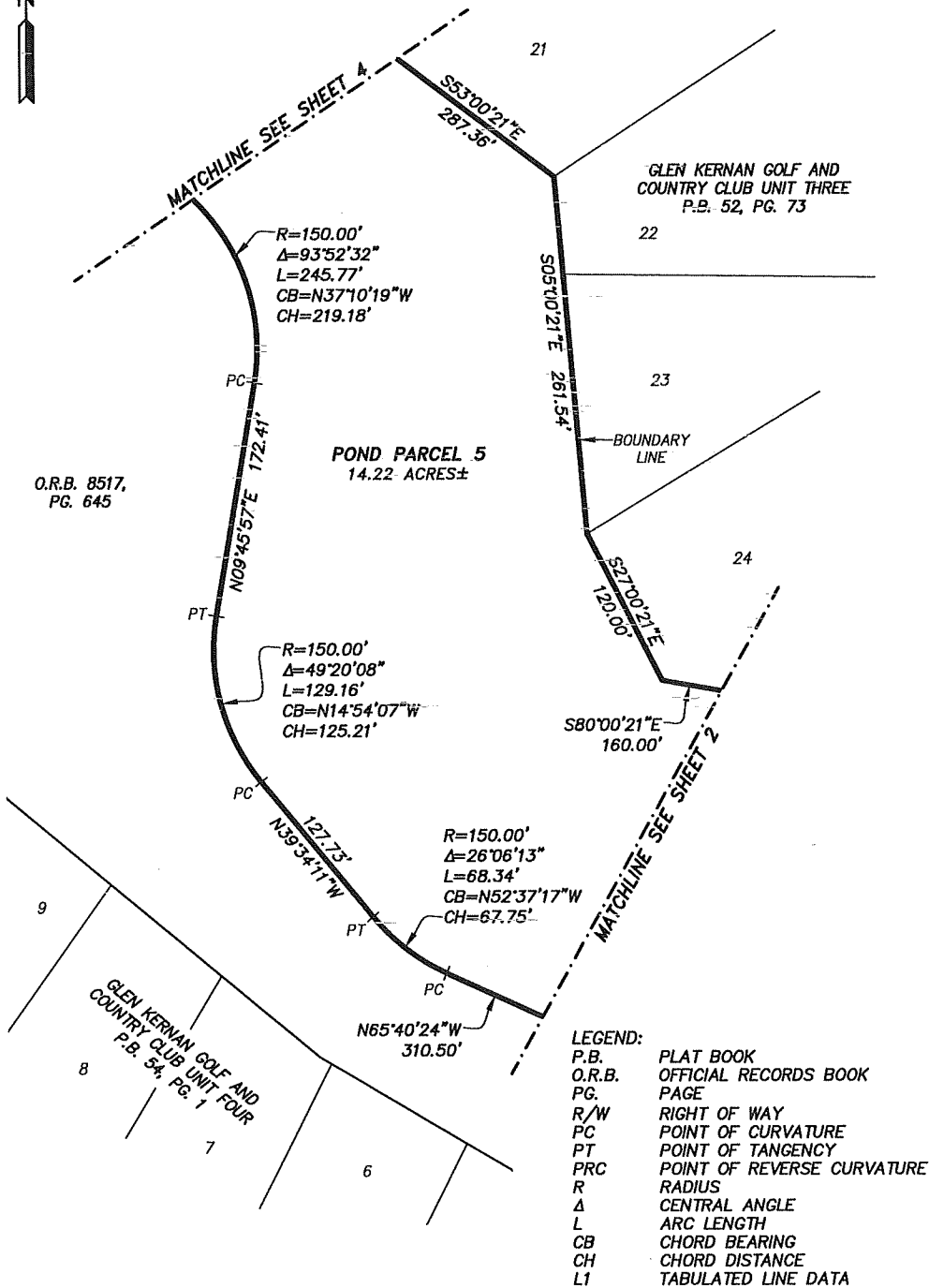
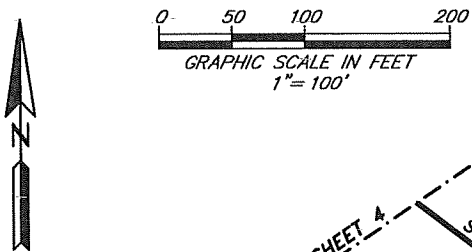
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  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - $\Delta$  CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - L1 TABULATED LINE DATA



SHEET 2 OF 5  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

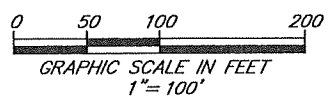
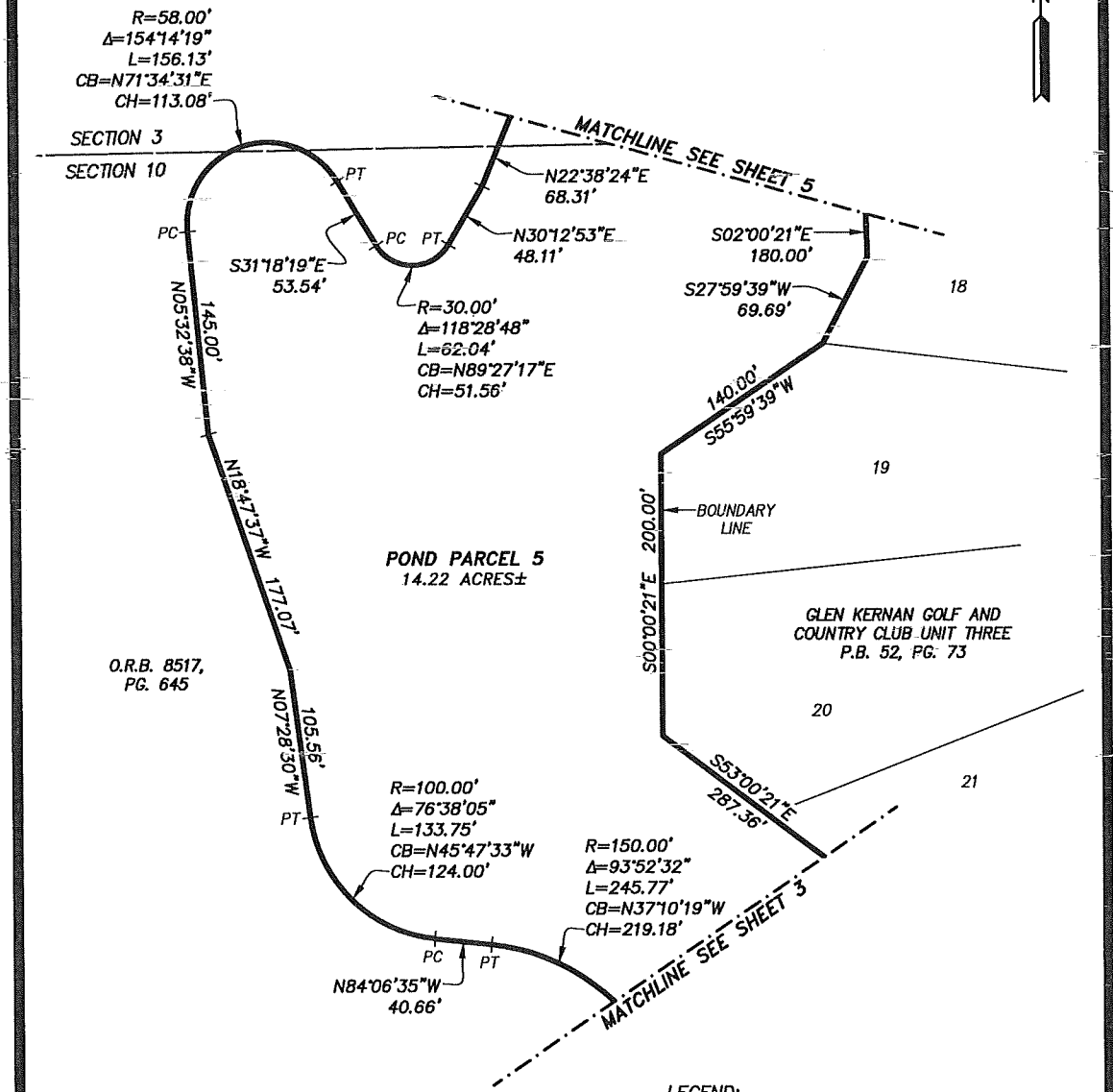
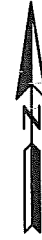
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SHEET 3 OF 5  
 SEE SHEET 1 FOR GENERAL NOTES.

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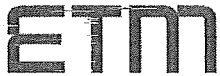


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SHEET 4 OF 5  
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January 3, 2024  
Page 1 of 3

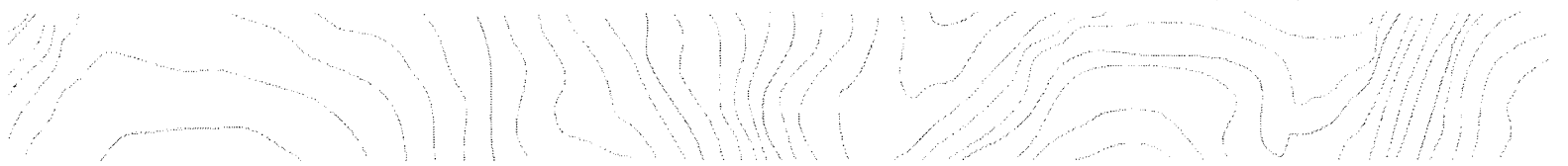
Work Order No. 23-439.00  
File No. 129H-32.00J

### Pond Parcel 6

A portion of Sections 4, 9, and 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Lot 1, as depicted on Glen Kernan Golf and Country Club Unit Eight, recorded in Plat Book 55, page 43, of said current Public Records; thence North  $43^{\circ}53'03''$  West, along the Westerly line of said Lot 1, a distance of 151.28 feet to the Northwestern corner thereof, said corner also being the Southwesterly corner of Lot 2 of said Glen Kernan Golf and Country Club Unit Eight; thence North  $28^{\circ}13'04''$  West, along the Westerly line of said Lot 2, a distance of 13.82 feet; thence South  $46^{\circ}18'41''$  West, departing said Westerly line, 282.84 feet to the Point of Beginning.

From said Point of Beginning, thence South  $18^{\circ}38'36''$  West, 56.62 feet to the point of curvature of a curve concave Northeasterly having a radius of 110.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $88^{\circ}48'23''$ , an arc length of 170.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $25^{\circ}45'35''$  East, 153.93 feet; thence South  $70^{\circ}09'47''$  East, 143.14 feet; thence South  $56^{\circ}07'34''$  East, 90.09 feet to the point of curvature of a curve concave Northerly having a radius of 75.00 feet; thence Easterly along the arc of said curve, through a central angle of  $23^{\circ}57'46''$ , an arc length of 31.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $68^{\circ}06'27''$  East, 31.14 feet; thence South  $80^{\circ}05'21''$  East, 109.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 150.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $97^{\circ}13'50''$ , an arc length of 254.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $31^{\circ}28'25''$  East, 225.09 feet; thence South  $17^{\circ}08'30''$  West, 28.98 feet; thence South  $50^{\circ}04'34''$  West, 105.65 feet to the point of curvature of a curve concave Northerly having a radius of 75.00 feet; thence Westerly along the arc of said curve, through a central angle of  $54^{\circ}13'23''$ , an arc length of 70.98 feet to the point of tangency of said curve, said point lying on the Easterly Prolongation of the Northerly line of those lands described and recorded in Official Records Book 20853, page 1592 of said current Public Records, said arc being subtended by a chord bearing and distance of South  $77^{\circ}11'15''$  West, 68.36 feet; thence North  $75^{\circ}42'04''$  West, along said Easterly Prolongation and along said Northerly line, and along the Northerly line of those lands described and recorded in Official Records Book 19865, page 434, of said current Public Records, a distance of 322.41 feet to the Northwestern corner of last said lands, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 18246, page 87, of said current Public Records; thence North  $80^{\circ}49'34''$  West, along the Northerly line of said Official Records Book 18246, page 87, and along its Westerly prolongation, 181.30 feet to the point of curvature of a curve concave Northeasterly having a radius of 100.00 feet;



January 3, 2024  
Page 2 of 3

Work Order No. 23-439.00  
File No. 129H-32.00J

**Pond Parcel 6 (continued)**

thence Northwesterly along the arc of said curve, through a central angle of  $57^{\circ}03'05''$ , an arc length of 99.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $52^{\circ}18'01''$  West, 95.51 feet; thence North  $23^{\circ}46'29''$  West, 168.06 feet to the point of curvature of a curve concave Easterly having a radius of 150.00 feet; thence Northerly along the arc of said curve, through a central angle of  $31^{\circ}23'53''$ , an arc length of 82.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $08^{\circ}04'32''$  West, 81.18 feet; thence North  $07^{\circ}37'24''$  East, 110.14 feet to the point of curvature of a curve concave Westerly having a radius of 30.00 feet; thence Northerly along the arc of said curve, through a central angle of  $40^{\circ}26'30''$ , an arc length of 21.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $12^{\circ}35'51''$  West, 20.74 feet; thence North  $32^{\circ}49'06''$  West, 163.19 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $49^{\circ}09'04''$ , an arc length of 42.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $57^{\circ}23'38''$  West, 41.59 feet; thence North  $81^{\circ}58'10''$  West, 95.46 feet to the point of curvature of a curve concave Northeasterly having a radius of 150.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $41^{\circ}32'31''$ , an arc length of 108.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $61^{\circ}11'55''$  West, 106.39 feet; thence North  $40^{\circ}25'39''$  West, 214.84 feet to the point of curvature of a curve concave Easterly having a radius of 115.00 feet; thence Northerly along the arc of said curve, through a central angle of  $64^{\circ}33'26''$ , an arc length of 129.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $08^{\circ}08'56''$  West, 122.83 feet; thence North  $24^{\circ}07'47''$  East, 50.26 feet to the point of curvature of a curve concave Westerly having a radius of 68.00 feet; thence Northerly along the arc of said curve, through a central angle of  $69^{\circ}04'47''$ , an arc length of 81.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $10^{\circ}24'36''$  West, 77.11 feet; thence North  $44^{\circ}57'00''$  West, 107.80 feet to the point of curvature of a curve concave Easterly having a radius of 30.00 feet; thence Northerly along the arc of said curve, through a central angle of  $56^{\circ}05'52''$ , an arc length of 29.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $16^{\circ}54'04''$  West, 28.21 feet; thence North  $11^{\circ}08'52''$  East, 181.77 feet to the point of curvature of a curve concave Westerly having a radius of 90.00 feet; thence Northerly along the arc of said curve, through a central angle of  $45^{\circ}29'40''$ , an arc length of 71.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $11^{\circ}35'59''$  West, 69.60 feet; thence North  $34^{\circ}20'49''$  West, 134.55 feet to the point of curvature of a curve concave Easterly having a radius of 130.00 feet; thence Northerly along the arc of said curve, through a central angle of  $88^{\circ}46'36''$ , an arc length of 201.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $10^{\circ}02'29''$  East, 181.87 feet; thence North  $54^{\circ}25'47''$  East, 204.80 feet; thence North  $67^{\circ}10'03''$  East, 122.90 feet to the point of curvature of a curve concave Southerly having a radius of 90.00 feet; thence Easterly along the arc of said curve, through a central angle of  $83^{\circ}57'59''$ , an arc length of 131.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $70^{\circ}50'58''$  East, 120.40 feet; thence South  $28^{\circ}51'58''$  East, 70.56 feet to the point of curvature of a curve concave Northeasterly having a radius of 115.00 feet; thence Southeasterly along the arc of said curve, through a central angle of

January 3, 2024  
Page 3 of 3

Work Order No. 23-439.00  
File No. 129H-32.00J

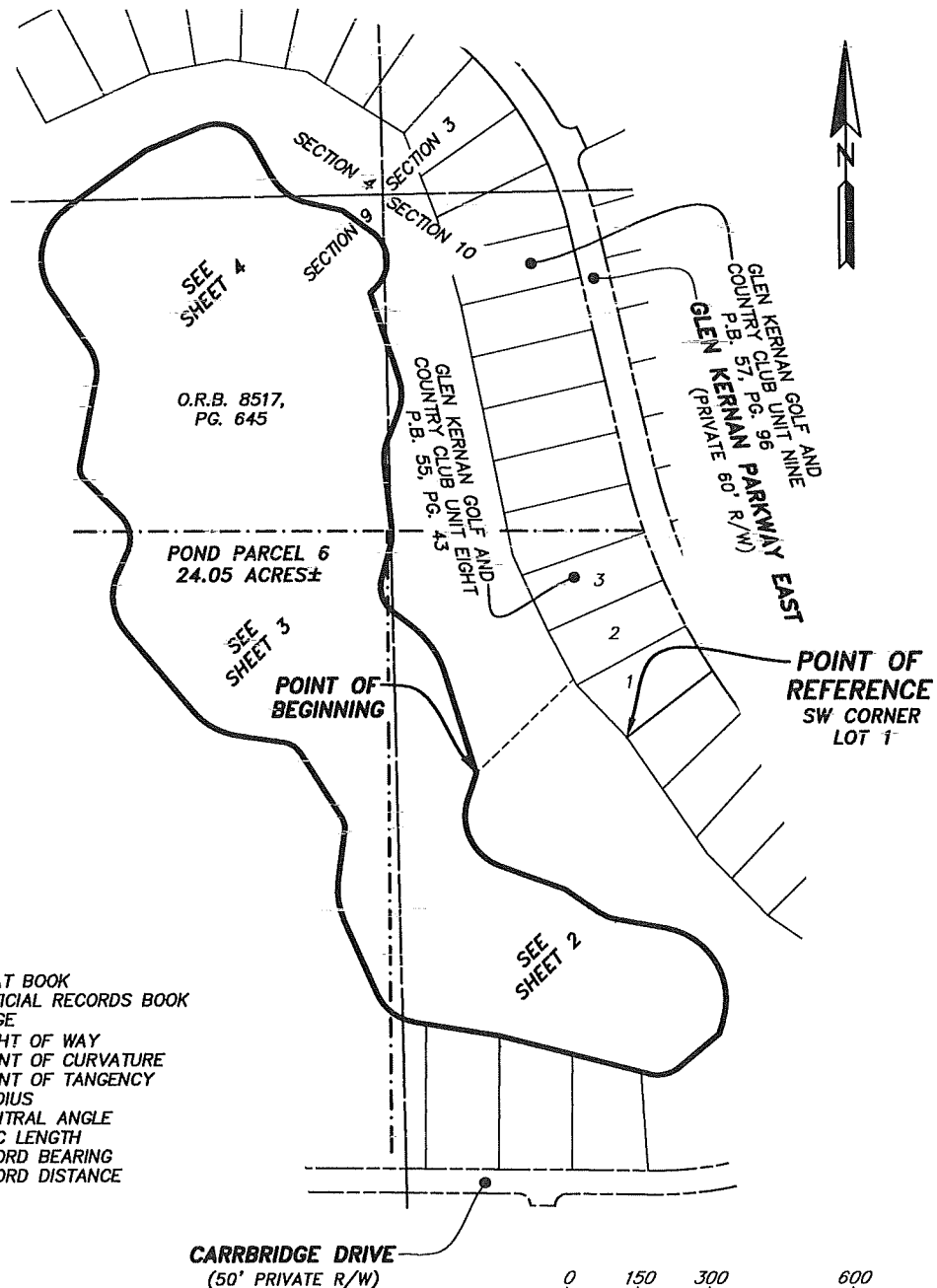
**Pond Parcel 6 (continued)**

49°00'47", an arc length of 98.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 53°22'22" East, 95.40 feet; thence South 77°52'45" East, 73.78 feet; thence South 54°02'18" East, 76.32 feet to the point of curvature of a curve concave Westerly having a radius of 75.00 feet; thence Southerly along the arc of said curve, through a central angle of 100°37'50", an arc length of 131.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 03°43'23" East, 115.44 feet; thence South 46°35'32" West, 16.89 feet; thence South 17°33'56" East, 72.83 feet; thence South 18°48'46" East, 111.24 feet to the point of curvature of a curve concave Westerly having a radius of 110.00 feet; thence Southerly along the arc of said curve, through a central angle of 41°02'19", an arc length of 78.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 01°42'24" West, 77.11 feet; thence South 22°13'33" West, 54.86 feet to the point of curvature of a curve concave Easterly having a radius of 110.00 feet; thence Southerly along the arc of said curve, through a central angle of 28°13'13", an arc length of 54.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 08°06'57" West, 53.63 feet; thence South 05°59'40" East, 134.27 feet to the point of curvature of a curve concave Westerly having a radius of 110.00 feet; thence Southerly along the arc of said curve, through a central angle of 21°30'53", an arc length of 41.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 04°45'47" West, 41.06 feet; thence South 15°31'13" West, 66.19 feet to the point of curvature of a curve concave Easterly having a radius of 65.00 feet; thence Southerly along the arc of said curve, through a central angle of 68°19'50", an arc length of 77.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 18°38'42" East, 73.01 feet; thence South 52°48'37" East, 47.49 feet to the point of curvature of a curve concave Southwesterly having a radius of 200.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 35°44'50", an arc length of 124.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 34°56'12" East, 122.77 feet; thence South 17°03'48" East, 215.84 feet to the Point of Beginning.

Containing 24.05 acres, more or less.

### SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 4, 9, AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:**
- P.B. PLAT BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE WESTERLY LINE OF GLEN KERNAN GOLF AND COUNTRY CLUB UNIT EIGHT AS BEING NORTH 43°53'11" WEST.

SHEET 1 OF 4

**ETM**  
SURVEYING & MAPPING

14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258

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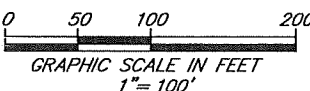
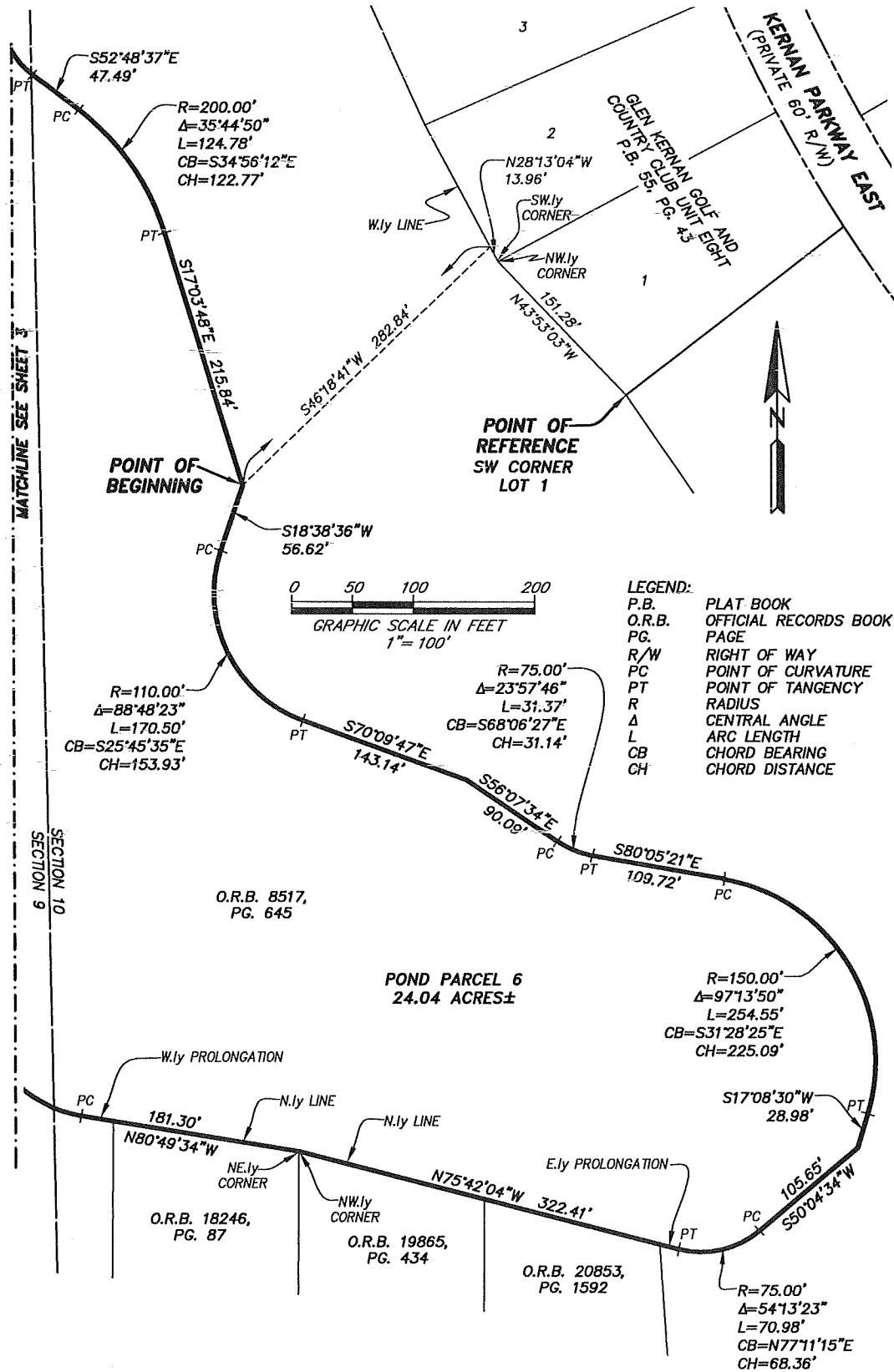


Digitally signed  
by Gilmore C  
Colyer III

SCALE: 1"=300'  
DATE: JANUARY 3, 2024

G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

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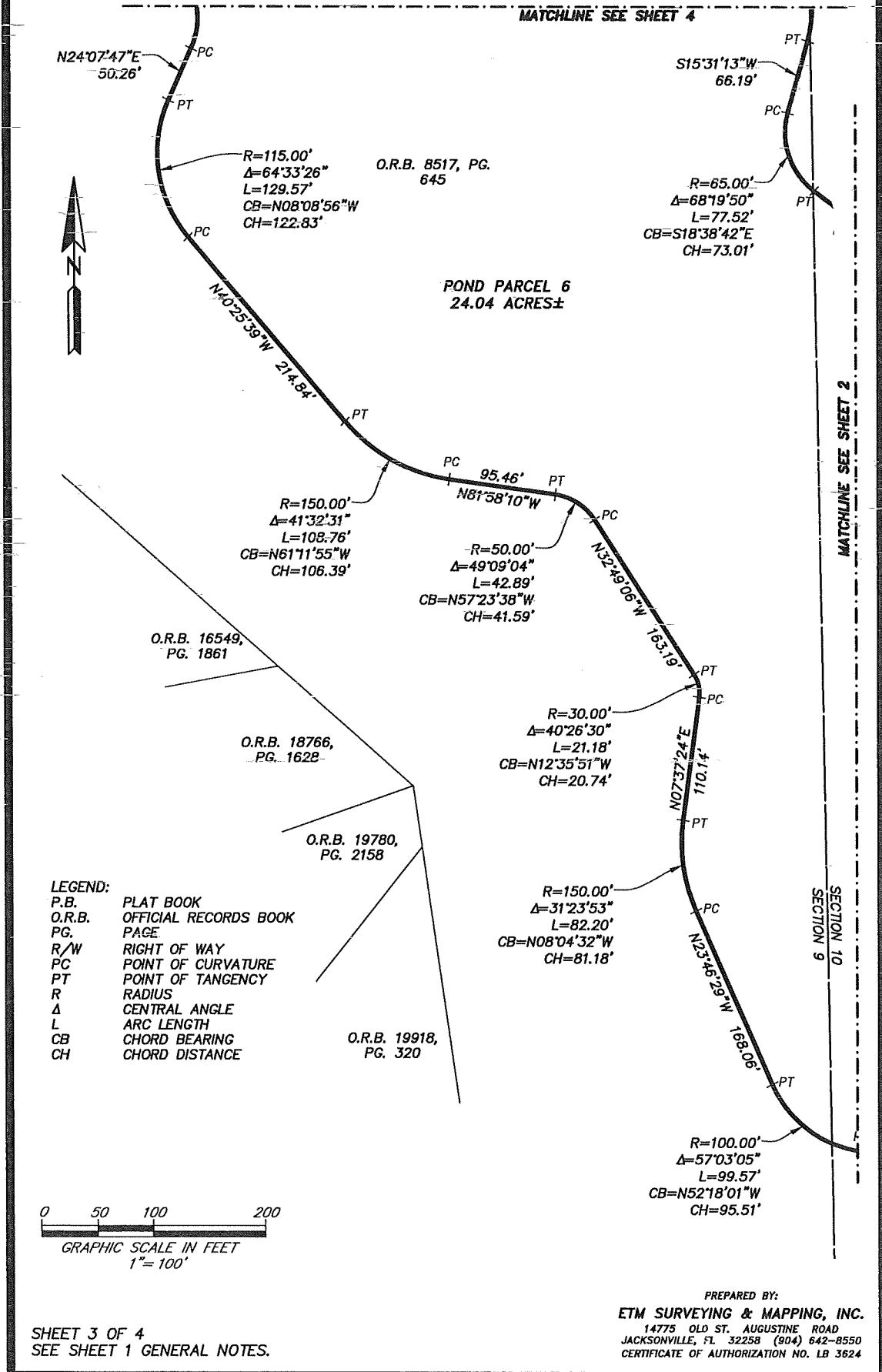


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SHEET 2 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

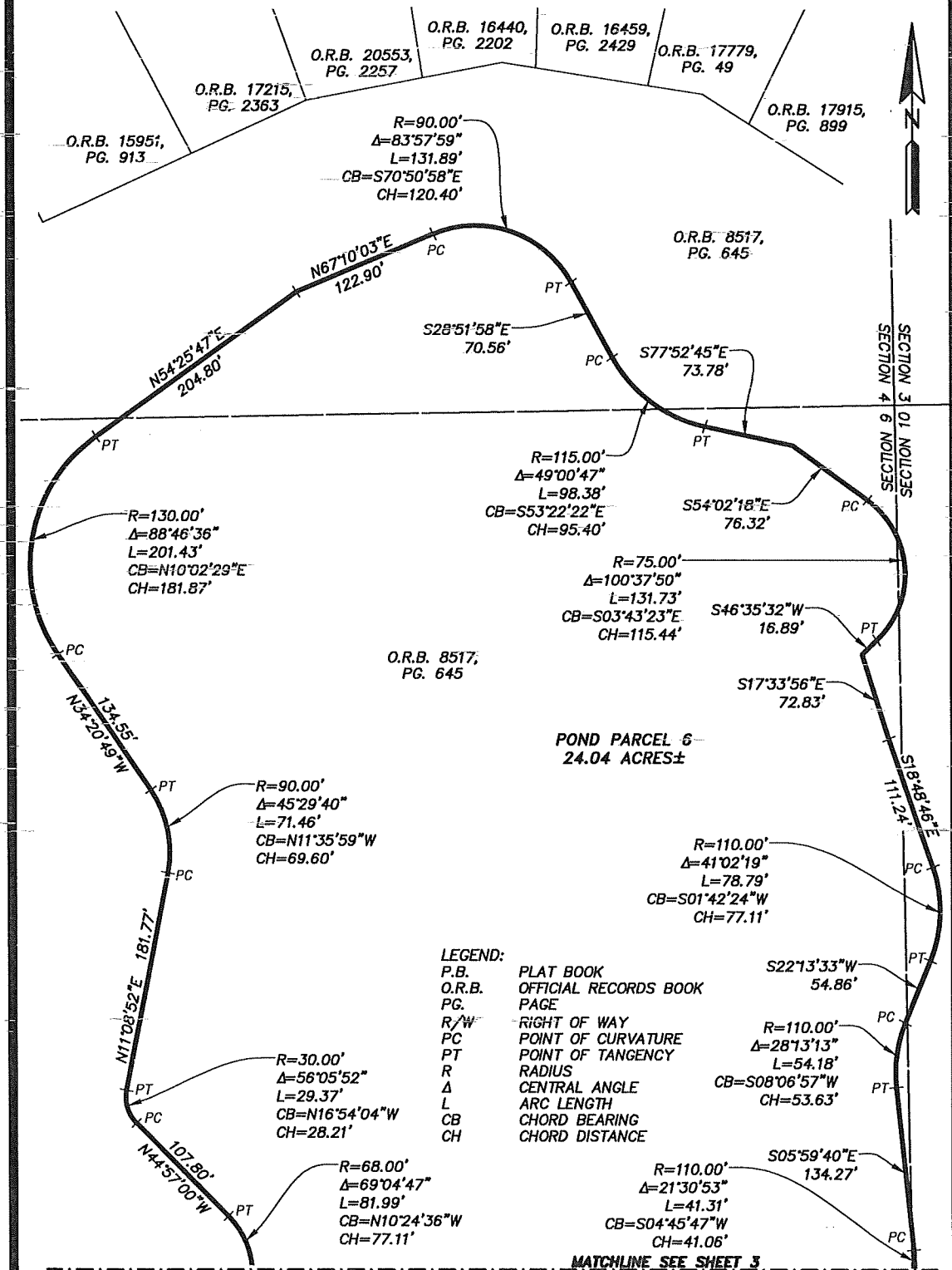
PREPARED BY:  
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14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 4, 9, AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



SHEET 3 OF 4  
SEE SHEET 1 GENERAL NOTES.

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SHEET 4 OF 4  
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**EXHIBIT "B"**  
**GCC ANNEXED PROPERTY**

Revised January 3, 2024.  
December 4, 2023

Work Order No. 23-439.00  
File No. 129H-32.00A

### Glen Kernan Parcel 1

A portion of Sections 3 and 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southerly most corner of Lot 21, as depicted on Glen Kernan Golf and Country Club Unit One, recorded in Plat Book 51, page 2, of said current Public Records; thence along the boundary line of said Glen Kernan Golf and Country Club Unit One, the following 5 courses: Course 1, thence North 46°32'42" East, 180.00 feet; Course 2, thence North 16°02'13" West, 141.15 feet; Course 3, thence North 35°21'20" West, 352.09 feet; Course 4, thence North 15°18'37" West, 869.87 feet; Course 5, thence North 49°55'39" West, 186.19 feet to the Northerly most corner of said Glen Kernan Golf and Country Club Unit One, said corner lying on the boundary line of Glen Kernan Golf and Country Club Unit Three, as recorded in Plat Book 52, page 73, of said current Public Records; thence along the boundary line of said Glen Kernan Golf and Country Club Unit Three the following 28 courses: Course 1, thence North 51°00'33" East, 19.88 feet; Course 2, thence South 49°56'23" East, 189.15 feet; Course 3, thence North 58°17'10" East, 262.26 feet; Course 4, thence North 28°42'30" East, 170.03 feet; Course 5, thence North 03°51'33" East, 498.27 feet; Course 6, thence North 18°21'28" West, 246.64 feet; Course 7, thence North 54°06'55" West, 696.66 feet; Course 8, thence North 19°43'53" West, 564.65 feet; Course 9, thence South 58°59'39" West, 69.76 feet; Course 10, thence South 75°59'39" West, 105.00 feet; Course 11, thence South 88°59'39" West, 138.00 feet; Course 12, thence South 02°00'21" East, 180.00 feet; Course 13, thence South 27°59'39" West, 69.69 feet; Course 14, thence South 55°59'39" West, 140.00 feet; Course 15, thence South 00°00'21" East, 200.00 feet; Course 16, thence South 53°00'21" East, 287.36 feet; Course 17, thence South 05°00'21" East, 261.54 feet; Course 18, thence South 27°00'21" East, 120.00 feet; Course 19, thence South 80°00'21" East, 160.00 feet; Course 20, thence North 61°59'39" East, 200.00 feet; Course 21, thence South 77°00'21" East, 88.61 feet; Course 22, thence South 37°00'21" East, 150.00 feet; Course 23, thence South 72°59'39" West, 200.00 feet; Course 24, thence South 39°59'39" West, 231.01 feet; Course 25, thence South 47°40'38" East, 174.17 feet; Course 26, thence South 39°38'48" West, 109.50 feet; Course 27, thence South 53°33'24" East, 276.19 feet; Course 28, thence South 51°01'40" West, 20.58 feet to a point lying on the boundary line of Glen Kernan Golf and Country Club Unit Four, as recorded in Plat Book 54, page 1, of said current Public Records; thence along said boundary line of Glen Kernan Golf and Country Club Unit Four the following 7 courses: Course 1, thence North 53°34'28" West, departing said boundary line of Glen Kernan Golf and Country Club Unit Three, 272.10 feet; Course 2, thence South 34°23'47" West, 208.19 feet to a point on a non-tangent curve concave Southwesterly having a radius of 780.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of 00°44'39", an arc length of 10.13 feet to the point of tangency of said curve, said arc being

subtended by a chord bearing and distance of North  $62^{\circ}39'06''$  West, 10.13 feet; Course 4, thence North  $63^{\circ}01'25''$  West, 39.87 feet; Course 5, thence North  $26^{\circ}58'35''$  East, 189.96 feet; Course 6, thence North  $59^{\circ}36'03''$  West, 457.84 feet; Course 7, thence North  $50^{\circ}26'20''$  West, 302.17 feet to the Northerly most corner of said Glen Kernan Golf and Country Club Unit Four, said corner also being the Easterly most corner of Glen Kernan Golf and Country Club Unit Five, as recorded in Plat Book 54, page 2, of said current Public Records; thence along the boundary line of said Glen Kernan Golf and Country Club Unit Five the following 3 courses: Course 1, thence North  $49^{\circ}49'16''$  West, 303.86 feet; Course 2, thence North  $16^{\circ}20'32''$  West, 111.86 feet; Course 3, thence North  $09^{\circ}52'42''$  West, 420.58 feet; thence North  $03^{\circ}26'44''$  West, continuing along said boundary line and along the Easterly line of those lands described and recorded in Official Records Book 11407, page 253, of said current Public Records, a distance of 355.57 feet to the Northeasterly corner of last said lands, said corner lying on the Southerly line of Glen Kernan Golf and Country Club Unit Ten, as recorded in Plat Book 56, page 70, of said current Public Records; thence North  $77^{\circ}42'22''$  East, along said Southerly line of Glen Kernan Golf and Country Club Unit Ten, a distance of 9.44 feet to the Southeasterly corner of last said lands, said corner also being the Southerly most corner of Glen Kernan Golf and Country Club Unit Eleven, as recorded in Plat Book 57, page 84, of said current Public Records; thence North  $39^{\circ}23'33''$  East, along the Southeasterly line of said Glen Kernan Golf and Country Club Unit Eleven and along the Southerly line of Glen Kernan Golf and Country Club Unit Twelve, as recorded in Plat Book 56, page 79, of said current Public Records, a distance of 608.34 feet; thence South  $87^{\circ}14'14''$  East, continuing along last said Southerly line and along the Southerly line of Glen Kernan Golf and Country Club Unit Thirteen, as recorded in Plat Book 58, page 21, of said current Public Records, a distance of 547.74 feet; thence South  $60^{\circ}19'49''$  East, continuing along last said Southerly line and along the Southerly line of Glen Kernan Golf and Country Club Unit Fourteen, as recorded in Plat Book 56, page 80, of said current Public Records, a distance of 169.63 feet; thence North  $33^{\circ}22'33''$  East, continuing along last said Southerly line, 105.30 feet to a point lying on the Easterly line of said Official Records Book 8517, page 645, of said current Public Records; thence South  $16^{\circ}29'57''$  East, departing said Southerly line of Glen Kernan Golf and Country Club Unit Fourteen, and along last said Easterly line, 80.59 feet; thence North  $73^{\circ}10'43''$  East, continuing along said Easterly line, 101.86 feet to a point lying on the boundary line of Glen Kernan Golf and Country Club Unit Two, as recorded in Plat Book 51, page 85, of said current Public Records; thence along said boundary line the following 10 courses: Course 1, thence South  $41^{\circ}04'03''$  West, departing said Easterly line, 122.08 feet; Course 2, thence South  $13^{\circ}50'27''$  East, 45.00 feet; Course 3, thence South  $28^{\circ}20'41''$  East, 489.19 feet; Course 4, thence South  $52^{\circ}34'48''$  East, 566.69 feet; Course 5, thence South  $39^{\circ}40'38''$  East, 111.85 feet; Course 6, thence South  $13^{\circ}31'23''$  East, 196.74 feet; Course 7, thence South  $07^{\circ}09'53''$  East, 790.51 feet; Course 8, thence South  $19^{\circ}34'25''$  West, 320.42 feet; Course 9, thence South  $02^{\circ}03'47''$  West, 307.20 feet; Course 10, thence South  $27^{\circ}03'48''$  East, 350.74 feet to the Southwesterly corner of last said lands, said corner lying on the boundary line of said Glen Kernan Golf and Country Club Unit One; thence South  $26^{\circ}08'40''$  East, along last said boundary line, 126.83 feet; thence South  $15^{\circ}53'53''$  East, continuing along said boundary line, 346.39 feet to the Northerly corner of those lands described and recorded in Official Records Book 9255, page 498 of said current Public Records; thence South  $04^{\circ}10'28''$  East, departing said boundary line and along the Westerly line of said Official Records Book 9255, page 498, a distance of 118.25 feet to the Southerly corner of last said lands, said corner lying on said boundary line of Glen Kernan Golf and Country Club Unit One; thence South  $19^{\circ}15'29''$  West, along last said boundary line, 461.61 feet to a point on a non-tangent curve concave Northeasterly

having a radius of 1470.00 feet; thence Northwesterly continuing along said boundary line and along the arc of said curve; through a central angle of  $17^{\circ}15'00''$ , an arc length of 442.57 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $52^{\circ}04'48''$  West, 440.90 feet.

Less and except the following described lands:

#### Pond Parcel 4

A portion of Section 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southerly most corner of Lot 21, as depicted on Glen Kernan Golf and Country Club Unit One, recorded in Plat Book 51, page 2, of said current Public Records; thence Northerly along the boundary line of said Glen Kernan Golf and Country Club Unit One the following 3 courses: Course 1, thence North  $46^{\circ}32'42''$  East, 180.00 feet; Course 2, thence North  $16^{\circ}02'13''$  West, 141.15 feet; Course 3, thence North  $35^{\circ}21'20''$  West, 191.83 feet; thence North  $20^{\circ}04'02''$  East, departing said boundary line, 69.63 feet to the point of curvature of a curve concave Southeasterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $60^{\circ}40'47''$ , an arc length of 52.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $50^{\circ}24'25''$  East, 50.51 feet; thence North  $80^{\circ}44'49''$  East, 40.67 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $70^{\circ}07'49''$ , an arc length of 61.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}40'55''$  East, 57.45 feet; thence North  $10^{\circ}37'00''$  East, 41.11 feet to the point of curvature of a curve concave Southeasterly having a radius of 60.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $61^{\circ}13'38''$ , an arc length of 64.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $41^{\circ}13'49''$  East, 61.11 feet; thence North  $71^{\circ}50'39''$  East, 15.63 feet to the point of curvature of a curve concave Westerly having a radius of 33.00 feet; thence Northerly along the arc of said curve, through a central angle of  $127^{\circ}04'12''$ , an arc length of 73.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $08^{\circ}18'33''$  East, 59.08 feet; thence North  $55^{\circ}13'33''$  West, 93.58 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $46^{\circ}52'47''$ , an arc length of 40.91 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $31^{\circ}47'10''$  West, 39.78 feet; thence North  $08^{\circ}20'46''$  West, 76.64 feet; thence North  $16^{\circ}52'11''$  West, 63.48 feet; thence North  $40^{\circ}24'39''$  West, 73.42 feet to the point of curvature of a curve concave Easterly having a radius of 55.00 feet; thence Northerly along the arc of said curve, through a central angle of  $65^{\circ}21'39''$ , an arc length of 62.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}43'50''$  West, 59.39 feet; thence North  $24^{\circ}57'00''$  East, 29.95 feet; thence North  $04^{\circ}27'43''$  West, 70.11 feet; thence North  $31^{\circ}19'34''$  West, 20.31 feet; thence North  $01^{\circ}12'56''$  West, 71.84 feet to a point on a non-tangent curve concave Southerly having a radius of 124.99 feet; thence Easterly along the arc of said curve, through a central angle of

93°14'38", an arc length of 203.40 feet to a point lying on the boundary line of Glen Kernan Golf and Country Club Unit Two, as recorded in Plat Book 51, page 85, of said current Public Records, said arc being subtended by a chord bearing and distance of North 83°49'44" East, 181.69 feet; thence South 02°03'47" West, along said boundary line and along a non-tangent line, 212.21 feet; thence South 27°03'48" East, continuing along said boundary line, 350.74 feet to the Southwesterly corner thereof, said corner lying on said boundary line of Glen Kernan Golf and Country Club Unit One; thence South 26°08'40" East, along said boundary line, 126.83 feet; thence South 36°52'21" West, departing said boundary line, 27.90 feet to the point of curvature of a curve concave Northerly having a radius of 50.00 feet; thence Westerly along the arc of said curve, through a central angle of 81°46'27", an arc length of 71.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°45'34" West, 65.46 feet; thence North 61°21'12" West, 50.89 feet; thence North 76°16'51" West, 27.49 feet; thence North 63°22'15" West, 22.85 feet to the point of curvature of a curve concave Southeasterly having a radius of 28.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 112°40'00", an arc length of 55.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 60°17'45" West, 46.61 feet; thence South 03°57'45" West, 16.74 feet; thence South 20°22'25" East, 41.59 feet; thence South 09°49'15" East, 47.48 feet; thence South 03°22'26" East, 76.64 feet; thence South 29°49'58" East, 104.80 feet to the point of curvature of a curve concave Westerly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 61°26'12", an arc length of 32.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00°53'08" West, 30.65 feet; thence South 31°36'14" West, 21.76 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 78°48'34", an arc length of 68.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 07°48'03" East, 63.48 feet; thence South 06°34'17" East, along a non-tangent line, 29.17 feet; thence South 41°28'23" East, 14.45 feet; thence South 65°23'01" East, 19.07 feet; thence South 04°54'32" West, 3.09 feet to the point of curvature of a curve concave Northwesterly having a radius of 100.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 39°44'52", an arc length of 69.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 24°46'58" West, 67.99 feet; thence South 43°25'39" West, along a non-tangent line, 48.82 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 39°34'01", an arc length of 17.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 23°38'39" West, 16.92 feet; thence South 03°51'38" West, 35.14 feet to the point of curvature of a curve concave Easterly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 39°31'14", an arc length of 20.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 15°53'59" East, 20.29 feet; thence South 35°39'35" East, 36.52 feet; thence South 53°39'29" East, 65.08 feet; thence North 82°41'51" East, 9.68 feet to a point on a non-tangent curve concave Westerly having a radius of 55.00 feet; thence Southerly along the arc of said curve, through a central angle of 132°37'01", an arc length of 127.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 05°29'03" West, 100.73 feet; thence South 71°47'33" West, 76.00 feet to a point lying on said boundary line of Glen Kernan Golf and Country Club Unit One; thence Northwesterly, along said boundary line and along the arc of a non-tangent curve concave Northeasterly having a radius

of 1470.00 feet, through a central angle of  $11^{\circ}33'27''$ ; an arc length of 296.53 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $49^{\circ}14'02''$  West, 296.02 feet.

#### Pond Parcel 5

A portion of Sections 3 and 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Westerly most corner of Lot 35, as depicted on Glen Kernan Golf and Country Club Unit Three, recorded in Plat Book 52, page 73, of said current Public Records; thence South  $56^{\circ}12'23''$  West, 57.60 feet; thence North  $65^{\circ}40'24''$  West, 310.50 feet to the point of curvature of a curve concave Northeasterly having a radius of 150.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $26^{\circ}06'13''$ , an arc length of 68.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $52^{\circ}37'17''$  West, 67.75 feet; thence North  $39^{\circ}34'11''$  West, 127.73 feet to the point of curvature of a curve concave Easterly having a radius of 150.00 feet; thence Northerly along the arc of said curve, through a central angle of  $49^{\circ}20'08''$ , an arc length of 129.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $14^{\circ}54'07''$  West, 125.21 feet; thence North  $09^{\circ}45'57''$  East, 172.41 feet to the point of curvature of a curve concave Southwesterly having a radius of 150.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $93^{\circ}52'32''$ , an arc length of 245.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $37^{\circ}10'19''$  West, 219.18 feet; thence North  $84^{\circ}06'35''$  West, 40.66 feet to the point of curvature of a curve concave Northeasterly having a radius of 100.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $76^{\circ}38'05''$ , an arc length of 133.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}47'33''$  West, 124.00 feet; thence North  $07^{\circ}28'30''$  West, 105.56 feet; thence North  $18^{\circ}47'37''$  West, 177.07 feet; thence North  $05^{\circ}32'38''$  West, 145.00 feet to the point of curvature of a curve concave Southerly having a radius of 58.00 feet; thence Easterly along the arc of said curve, through a central angle of  $154^{\circ}14'19''$ , an arc length of 156.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $71^{\circ}34'31''$  East, 113.08 feet; thence South  $31^{\circ}18'19''$  East, 53.54 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence Easterly along the arc of said curve, through a central angle of  $118^{\circ}28'48''$ , an arc length of 62.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $89^{\circ}27'17''$  East, 51.56 feet; thence North  $30^{\circ}12'53''$  East, 48.11 feet; thence North  $22^{\circ}38'24''$  East, 68.31 feet to the point of curvature of a curve concave Westerly having a radius of 60.00 feet; thence Northerly along the arc of said curve, through a central angle of  $69^{\circ}51'40''$ , an arc length of 73.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $12^{\circ}17'26''$  West, 68.71 feet; thence North  $47^{\circ}13'16''$  West, 42.89 feet to the point of curvature of a curve concave Easterly having a radius of 70.00 feet; thence Northerly along the arc of said curve, through a central angle of  $111^{\circ}27'53''$ , an arc length of 136.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $08^{\circ}30'41''$  East, 115.70 feet; thence North  $64^{\circ}14'37''$  East, 16.58 feet; thence North  $34^{\circ}19'21''$  East, 18.87 feet to the point of

curvature of a curve concave Southeasterly having a radius of 35.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $45^{\circ}55'04''$ , an arc length of 28.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $57^{\circ}16'53''$  East, 27.30 feet; thence North  $80^{\circ}14'24''$  East, 18.60 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $44^{\circ}56'17''$ , an arc length of 19.61 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $57^{\circ}46'16''$  East, 19.11 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 130.00 feet, through a central angle of  $68^{\circ}44'57''$ , an arc length of 155.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $69^{\circ}40'36''$  East, 146.80 feet; thence South  $75^{\circ}56'56''$  East, 84.24 feet; thence South  $11^{\circ}46'48''$  East, 20.06 feet; thence South  $44^{\circ}54'06''$  East, 14.44 feet; thence South  $86^{\circ}15'38''$  East, 10.36 feet; thence North  $78^{\circ}48'39''$  East, 9.55 feet; thence South  $73^{\circ}00'12''$  East, 19.23 feet; thence North  $88^{\circ}02'23''$  East, 15.01 feet; thence South  $76^{\circ}24'16''$  East, 10.13 feet; thence South  $54^{\circ}15'05''$  East, 23.86 feet; thence South  $86^{\circ}14'28''$  East, 30.10 feet; thence North  $79^{\circ}28'01''$  East, 19.96 feet; thence North  $67^{\circ}07'06''$  East, 10.01 feet; thence North  $53^{\circ}07'12''$  East, 5.08 feet; thence North  $66^{\circ}16'04''$  East, 15.54 feet; thence North  $79^{\circ}12'01''$  East, 9.53 feet; thence South  $85^{\circ}17'15''$  East, 9.06 feet; thence North  $39^{\circ}56'52''$  East, 13.24 feet; thence North  $84^{\circ}48'22''$  East, 23.24 feet to the point of curvature of a curve concave Westerly having a radius of 85.00 feet; thence Southerly along the arc of said curve, through a central angle of  $148^{\circ}42'09''$ , an arc length of 220.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $20^{\circ}50'34''$  East, 163.70 feet; thence South  $53^{\circ}30'30''$  West, 8.34 feet to a point lying on the boundary line of said Glen Kernan Golf and Country Club Unit Three; thence Southerly along said boundary line the following 17 courses: Course 1, thence North  $19^{\circ}43'53''$  West, 18.38 feet; Course 2, thence South  $58^{\circ}59'39''$  West, 69.76 feet; Course 3, thence South  $75^{\circ}59'39''$  West, 105.00 feet; Course 4, thence South  $88^{\circ}59'39''$  West, 138.00 feet; Course 5, thence South  $02^{\circ}00'21''$  East, 180.00 feet; Course 6, thence South  $27^{\circ}59'39''$  West, 69.69 feet; Course 7, thence South  $55^{\circ}59'39''$  West, 140.00 feet; Course 8, thence South  $00^{\circ}00'21''$  East, 200.00 feet; Course 9, thence South  $53^{\circ}00'21''$  East, 287.36 feet; Course 10, thence South  $05^{\circ}00'21''$  East, 261.54 feet; Course 11, thence South  $27^{\circ}00'21''$  East, 120.00 feet; Course 12, thence South  $80^{\circ}00'21''$  East, 160.00 feet; Course 13, thence North  $61^{\circ}59'39''$  East, 200.00 feet; Course 14, thence South  $77^{\circ}00'21''$  East, 88.61 feet; Course 15, thence South  $37^{\circ}00'21''$  East, 150.00 feet; Course 16, thence South  $72^{\circ}59'39''$  West, 200.00 feet; Course 17, thence South  $39^{\circ}59'39''$  West, 231.01 feet to the Point of Beginning.

Less all exceptions containing 42.43 acres, more or less.

December 4, 2023

Work Order No. 23-439.00

File No. 129H-32.00B

Glen Kernan – Parcel 2

A portion of Sections 9 and 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of the Southerly terminus of Hunterston Lane, a private 50 foot right of way as depicted on Glen Kernan Golf and Country Club Unit 26 Hunterston Lane, recorded in Plat Book 70, page 187, of said current Public Records; said corner also being the Southwest corner of those lands described and recorded in Official Records Book 19758, page 2064, of said current Public Records; thence North  $75^{\circ}41'54''$  East, along the Southerly line of said Official Records Book 19758, page 2064, a distance of 199.37 feet to the Southeast corner thereof and the Point of Beginning.

From said Point of Beginning, thence continue North  $75^{\circ}41'54''$  East, along the Easterly prolongation of said Southerly line of Official Records Book 19758, page 2064, a distance of 28.53 feet to a point on a non-tangent curve concave Easterly having a radius of 225.00 feet; thence Southerly along the arc of said curve, through a central angle of  $25^{\circ}30'03''$ , an arc length of 100.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $00^{\circ}58'25''$  East, 99.32 feet; thence South  $13^{\circ}43'26''$  East, 123.45 feet; thence South  $18^{\circ}27'48''$  East, 84.61 feet; thence South  $22^{\circ}31'47''$  East, 80.55 feet; thence South  $27^{\circ}18'53''$  East, 69.30 feet; thence South  $53^{\circ}14'23''$  East, 58.38 feet; thence South  $70^{\circ}41'23''$  East, 36.10 feet; thence South  $11^{\circ}58'20''$  East, 295.18 feet; thence South  $81^{\circ}58'53''$  East, 139.85 feet; thence South  $88^{\circ}59'20''$  East, 482.93 feet; thence North  $76^{\circ}40'08''$  East, 397.96 feet; thence North  $85^{\circ}34'05''$  East, 269.97 feet; thence South  $58^{\circ}38'26''$  East, 108.03 feet; thence South  $37^{\circ}44'37''$  East, 86.87 feet; thence North  $80^{\circ}18'27''$  East, 119.90 feet; thence North  $09^{\circ}34'08''$  East, 150.71 feet; thence North  $07^{\circ}14'59''$  East, 491.42 feet; thence North  $75^{\circ}42'23''$  East, 142.04 feet; thence South  $57^{\circ}02'56''$  East, 110.25 feet; thence South  $35^{\circ}50'52''$  East, 194.06 feet; thence South  $01^{\circ}04'17''$  East, 349.02 feet; thence South  $47^{\circ}29'00''$  East, 149.44 feet; thence North  $88^{\circ}24'41''$  East, 761.56 feet to an intersection with the Northerly prolongation of Lot 50, as depicted on Glen Kernan Golf and Country Club Unit One, recorded in Plat Book 51, page 2, of said current Public Records; thence South  $16^{\circ}43'53''$  East, along said Northerly prolongation, 9.94 feet to the Northwest corner of said Lot 50, said corner lying on the Westerly boundary line of said Glen Kernan Golf and Country Club Unit One; thence along said Westerly boundary line the following 11 courses: Course 1, thence North  $72^{\circ}18'29''$  East, 199.94 feet; Course 2, thence North  $13^{\circ}38'14''$  East, 218.93 feet; Course 3, thence North  $03^{\circ}08'21''$  East, 184.45 feet; Course 4, thence North  $48^{\circ}19'38''$  West, 263.98 feet; Course 5, thence North  $31^{\circ}28'21''$  West, 270.49 feet; Course 6, thence North  $09^{\circ}11'11''$  West, 339.81 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1530.00 feet; Course 7, thence Northwesterly along the arc of said curve, through a central angle of  $40^{\circ}38'11''$ , an arc

length of 1085.13 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 40°45'18" West, 1062.53 feet; Course 8, thence South 74°58'11" West, along a non-tangent line, 269.76 feet; Course 9, thence North 14°07'41" West, 546.73 feet; Course 10, thence North 27°41'07" West, 160.77 feet; Course 11, thence North 36°39'12" East, 282.55 feet to a point lying on the boundary line of Glen Kernan Golf and Country Club Unit Three, as recorded in Plat Book 52, page 73, of said current Public Records, said point lying on a non-tangent curve concave Southwesterly having a radius of 720.00 feet; thence Northwesterly, departing said Westerly boundary line of Glen Kernan Golf and Country Club Unit One, along said boundary line of Glen Kernan Golf and Country Club Unit Three, along the boundary line of Glen Kernan Golf and Country Club Unit Four, as recorded in Plat Book 54, page 1, of said current Public Records; and along the arc of said curve, through a central angle of 22°52'01", an arc length of 287.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 51°36'18" West, 285.45 feet; thence North 63°02'18" West, continuing along said boundary line of Glen Kernan Golf and Country Club Unit Four, a distance of 117.41 feet to the Northeasterly corner of Glen Kernan Golf and Country Club Unit Six, as recorded in Plat Book 55, page 34, of said current Public Records; thence along last said boundary line the following 3 courses: Course 1, thence South 29°31'30" West, departing said boundary line of Glen Kernan Golf and Country Club Unit Four, a distance of 322.17 feet; Course 2, thence North 50°11'58" West, 134.00 feet; Course 3, thence North 55°16'49" West, 134.29 feet to the Southwesterly corner of last said lands, said corner lying on the Southerly right of way line of Carrbridge Drive, a 50 foot private right of way as depicted on Glen Kernan Golf and Country Club Unit Nineteen-A, as recorded in Plat Book 65, page 1, of said current Public Records; thence Southwesterly along said Southerly right of way line and along the arc of a non-tangent curve concave Northwesterly having a radius of 725.00 feet, through a central angle of 57°16'19", an arc length of 724.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°53'44" West, 694.90 feet; thence North 89°28'07" West, continuing along said Southerly right of way line, 39.75 feet; thence South 00°33'42" West, departing said Southerly right of way line, 365.87 feet; thence South 18°00'54" East, 336.75 feet; thence South 39°17'35" East, 749.99 feet; thence North 84°13'46" East, 90.16 feet; thence South 20°05'34" East, 30.50 feet; thence South 15°53'45" East, 93.75 feet; thence South 27°30'40" East, 77.16 feet; thence South 11°50'28" East, 88.65 feet to the point of curvature of a curve concave Westerly having a radius of 200.00 feet; thence Southerly along the arc of said curve, through a central angle of 66°56'50", an arc length of 233.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°37'57" West, 220.62 feet; thence South 55°06'22" West, 55.33 feet to the point of curvature of a curve concave Easterly having a radius of 76.00 feet; thence Southerly along the arc of said curve, through a central angle of 118°22'55", an arc length of 157.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 04°05'05" East, 130.55 feet; thence South 63°16'33" East, 43.85 feet to a point on a non-tangent curve concave Westerly having a radius of 800.00 feet; thence Southerly along the arc of said curve, through a central angle of 17°23'54", an arc length of 242.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 10°11'44" East, 241.99 feet; thence South 14°50'31" West, along a non-tangent

line, 52.66 feet; thence South 28°30'32" West, 60.34 feet; thence South 85°53'42" West, 484.04 feet; thence South 86°36'50" West, 166.32 feet; thence North 03°23'10" West, 959.45 feet; thence North 32°07'09" West, 713.31 feet; thence North 00°33'13" East, 746.56 feet to a point lying on said Southerly right of way line of Carrbridge Drive; thence North 89°28'07" West, along said Southerly right of way line, 238.69 feet to the Northeast corner of those lands described and recorded in Official Records Book 15829, page 2209, of said current Public Records; thence South 00°39'47" East, departing said Southerly right of way line and along the Easterly line of last said lands, 207.23 feet to the Southeast corner thereof; thence South 80°21'47" West, along the Southerly line of said Official Records Book 15829, page 2209, a distance of 128.71 feet to the Southwest corner thereof, said corner also being the Southeast corner of those lands described and recorded in Official Records Book 20721, page 667, of said current Public Records; thence South 70°12'26" West, along the Southerly line of last said lands, 123.30 feet to the Southwest corner thereof, said corner also being an angle point in the Southeasterly line of those lands described and recorded in Official Records Book 14891, page 159, of said current Public Records; thence South 57°48'40" West, along the Southeasterly line of last said lands, 114.12 feet to the Southwesterly corner thereof, said corner also being the Southeasterly corner of those lands described and recorded in Official Records Book 16722, page 900, of said current Public Records; thence South 27°46'09" West, along the Southeasterly line of last said lands, 52.99 feet to the Southerly most corner thereof; thence South 05°44'57" West, 113.45 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 19566, page 277, of said current Public Records; thence South 14°20'12" East, along the Easterly line of last said lands, 140.00 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19620, page 886, of said current Public Records; thence South 07°50'57" East, along the Easterly line of last said lands, 155.17 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19367, page 701, of said current Public Records; thence South 27°29'33" East, along the Easterly line of last said lands, 77.02 feet; thence South 27°00'32" East, continuing along the Easterly line of last said lands, 55.00 feet; thence South 61°54'00" East, continuing along said Easterly line and along the Easterly line of those lands described and recorded in Official Records Book 19720, page 677, of said current Public Records, a distance of 63.28 feet; thence South 51°30'32" East, continuing along last said Easterly line, 69.00 feet; thence South 33°00'32" East, continuing along last said Easterly line, 31.24 feet; thence South 22°07'35" East, continuing along said Easterly line and along the Easterly line of those lands described and recorded in Official Records Book 19992, page 393, of said current Public Records, a distance of 87.07 feet; thence South 18°30'32" East, continuing along last said Easterly line, 131.65 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19636, page 1158, of said current Public Records; thence South 19°30'34" East, along the Easterly line of last said lands, 82.01 feet; thence South 15°39'41" East, continuing along said Easterly line, 86.86 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19866, page 1531, of said current Public Records; thence South 13°00'32" East, along the Easterly line of last said lands, 74.00 feet; thence

South  $17^{\circ}00'32''$  East, continuing along last said Easterly line and along the Easterly line of those lands described and recorded in Official Records Book 19741, page 2256, of said current Public Records, a distance of 197.61 feet; thence South  $01^{\circ}29'26''$  West, continuing along last said Easterly line, 51.57 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of said Official Records Book 19758, page 2064; thence along the Easterly line of said Official Records Book 19758, page 2064 the following 4 courses: Course 1, thence South  $22^{\circ}56'19''$  West, 52.11 feet; Course 2, thence South  $35^{\circ}59'27''$  West, 82.00 feet; Course 3, thence South  $27^{\circ}29'27''$  West, 30.00 feet; Course 4, thence South  $04^{\circ}59'27''$  West, 39.69 feet to the Point of Beginning.

Less and except the following described lands:

#### Pond Parcel 1

A portion of Section 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Lot 50, as depicted on Glen Kernan Golf and Country Club Unit One, recorded in Plat Book 51, pages 2, 2A through 2G, of said current Public Records; thence North  $16^{\circ}43'53''$  West, along the Westerly line of said Lot 50 and its Northerly prolongation, 164.92 feet; thence South  $88^{\circ}24'41''$  West, 290.19 feet; thence North  $01^{\circ}35'19''$  West, 70.25 feet to the Point of Beginning.

From said Point of Beginning, thence South  $71^{\circ}46'48''$  West, 36.75 feet to the point of curvature of a curve concave Northerly having a radius of 190.00 feet; thence Westerly along the arc of said curve, through a central angle of  $49^{\circ}56'05''$ , an arc length of 165.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $83^{\circ}15'09''$  West, 160.40 feet; thence North  $58^{\circ}17'07''$  West, 95.56 feet; thence North  $27^{\circ}13'45''$  West, 61.91 feet; thence North  $48^{\circ}37'10''$  West, 95.88 feet to the point of curvature of a curve concave Easterly having a radius of 60.00 feet; thence Northerly along the arc of said curve, through a central angle of  $112^{\circ}49'08''$ , an arc length of 118.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}47'24''$  East, 99.96 feet; thence North  $64^{\circ}11'58''$  East, 79.75 feet; thence North  $21^{\circ}19'28''$  West, 46.54 feet; thence North  $38^{\circ}14'43''$  West, 49.70 feet; thence South  $88^{\circ}22'51''$  West, 18.72 feet; thence South  $55^{\circ}46'41''$  West, 59.16 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence Westerly along the arc of said curve, through a central angle of  $98^{\circ}26'05''$ , an arc length of 51.54 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $75^{\circ}00'17''$  West, 45.43 feet; thence North  $25^{\circ}47'14''$  West, 54.38 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $61^{\circ}50'55''$ , an arc length of 32.38 feet to the point of tangency of said curve, said

arc being subtended by a chord bearing and distance of North  $56^{\circ}42'42''$  West, 30.83 feet; thence North  $87^{\circ}38'09''$  West, 33.67 feet to the point of curvature of a curve concave Northeasterly having a radius of 58.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $58^{\circ}54'14''$ , an arc length of 59.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $58^{\circ}11'02''$  West, 57.04 feet; thence North  $28^{\circ}43'55''$  West, 131.94 feet; thence North  $12^{\circ}23'14''$  West, 110.46 feet; thence North  $00^{\circ}02'23''$  West, 79.87 feet; thence North  $27^{\circ}09'47''$  East, 46.82 feet to the point of curvature of a curve concave Westerly having a radius of 120.00 feet; thence Northerly along the arc of said curve, through a central angle of  $69^{\circ}17'11''$ , an arc length of 145.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}28'48''$  West, 136.43 feet; thence North  $42^{\circ}07'24''$  West, 196.60 feet to the point of curvature of a curve concave Northeasterly having a radius of 120.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $23^{\circ}49'01''$ , an arc length of 49.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $30^{\circ}12'53''$  West, 49.52 feet; thence North  $18^{\circ}18'22''$  West, 80.35 feet; thence North  $75^{\circ}43'00''$  East, 4.89 feet; thence North  $17^{\circ}45'21''$  East, 5.00 feet; thence North  $09^{\circ}10'06''$  West, 48.05 feet to the point of curvature of a curve concave Easterly having a radius of 40.00 feet; thence Northerly along the arc of said curve, through a central angle of  $50^{\circ}54'04''$ , an arc length of 35.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $16^{\circ}16'56''$  East, 34.38 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 25.00 feet, through a central angle of  $58^{\circ}04'33''$ , an arc length of 25.34 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $12^{\circ}41'41''$  East, 24.27 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 45.00 feet, through a central angle of  $46^{\circ}49'17''$ , an arc length of 36.77 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $07^{\circ}04'03''$  East, 35.76 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 30.00 feet, through a central angle of  $65^{\circ}22'48''$ , an arc length of 34.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $02^{\circ}12'42''$  West, 32.41 feet; thence North  $34^{\circ}54'06''$  West, 22.00 feet; thence North  $23^{\circ}52'59''$  West, 20.15 feet; thence North  $45^{\circ}46'57''$  West, 26.10 feet to the point of curvature of a curve concave Easterly having a radius of 18.00 feet; thence Northerly along the arc of said curve, through a central angle of  $85^{\circ}15'23''$ , an arc length of 26.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $03^{\circ}09'15''$  West, 24.38 feet; thence North  $39^{\circ}28'26''$  East, 4.02 feet; thence North  $68^{\circ}55'55''$  West, 12.71 feet; thence North  $25^{\circ}01'04''$  West, 42.37 feet; thence North  $65^{\circ}40'31''$  East, 31.72 feet; thence South  $86^{\circ}41'07''$  East, 20.74 feet; thence South  $71^{\circ}03'17''$  East, 101.57 feet; thence North  $85^{\circ}35'50''$  East, 25.48 feet; thence North  $69^{\circ}51'40''$  East, 56.57 feet; thence North  $63^{\circ}37'24''$  East, 82.18 feet; thence North  $52^{\circ}23'01''$  East, 83.92 feet; thence North  $57^{\circ}22'05''$  East, 56.03 feet; thence South  $48^{\circ}06'07''$  East, 34.96 feet to a point on a non-tangent curve concave Southwesterly having a radius of 135.00 feet; thence Southeasterly along the arc of said curve, through

a central angle of  $67^{\circ}41'13''$ , an arc length of 159.48 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $38^{\circ}06'45''$  East, 150.37 feet; thence South  $36^{\circ}27'03''$  East, along a non-tangent line, 43.67 feet to a point on a non-tangent curve concave Southwesterly having a radius of 117.85 feet; thence Southeasterly along the arc of said curve, through a central angle of  $97^{\circ}13'14''$ , an arc length of 199.96 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $37^{\circ}12'08''$  East, 176.82 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of  $70^{\circ}33'54''$ , an arc length of 92.37 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $23^{\circ}52'28''$  East, 86.64 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 30.00 feet, through a central angle of  $68^{\circ}24'40''$ , an arc length of 35.82 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $24^{\circ}57'05''$  East, 33.73 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 65.00 feet, through a central angle of  $35^{\circ}02'42''$ , an arc length of 39.76 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $08^{\circ}16'06''$  East, 39.14 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 40.00 feet, through a central angle of  $29^{\circ}02'48''$ , an arc length of 20.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $11^{\circ}16'03''$  East, 20.06 feet; thence South  $03^{\circ}15'21''$  West, 30.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 85.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $45^{\circ}51'05''$ , an arc length of 68.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $57^{\circ}16'46''$  East, 66.22 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 100.00 feet, through a central angle of  $79^{\circ}39'49''$ , an arc length of 139.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $40^{\circ}22'24''$  East, 128.11 feet; thence South  $00^{\circ}32'29''$  East, 76.19 feet; thence South  $29^{\circ}38'46''$  West, 82.27 feet to the point of curvature of a curve concave Easterly having a radius of 100.00 feet; thence Southerly along the arc of said curve, through a central angle of  $39^{\circ}01'19''$ , an arc length of 68.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $10^{\circ}08'06''$  West, 66.80 feet; thence South  $09^{\circ}22'34''$  East, 218.54 feet; thence South  $24^{\circ}12'51''$  East, 130.48 feet; thence South  $46^{\circ}30'14''$  East, 199.84 feet to the point of curvature of a curve concave Southwesterly having a radius of 135.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $47^{\circ}03'52''$ , an arc length of 110.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $22^{\circ}58'19''$  East, 107.80 feet; thence South  $00^{\circ}33'37''$  West, 40.73 feet; thence South  $26^{\circ}19'09''$  West, 64.62 feet to a point on a non-tangent curve concave Southerly having a radius of 27.00 feet; thence Westerly along the arc of said curve, through a central angle of  $92^{\circ}39'41''$ , an arc length of 43.67 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $71^{\circ}40'20''$  West, 39.06 feet; thence South  $25^{\circ}20'30''$  West, 13.09 feet to a point on a non-tangent curve

concave Northwesterly having a radius of 81.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $44^{\circ}36'03''$ , an arc length of 63.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $27^{\circ}27'58''$  West, 61.47 feet; thence South  $65^{\circ}03'50''$  West, along a non-tangent line, 10.73 feet; thence South  $81^{\circ}09'30''$  West, 4.75 feet; thence North  $81^{\circ}36'37''$  West, 59.15 feet to a point on a non-tangent curve concave Southeasterly having a radius of 21.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $86^{\circ}46'02''$ , an arc length of 31.80 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $25^{\circ}24'54''$  West, 28.85 feet.

#### Pond Parcel 2

A portion of Section 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of the Easterly terminus of Carrbridge Drive, a 50 foot private right-of-way as depicted on Glen Kernan Golf and Country Club Unit Nineteen-A, recorded in Plat Book 65, page 1, of said current Public Records; thence North  $63^{\circ}26'39''$  West, along said Easterly terminus, 25.00 feet to a point lying on the centerline of said Carrbridge Drive; thence Southwesterly along said centerline the following 3 courses: Course 1, thence South  $27^{\circ}19'52''$  West, departing said Easterly terminus, 169.31 feet to the point of curvature of a curve concave Northwesterly having a radius of 700.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of  $63^{\circ}12'01''$ , an arc length of 772.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $58^{\circ}55'53''$  West, 733.58 feet; Course 3, thence North  $89^{\circ}28'07''$  West, 39.75 feet; thence South  $00^{\circ}31'53''$  West, departing said centerline, 25.00 feet; thence South  $00^{\circ}33'42''$  West, 365.87 feet; thence South  $18^{\circ}00'54''$  East, 336.75 feet; thence South  $39^{\circ}17'35''$  East, 749.99 feet; thence North  $84^{\circ}13'46''$  East, 90.16 feet to the Point of Beginning

From said Point of Beginning, thence North  $24^{\circ}21'52''$  West, 44.62 feet to the point of curvature of a curve concave Southeasterly having a radius of 60.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $97^{\circ}44'42''$ , an arc length of 102.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}30'29''$  East, 90.39 feet; thence North  $73^{\circ}22'50''$  East, 61.32 feet; thence North  $84^{\circ}19'59''$  East, 34.11 feet; thence South  $59^{\circ}11'58''$  East, 61.49 feet; thence South  $30^{\circ}13'09''$  East, 47.99 feet to the point of curvature of a curve concave Westerly having a radius of 75.00 feet; thence Southerly along the arc of said curve, through a central angle of  $69^{\circ}26'20''$ , an arc length of 90.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $04^{\circ}30'01''$  West, 85.43 feet; thence South  $39^{\circ}13'11''$  West, 10.07 feet; thence South  $02^{\circ}51'52''$  East, 22.17 feet; thence South  $10^{\circ}10'10''$  East, 62.72 feet;

thence South 31°20'03" East, 52.48 feet; thence South 41°23'32" East, 39.01 feet; thence South 36°35'03" East, 22.58 feet; thence South 13°23'41" East, 62.65 feet; thence South 06°08'02" East, 47.59 feet to a point on a non-tangent curve concave Westerly having a radius of 565.00 feet; thence Southerly along the arc of said curve, through a central angle of 42°18'50", an arc length of 417.26 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 17°02'22" East, 407.84 feet; thence South 20°38'26" West, along a non-tangent, line 37.65 feet; thence South 03°38'44" East, 42.11 feet; thence South 19°33'51" East, 87.84 feet; thence South 08°18'45" East, 112.38 feet to the point of curvature of a curve concave Northwesterly having a radius of 90.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 64°21'34", an arc length of 101.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 23°52'02" West, 95.86 feet; thence South 56°02'49" West, 43.60 feet; thence North 81°20'37" West, 24.88 feet; thence South 87°50'37" West, 13.97 feet to the point of curvature of a curve concave Northerly having a radius of 70.00 feet; thence Westerly along the arc of said curve, through a central angle of 31°58'17", an arc length of 39.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 76°10'15" West, 38.56 feet; thence North 60°11'06" West, 6.75 feet to the point of curvature of a curve concave Southerly having a radius of 55.00 feet; thence Westerly along the arc of said curve, through a central angle of 89°07'24", an arc length of 85.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 75°15'12" West, 77.18 feet; thence South 30°41'30" West, 15.63 feet; thence South 42°45'27" West, 9.96 feet; thence South 58°20'21" West, 5.44 feet; thence South 37°36'41" West, 10.14 feet; thence South 06°52'31" West, 15.14 feet; thence South 46°37'36" West, 24.20 feet; thence South 71°42'29" West, 29.42 feet; thence South 52°58'31" West, 10.18 feet; thence South 48°02'20" West, 16.51 feet; thence South 77°34'31" West, 35.86 feet to the point of curvature of a curve concave Northeasterly having a radius of 75.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 128°14'55", an arc length of 167.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 38°18'01" West, 134.96 feet; thence North 25°49'26" East, 36.03 feet; thence North 16°00'08" East, 41.38 feet; thence North 28°30'32" East, 60.34 feet; thence North 14°50'31" East, 52.66 feet to a point on a non-tangent curve concave Westerly having a radius of 800.00 feet; thence Northerly along the arc of said curve, through a central angle of 17°23'54", an arc length of 242.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 10°11'44" West, 241.99 feet; thence North 63°16'33" West, along a non-tangent line, 43.85 feet to the point of curvature of a curve concave Easterly having a radius of 76.00 feet; thence Northerly along the arc of said curve, through a central angle of 118°22'55", an arc length of 157.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 04°05'05" West, 130.55 feet; thence North 55°06'22" East, 55.33 feet to the point of curvature of a curve concave Westerly having a radius of 200.00 feet; thence Northerly along the arc of said curve, through a central angle of 66°56'50", an arc length of 233.69

feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $21^{\circ}37'57''$  East, 220.62 feet; thence North  $11^{\circ}50'28''$  West, 88.65 feet; thence North  $27^{\circ}30'40''$  West, 77.16 feet; thence North  $15^{\circ}53'45''$  West, 93.75 feet; thence North  $20^{\circ}05'34''$  West, 30.50 feet to the Point of Beginning.

### Pond Parcel 3

A portion of Sections 9 and 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of the Southerly terminus of Hunterston Lane, a private 50 foot right of way as depicted on Glen Kernan Golf and Country Club Unit 26 Hunterston Lane, recorded in Plat Book 70, page 187, of said current Public Records, said corner also being the Southwest corner of those lands described and recorded in Official Records Book 19758, page 2064, of said current Public Records; thence North  $75^{\circ}41'54''$  East, along the Southerly line of said Official Records Book 19758, page 2064, a distance of 199.37 feet to the Southeast corner thereof and the Point of Beginning.

From said Point of Beginning, thence continue North  $75^{\circ}41'54''$  East, along the Easterly prolongation of said Southerly line of Official Records Book 19758, page 2064, a distance of 28.53 feet to a point on a non-tangent curve concave Easterly having a radius of 225.00 feet; thence Southerly along the arc of said curve, through a central angle of  $25^{\circ}30'03''$ , an arc length of 100.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $00^{\circ}58'25''$  East, 99.32 feet; thence South  $13^{\circ}43'26''$  East, 123.45 feet; thence South  $18^{\circ}27'48''$  East, 84.61 feet; thence South  $22^{\circ}31'47''$  East, 80.55 feet; thence South  $27^{\circ}18'53''$  East, 69.30 feet; thence South  $53^{\circ}14'23''$  East, 58.38 feet; thence South  $70^{\circ}41'23''$  East, 36.10 feet; thence South  $80^{\circ}23'03''$  East, 39.33 feet; thence North  $57^{\circ}35'58''$  East, 41.51 feet; thence North  $41^{\circ}16'33''$  East, 119.59 feet to the point of curvature of a curve concave Westerly having a radius of 185.00 feet; thence Northerly along the arc of said curve, through a central angle of  $51^{\circ}23'47''$ , an arc length of 165.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $15^{\circ}34'39''$  East, 160.44 feet; thence North  $10^{\circ}07'15''$  West, 68.70 feet; thence North  $01^{\circ}51'34''$  West, 142.61 feet; thence North  $01^{\circ}52'02''$  East, 225.97 feet; thence North  $19^{\circ}54'19''$  West, 110.85 feet; thence North  $38^{\circ}58'54''$  West, 62.25 feet; thence North  $00^{\circ}41'18''$  West, 85.79 feet; thence North  $03^{\circ}57'45''$  West, 70.02 feet; thence North  $14^{\circ}18'59''$  West, 141.62 feet; thence North  $05^{\circ}32'14''$  West, 132.26 feet; thence North  $23^{\circ}40'11''$  West, 263.28 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $80^{\circ}19'45''$ , an arc length of 70.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}50'04''$  West, 64.50 feet; thence South  $76^{\circ}00'04''$  West, 43.93 feet to the point of curvature of a curve concave Northeasterly

having a radius of 20.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $100^{\circ}17'30''$ , an arc length of 35.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $53^{\circ}51'11''$  West, 30.71 feet; thence North  $03^{\circ}42'26''$  West, 37.72 feet; thence North  $32^{\circ}19'39''$  West, 124.59 feet to the point of curvature of a curve concave Easterly having a radius of 125.00 feet; thence Northerly along the arc of said curve, through a central angle of  $79^{\circ}36'06''$ , an arc length of 173.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}28'24''$  East, 160.03 feet; thence North  $47^{\circ}16'27''$  East, 131.81 feet to the point of curvature of a curve concave Westerly having a radius of 175.00 feet; thence Northerly along the arc of said curve, through a central angle of  $64^{\circ}51'38''$ , an arc length of 198.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $14^{\circ}50'38''$  East, 187.70 feet; thence North  $17^{\circ}35'11''$  West, 27.18 feet; thence North  $05^{\circ}30'43''$  West, 25.59 feet to the point of curvature of a curve concave Southwesterly having a radius of 40.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $109^{\circ}48'20''$ , an arc length of 76.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $60^{\circ}24'53''$  West, 65.45 feet; thence South  $64^{\circ}40'57''$  West, 70.74 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 15829, page 2209, of said current Public Records; thence South  $00^{\circ}39'47''$  East, along said Easterly line, 51.87 feet to the Southeast corner thereof; thence South  $80^{\circ}21'47''$  West, along the Southerly line of said Official Records Book 15829, page 2209, a distance of 128.71 feet to the Southwest corner thereof, said corner also being the Southeast corner of those lands described and recorded in Official Records Book 20721, page 667, of said current Public Records; thence South  $70^{\circ}12'26''$  West, along the Southerly line of last said lands, 123.30 feet to the Southwest corner thereof, said corner also being an angle point in the Southeasterly line of those lands described and recorded in Official Records Book 14891, page 159, of said current Public Records; thence South  $57^{\circ}48'40''$  West, along the Southeasterly line of last said lands, 114.12 feet to the Southwesterly corner thereof, said corner also being the Southeasterly corner of those lands described and recorded in Official Records Book 16722, page 900, of said current Public Records; thence South  $27^{\circ}46'09''$  West, along the Southeasterly line of last said lands, 52.99 feet to the Southerly most corner thereof; thence South  $05^{\circ}44'57''$  West, 113.45 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 19566, page 277, of said current Public Records; thence South  $14^{\circ}20'12''$  East, along the Easterly line of last said lands, 140.00 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19620, page 886, of said current Public Records; thence South  $07^{\circ}50'57''$  East, along the Easterly line of last said lands, 155.17 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19367, page 701, of said current Public Records; thence South  $27^{\circ}29'33''$  East, along the Easterly of last said lands, 77.02 feet; thence South  $27^{\circ}00'32''$  East, continuing along said Easterly line of last said lands, 55.00 feet; thence South  $61^{\circ}54'00''$  East, continuing along

said Easterly line and along the Easterly line of those lands described and recorded in Official Records Book 19720, page 677, of said current Public Records, a distance of 63.28 feet; thence South 51°30'32" East, continuing along last said Easterly line, 69.00 feet; thence South 33°00'32" East, continuing along last said Easterly line, 31.24 feet; thence South 22°07'35" East, continuing along said Easterly line and along the Easterly line of those lands described and recorded in Official Records Book 19992, page 393, of said current Public Records, a distance of 87.07 feet; thence South 18°30'32" East, continuing along last said Easterly line, 131.65 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19636, page 1158, of said current Public Records; thence South 19°30'34" East, along the Easterly line of last said lands, 82.01 feet; thence South 15°39'41" East, continuing along said Easterly line, 86.86 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 19866, page 1531, of said current Public Records; thence South 13°00'32" East, along the Easterly line of last said lands, 74.00 feet; thence South 17°00'32" East, continuing along last said Easterly line and along the Easterly line of those lands described and recorded in Official Records Book 19741, page 2256, of said current Public Records, a distance of 197.61 feet; thence South 01°29'26" West, continuing along last said Easterly line, 51.57 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of said Official Records Book 19758, page 2064; thence along the Easterly line of said Official Records Book 19758, page 2064 the following 4 courses: Course 1, thence South 22°56'19" West, 52.11 feet; Course 2, thence South 35°59'27" West, 82.00 feet; Course 3, thence South 27°29'27" West, 30.00 feet; Course 4, thence South 04°59'27" West, 39.69 feet to the Point of Beginning.

Less all Exceptions containing 88.66 acres, more or less.

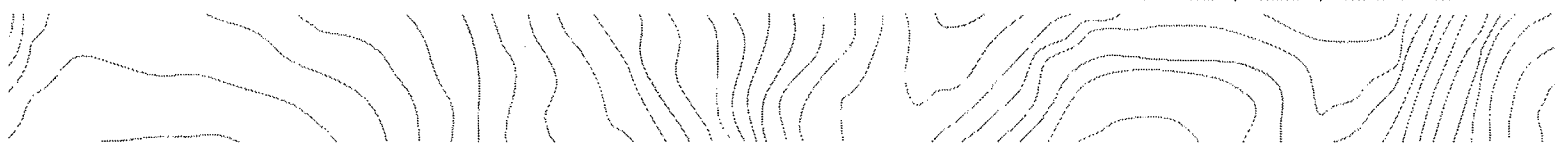
Revised January 4, 2024  
December 21, 2023

Work Order No. 23-439.00  
File No. 129H-32.00C

### Glen Kernan Parcel 3

A portion of Sections 3, 4, 9, and 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Westerly most corner of Glen Kernan Golf and Country Club Unit Seven, recorded in Plat Book 55, Page 42, of said current Public Records; thence Southeasterly along the Southwesterly line of said Glen Kernan Golf and Country Club Unit Seven the following 3 Courses: Course 1, thence South  $34^{\circ}32'47''$  East, 292.98 feet; Course 2, thence South  $44^{\circ}12'57''$  East, 179.40 feet; Course 3, thence South  $55^{\circ}34'43''$  East, 405.68 feet to the Southerly most corner of said Glen Kernan Golf and Country Club Unit Seven, said corner lying on the Northerly right of way line of Carrbridge Drive, a 50 foot private right of way as depicted on Glen Kernan Golf and Country Club Unit Nineteen-A, recorded in Plat book 65, Page 1, of said current Public Records, said corner also being a point on a non-tangent curve concave Northwesterly having a radius of 675.00 feet; thence Southwesterly along said Northerly right of way line and along the arc of said curve, through a central angle of  $02^{\circ}13'43''$ , an arc length of 26.25 feet to the Easterly most corner of those lands described and recorded in Official Records Book 20513, page 1877, of said current Public Records, said arc being subtended by a chord bearing and distance of South  $34^{\circ}51'39''$  West, 26.25 feet; thence North  $53^{\circ}35'30''$  West, along the Northeasterly line of said Official Records Book 20513, Page 1877, a distance of 265.58 feet to the Northerly most corner thereof; thence South  $37^{\circ}55'47''$  West, along the Northwesterly line of said Official Records Book 20513, Page 1877, and along the Northwesterly line of those lands described and recorded in Official Records Book 20778, Page 1791, of said current Public Records, 210.50 feet to the Westerly most corner of last said lands, said corner also being the Northerly most corner of those lands described and recorded in Official Records Book 18624, Page 1127, of said current Public Records; thence South  $55^{\circ}50'00''$  West, along the Northwesterly line of said Official Records Book 18624, Page 1127, a distance of 13.69 feet; thence South  $58^{\circ}26'42''$  West, continuing along said Northwesterly line, 87.74 feet to the Northwesterly corner thereof; thence South  $14^{\circ}42'19''$  East, along the Westerly line of said Official Records Book 18624, Page 1127, a distance of 201.78 feet to the Southwesterly corner thereof, said corner lying on said Northerly right of way line, said corner also being a point on a non-tangent curve concave Northerly having a radius of 675.00 feet; thence Westerly along said Northerly right of way line and along the arc of said curve, through a central angle of  $14^{\circ}57'55''$ , an arc length of 176.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $83^{\circ}02'56''$  West, 175.80 feet; thence North  $89^{\circ}28'07''$  West, continuing along said Northerly right of way line, 20.00 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 20583, Page 1592, of said current Public Records; thence North  $03^{\circ}39'57''$  West, along the Easterly line of said Official Records Book 20583, Page 1592, a distance of 205.11 feet



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to the Northeasterly corner thereof; thence North  $75^{\circ}42'04''$  West, along the Northerly line of said Official Records Book 20583, Page 1592, and along the Northerly line of those lands described and recorded in Official Records Book 19865, Page 434, of said current Public Records, 306.66 feet to the Northwesterly corner of last said lands, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 18246, Page 87, of said current Public Records; thence North  $80^{\circ}49'34''$  West, along the Northerly line of said Official Records Book 18246, Page 87, a distance of 154.76 feet to the Northwesterly corner thereof; thence South  $00^{\circ}32'02''$  West, along the Westerly line of said Official Records Book 18246, Page 87, a distance of 300.79 feet to the Southwesterly corner thereof, said corner lying on said Northerly right of way line; thence North  $89^{\circ}28'07''$  West, along said Northerly right of way line, 268.36 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 18308, Page 1015, of said current Public Records; thence North  $08^{\circ}11'02''$  West, along the Easterly line of said Official Records Book 18308, Page 1015, a distance of 183.39 feet to the Northeasterly corner thereof; thence South  $80^{\circ}00'22''$  West, along the Northerly line of said Official Records Book 18308, Page 1015, a distance of 60.03 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 17102, Page 579, of said current Public Records; thence North  $08^{\circ}11'25''$  West, along the Easterly line thereof and along the Easterly line of those lands described and recorded in Official Records Book 19918, Page 320, of said current Public Records; and along the Easterly line of those lands described and recorded in Official Records Book 19780, Page 2158, of said current Public Records, 459.01 feet to the Northeasterly corner of last said lands, said corner also being the Southeasterly corner of those lands described and recorded in Official Records Book 18766, Page 1628, of said current Public Records; thence North  $48^{\circ}39'38''$  West, along the Northeasterly line of said Official Records Book 18766, Page 1628, and along the Northeasterly line of those lands described and recorded in Official Records Book 16549, Page 1861, of said current Public Records, and along the Northeasterly line of those lands described and recorded in Official Records Book 17792, Page 1236, of said current Public Records, and along the Northeasterly line of those lands described and recorded in Official Records Book 16935, Page 867, of said current Public Records, 615.19 feet to the Northerly most corner of last said lands, said corner also being the Southeasterly corner of those lands described and recorded in Official Records Book 18145, Page 552, of said current Public Records; thence North  $09^{\circ}05'35''$  West, along the Easterly line of said Official Records Book 18145, Page 552, and along the Easterly line of those lands described and recorded in Official Records Book 19056, Page 588, of said current Public Records, 244.49 feet to the Northeasterly corner of last said lands, said corner also being the Southeasterly corner of those lands described and recorded in Official Records Book 20730, Page 1318, of said current Public Records; thence North  $13^{\circ}16'27''$  West, along the Easterly line of said Official Records Book 20730, Page 1318, and along the Easterly line of those lands described and recorded in Official Records Book 20326, Page 240, of said current Public Records, and along the Easterly line of those lands described and recorded in Official Records Book 20269, Page 1992, of said current Public Records, 317.38 feet; thence North  $00^{\circ}00'56''$  West, continuing along said Easterly line and along the Easterly line of those lands described and recorded in Official Records Book 20861, Page 2486, of said current Public Records, 133.83 feet; thence North  $03^{\circ}36'17''$  East, continuing along said Easterly line, and along the Easterly line of those lands described and recorded in Official Records Book 15721, Page 791, of said current Public Records, 327.70 feet to the Northeasterly corner of last said lands, said corner also being the Southwesterly

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corner of those lands described and recorded in Official Records Book 16368, Page 2021, of said current Public Records; thence North  $54^{\circ}16'25''$  East, along the Southeasterly line of said Official Records Book 16368, Page 2021, a distance of 118.77 feet to the Southeasterly corner thereof; thence North  $28^{\circ}01'57''$  West, along the Northeasterly line of said Official Records Book 16368, Page 2021, a distance of 209.67 feet to the Northeasterly corner thereof, said corner lying on the Southerly right of way line of Glen Kernan Parkway North, a private variable width right of way, as depicted on Glen Kernan Golf and Country Club Unit Five, recorded in Plat Book 54, Page 2, of said current Public Records; thence North  $61^{\circ}58'51''$  East, along the Southerly right of way line of said Glen Kernan Parkway North, 112.39 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 15951, Page 913, of said current Public Records; thence South  $28^{\circ}02'14''$  East, along the Southwesterly line of said Official Records Book 15951, Page 913, a distance of 202.22 feet to the Southwesterly corner thereof; thence North  $65^{\circ}19'18''$  East, along the Southerly line of said Official Records Book 15951, Page 913, and along the Southerly line of those lands described and recorded in Official Records Book 17215, Page 2363, of said current Public Records, 240.15 feet to the Southeasterly corner of last said lands, said corner also being the Southwesterly corner of those lands described and recorded in Official Records Book 20553, Page 2257, of said current Public Records; thence North  $79^{\circ}05'03''$  East, along the Southerly line of said Official Records Book 20553, Page 2257, and along the Southerly line of those lands described and recorded in Official Records Book 16440, Page 2202, of said current Public Records 165.00 feet; thence South  $81^{\circ}01'03''$  East, continuing along said Southerly line, and along the Southerly line of those lands described and recorded in Official Records Book 16459, Page 2429, of said current Public Records, and along the Southerly line of those lands described and recorded in Official Records Book 17779, page 49, of said current Public Records, 167.67 feet; thence South  $57^{\circ}34'23''$  East, continuing along said Southerly line, and along the Southwesterly line of those lands described and recorded in Official Records Book 17915, Page 899, of said current Public Records, and along the Southwesterly line of those lands described and recorded in Official Records Book 17918, Page 702, of said current Public Records, 239.94 feet to the Southerly most corner of last said lands, said corner also being the Westerly most corner of those lands described and recorded in Official Records Book 19704, Page 1502, of said current Public Records; thence South  $21^{\circ}24'33''$  East, along the Westerly line of said Official Records Book 19704, Page 1502, and along the Westerly line of those lands described and recorded in Official Records Book 19652, Page 1730, of said current Public Records, 186.94 feet to the Northwesterly corner of Glen Kernan Golf and Country Club Unit Nine, as depicted in Plat Book 57, Page 96, of said current Public Records; thence South  $14^{\circ}54'34''$  East, along the Westerly line of said Glen Kernan Golf and Country Club Unit Nine, a distance of 190.64 feet; thence South  $11^{\circ}32'01''$  East, continuing along said Westerly line, 220.07 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of Glen Kernan Golf and Country Club Unit Eight, as depicted in Plat Book 55, Page 43, of said current Public Records; thence Southerly along the Westerly line of said Glen Kernan Golf and Country Club Unit Eight the following 4 Courses: Course 1, thence South  $11^{\circ}22'38''$  East, 308.19 feet; Course 2, thence South  $24^{\circ}15'51''$  East, 174.62 feet; Course 3, thence South  $28^{\circ}13'04''$  East, 127.02 feet; Course 4, thence South  $43^{\circ}53'03''$  East, 151.28 feet to the Point of Beginning.

Less and except the following described lands:

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Work Order No. 23-439.00  
File No. 129H-32.00C**Glen Kernan Parcel 3****Pond Parcel 6**

A portion of Sections 4, 9, and 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Lot 1, as depicted on Glen Kernan Golf and Country Club Unit Eight, recorded in Plat Book 55, page 43, of said current Public Records; thence North  $43^{\circ}53'03''$  West, along the Westerly line of said Lot 1, a distance of 151.28 feet to the Northwesterly corner thereof, said corner also being the Southwesterly corner of Lot 2 of said Glen Kernan Golf and Country Club Unit Eight; thence North  $28^{\circ}13'04''$  West, along the Westerly line of said Lot 2, a distance of 13.96 feet; thence South  $46^{\circ}18'41''$  West, departing said Westerly line, 282.84 feet to the Point of Beginning.

From said Point of Beginning, thence South  $18^{\circ}38'36''$  West, 56.62 feet to the point of curvature of a curve concave Northeasterly having a radius of 110.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $88^{\circ}48'23''$ , an arc length of 170.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $25^{\circ}45'35''$  East, 153.93 feet; thence South  $70^{\circ}09'47''$  East, 143.14 feet; thence South  $56^{\circ}07'34''$  East, 90.09 feet to the point of curvature of a curve concave Northerly having a radius of 75.00 feet; thence Easterly along the arc of said curve, through a central angle of  $23^{\circ}57'46''$ , an arc length of 31.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $68^{\circ}06'27''$  East, 31.14 feet; thence South  $80^{\circ}05'21''$  East, 109.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 150.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $97^{\circ}13'50''$ , an arc length of 254.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $31^{\circ}28'25''$  East, 225.09 feet; thence South  $17^{\circ}08'30''$  West, 28.98 feet; thence South  $50^{\circ}04'34''$  West, 105.65 feet to the point of curvature of a curve concave Northerly having a radius of 75.00 feet; thence Westerly along the arc of said curve, through a central angle of  $54^{\circ}13'23''$ , an arc length of 70.98 feet to the point of tangency of said curve, said point lying on the Easterly Prolongation of the Northerly line of those lands described and recorded in Official Records Book 20853, page 1592 of said current Public Records, said arc being subtended by a chord bearing and distance of South  $77^{\circ}11'15''$  West, 68.36 feet; thence North  $75^{\circ}42'04''$  West, along said Easterly Prolongation and along said Northerly line, and along the Northerly line of those lands described and recorded in Official Records Book 19865, page 434, of said current Public Records, a distance of 322.41 feet to the Northwesterly corner of last said lands, said corner also being the Northeasterly corner of those lands described and recorded in Official Records Book 18246, page 87, of said current Public Records; thence North  $80^{\circ}49'34''$  West, along the Northerly line of said Official Records Book 18246, page 87 and along its Westerly prolongation, 181.30 feet to the point of curvature of a curve concave Northeasterly having a radius of 100.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $57^{\circ}03'05''$ , an arc length of 99.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $52^{\circ}18'01''$  West, 95.51 feet; thence North  $23^{\circ}46'29''$  West, 168.06

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feet to the point of curvature of a curve concave Easterly having a radius of 150.00 feet; thence Northerly along the arc of said curve, through a central angle of  $31^{\circ}23'53''$ , an arc length of 82.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $08^{\circ}04'32''$  West, 81.18 feet; thence North  $07^{\circ}37'24''$  East, 110.14 feet to the point of curvature of a curve concave Westerly having a radius of 30.00 feet; thence Northerly along the arc of said curve, through a central angle of  $40^{\circ}26'30''$ , an arc length of 21.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $12^{\circ}35'51''$  West, 20.74 feet; thence North  $32^{\circ}49'06''$  West, 163.19 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $49^{\circ}09'04''$ , an arc length of 42.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $57^{\circ}23'38''$  West, 41.59 feet; thence North  $81^{\circ}58'10''$  West, 95.46 feet to the point of curvature of a curve concave Northeasterly having a radius of 150.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $41^{\circ}32'31''$ , an arc length of 108.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $61^{\circ}11'55''$  West, 106.39 feet; thence North  $40^{\circ}25'39''$  West, 214.84 feet to the point of curvature of a curve concave Easterly having a radius of 115.00 feet; thence Northerly along the arc of said curve, through a central angle of  $64^{\circ}33'26''$ , an arc length of 129.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $08^{\circ}08'56''$  West, 122.83 feet; thence North  $24^{\circ}07'47''$  East, 50.26 feet to the point of curvature of a curve concave Westerly having a radius of 68.00 feet; thence Northerly along the arc of said curve, through a central angle of  $69^{\circ}04'47''$ , an arc length of 81.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $10^{\circ}24'36''$  West, 77.11 feet; thence North  $44^{\circ}57'00''$  West, 107.80 feet to the point of curvature of a curve concave Easterly having a radius of 30.00 feet; thence Northerly along the arc of said curve, through a central angle of  $56^{\circ}05'52''$ , an arc length of 29.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $16^{\circ}54'04''$  West, 28.21 feet; thence North  $11^{\circ}08'52''$  East, 181.77 feet to the point of curvature of a curve concave Westerly having a radius of 90.00 feet; thence Northerly along the arc of said curve, through a central angle of  $45^{\circ}29'40''$ , an arc length of 71.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $11^{\circ}35'59''$  West, 69.60 feet; thence North  $34^{\circ}20'49''$  West, 134.55 feet to the point of curvature of a curve concave Easterly having a radius of 130.00 feet; thence Northerly along the arc of said curve, through a central angle of  $88^{\circ}46'36''$ , an arc length of 201.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $10^{\circ}02'29''$  East, 181.87 feet; thence North  $54^{\circ}25'47''$  East, 204.80 feet; thence North  $67^{\circ}10'03''$  East, 122.90 feet to the point of curvature of a curve concave Southerly having a radius of 90.00 feet; thence Easterly along the arc of said curve, through a central angle of  $83^{\circ}57'59''$ , an arc length of 131.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $70^{\circ}50'58''$  East, 120.40 feet; thence South  $28^{\circ}51'58''$  East, 70.56 feet to the point of curvature of a curve concave Northeasterly having a radius of 115.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $49^{\circ}00'47''$ , an arc length of 98.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $53^{\circ}22'22''$  East, 95.40 feet; thence South  $77^{\circ}52'45''$  East, 73.78 feet; thence South  $54^{\circ}02'18''$  East, 76.32 feet to the point of curvature of a

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curve concave Westerly having a radius of 75.00 feet; thence Southerly along the arc of said curve, through a central angle of  $100^{\circ}37'50''$ , an arc length of 131.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $03^{\circ}43'23''$  East, 115.44 feet; thence South  $46^{\circ}35'32''$  West, 16.89 feet; thence South  $17^{\circ}33'56''$  East, 72.83 feet; thence South  $18^{\circ}48'46''$  East, 111.24 feet to the point of curvature of a curve concave Westerly having a radius of 110.00 feet; thence Southerly along the arc of said curve, through a central angle of  $41^{\circ}02'19''$ , an arc length of 78.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $01^{\circ}42'24''$  West, 77.11 feet; thence South  $22^{\circ}13'33''$  West, 54.86 feet to the point of curvature of a curve concave Easterly having a radius of 110.00 feet; thence Southerly along the arc of said curve, through a central angle of  $28^{\circ}13'13''$ , an arc length of 54.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $08^{\circ}06'57''$  West, 53.63 feet; thence South  $05^{\circ}59'40''$  East, 134.27 feet to the point of curvature of a curve concave Westerly having a radius of 110.00 feet; thence Southerly along the arc of said curve, through a central angle of  $21^{\circ}30'53''$ , an arc length of 41.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $04^{\circ}45'47''$  West, 41.06 feet; thence South  $15^{\circ}31'13''$  West, 66.19 feet to the point of curvature of a curve concave Easterly having a radius of 65.00 feet; thence Southerly along the arc of said curve, through a central angle of  $68^{\circ}19'50''$ , an arc length of 77.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $18^{\circ}38'42''$  East, 73.01 feet; thence South  $52^{\circ}48'37''$  East, 47.49 feet to the point of curvature of a curve concave Southwesterly having a radius of 200.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $35^{\circ}44'50''$ , an arc length of 124.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $34^{\circ}56'12''$  East, 122.77 feet; thence South  $17^{\circ}03'48''$  East, 215.84 feet to the Point of Beginning.

Less: all exceptions containing 28.90 acres, more or less:

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File No. 129G-24.00D**SURVEYOR'S DESCRIPTION:****GLEN KERNAN – PARCEL 4**

A portion of Section 4, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of Glen Kernan Golf and Country Club Unit Twenty Two, as recorded in Plat Book 57, page 44, of said current Public Records; thence along the boundary line of said Glen Kernan Golf and Country Club Unit Twenty Two and along the boundary line of Glen Kernan Golf and Country Club Unit Twenty Three, as recorded in Plat Book 57, page 92, of said current Public Records, the following 3 courses: Course 1, thence South  $14^{\circ}20'47''$  East, 26.32 feet; Course 2, thence South  $61^{\circ}58'41''$  West, 393.78 feet; Course 3, thence South  $28^{\circ}01'19''$  East, 145.00 feet to a point lying on the Northerly right-of-way line of Glen Kernan Parkway North, a private variable width right of way as depicted on Glen Kernan Golf and Country Club Unit Five, recorded in Plat Book 54, page 2, of said current Public Records; thence Westerly along said Northerly right of way line the following 13 courses: Course 1, thence South  $61^{\circ}58'51''$  West, departing last said boundary line, 50.00 feet to a point on a non-tangent curve concave Westerly having a radius of 30.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $16^{\circ}58'51''$  West, 42.43 feet; Course 3, thence South  $61^{\circ}58'51''$  West, 304.97 feet to the point of curvature of a curve concave Northwesterly having a radius of 1170.00 feet; Course 4, thence Southwesterly along the arc of said curve, through a central angle of  $09^{\circ}51'23''$ , an arc length of 201.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}54'33''$  West, 201.02 feet; Course 5, thence South  $71^{\circ}50'14''$  West, 196.45 feet to the point of curvature of a curve concave Northerly having a radius of 270.00 feet; Course 6, thence Westerly along the arc of said curve, through a central angle of  $33^{\circ}48'09''$ , an arc length of 159.29 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $88^{\circ}44'19''$  West, 156.99 feet; Course 7, thence Westerly along the arc of a curve concave Southerly having a radius of 600.00 feet, through a central angle of  $11^{\circ}33'41''$ , an arc length of 121.07 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $80^{\circ}08'27''$  West, 120.87 feet; Course 8, thence Westerly along the arc of a curve concave Northerly having a radius of 150.00 feet, through a central angle of  $10^{\circ}44'28''$ , an arc length of 28.12 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $80^{\circ}33'04''$  West, 28.08 feet; Course 9, thence Westerly along the arc of a curve concave Southerly having a radius of 225.00 feet, through a central angle of  $30^{\circ}16'58''$ , an arc length of 118.92 feet to a point of reverse curvature, said arc being subtended by a

chord bearing and distance of South  $89^{\circ}40'41''$  West, 117.54 feet; Course 10, thence Westerly along the arc of a curve concave Northerly having a radius of 208.00 feet, through a central angle of  $05^{\circ}12'09''$ , an arc length of 18.89 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South  $77^{\circ}08'17''$  West, 18.88 feet; Course 11, thence Westerly along the arc of a curve concave Northerly having a radius of 95.00 feet, through a central angle of  $29^{\circ}35'41''$ , an arc length of 49.07 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $85^{\circ}27'48''$  West, 48.53 feet; Course 12, thence Westerly along the arc of a curve concave Southerly having a radius of 754.00 feet, through a central angle of  $15^{\circ}56'04''$ , an arc length of 209.70 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $78^{\circ}38'00''$  West, 209.02 feet; Course 13, thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 30.00 feet, through a central angle of  $91^{\circ}56'30''$ , an arc length of 48.14 feet to the point of tangency of said curve lying on the Easterly right of way line of Kernan Boulevard South, a 200 foot public right of way as presently established, said arc being subtended by a chord bearing and distance of North  $40^{\circ}37'47''$  West, 43.14 feet; thence North  $05^{\circ}20'28''$  East, along said Easterly right of way line, 346.03 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 12219, page 1877, of said current Public Records; thence South  $84^{\circ}39'32''$  East, departing said Easterly right of way line and along the Southerly line of said Official Records Book 12219, page 1877, a distance of 653.40 feet to the Southeasterly corner thereof; thence North  $05^{\circ}20'28''$  East, along the Easterly line of said Official Records Book 12219, page 1877, a distance of 400.00 feet to the Northeasterly corner thereof, said corner lying on the Southerly line of Hunters Ridge Unit One, as recorded in Plat Book 48, page 79, of said current Public Records; thence South  $84^{\circ}39'32''$  East, along said Southerly line and along the Southerly line of Hunters Ridge Unit Three, as recorded in Plat Book 49, page 54, of said current Public Records, 975.60 feet to the Point of Beginning.

Containing 16.68 acres, more or less.