

Revised 6/19/05

COMMUNITY DECLARATION OF RESTRICTIONS

FOR HOMESITES

AT JACKSONVILLE RANCH CLUB

TABLE OF CONTENTS

COMMUNITY DECLARATION OF RESTRICTIONS FOR HOMESITES AT JACKSONVILLE RANCH CLUB

WHEREAS CLAUSE 1

ARTICLE I PROPERTY SUBJECT TO THIS DECLARATION 2

ARTICLE II REQUIRED MEMBERSHIP IN JACKSONVILLE RANCH CLUB OWNERS' ASSOCIATION/MASTER ASSOCIATION AND MASTER DOCUMENTS 2

 Section 1. Common Areas 2

 Section 2. Membership in Association 2

 Section 3. Purposes of Association..... 2

ARTICLE III ADDITION OF LANDS TO BE SUBJECT TO THIS DECLARATION 3

ARTICLE IV BUILDING AND USE RESTRICTIONS 3

 Section 1. Residential Use 3

 Section 2. No Trailers or Temporary Buildings 3

 Section 3. Dwellings and Homesites 3

 Section 4. Docks and Boardwalks 4

 Section 5. Setback Line 5

 Section 6. Garages Required 5

 Section 7. Satellite Dish 6

 Section 8. Screening of Well Pumps, Air Conditioner Compressors, Garbage Containers, and Septic Tanks 6

 Section 9. Games, Accessory Structures and Street Lights 6

 Section 10. Fences, Hedges and Walls 6

 Section 11. Landscaping 7

 Section 12. Trees 7

 Section 13. Artificial Vegetation 7

 Section 14. Vehicles 7

Section 15.	Roadways	8
Section 16.	Signs	8
Section 17.	Animals	9
Section 18.	Firearms and Weapons	9
Section 19.	Pools	9
Section 20.	Wetlands, Lakes and Water Bodies	9
Section 21.	Artificially Created Lakes and Ponds	9
Section 22.	Mining and Drilling	9
Section 23.	Increase in Insurance Rates	10
Section 24.	Gopher Tortoise Protection	10
ARTICLE V MAINTENANCE OF HOMESITES		10
Section 1.	Nuisances	10
Section 2.	Maintenance of Homesites and Landscaping	10
Section 3.	Maintenance of Improvements	10
Section 4.	Boarding up Residences/Storm Protection	10
Section 5.	Insurance, Damage and Destruction	11
Section 6.	Maintenance and Repair by Association	11
Section 7.	Regulations During Construction	11
ARTICLE VI COMMON AREAS AND PROPERTIES' FACILITIES		11
ARTICLE VII EASEMENTS		12
Section 1.	Drainage and Utility Easements	12
Section 2.	Surface Water Management System Easements	12
Section 3.	Streets and Roads	12
Section 4.	Parks, Bridal Trails, and Recreational Areas	12
Section 5.	Obstructions	13
Section 6.	Conservation Easement Areas	13
ARTICLE VIII RESUBDIVIDING		16
ARTICLE IX VARIANCES		16
ARTICLE X ASSIGNMENT BY DECLARANT		17
ARTICLE XI ASSESSMENTS BY JACKSONVILLE RANCH CLUB OWNERS ASSOCIATION, INC		17
Section 1.	Annual Assessments	17
Section 2.	Special Assessments	17
Section 3.	Initial Capital Assessment	17
Section 4.	Assessments Levied Pro Rata	17
Section 5.	Assessments Against New Homesites	18
Section 6.	Payment of Assessments	18
Section 7.	Personal Obligation of Member	18
Section 8.	Option of Declarant	18

ARTICLE XII LIEN RIGHTS OF JACKSONVILLE RANCH CLUB OWNERS ASSOCIATION, INC. 18

 Section 1. Creation of Lien 19

 Section 2. Enforcement of Lien 19

 Section 3. Priority of Lien 19

ARTICLE XIII GENERAL PROVISIONS 19

 Section 1. Duration and Benefit 19

 Section 2. Remedies for Violation 19

 Section 3. Severability 20

 Section 4. Amendment 20

 Section 5. Usage 20

 Section 6. Prohibition 21

 Section 7. Declarant's Rights 21

 Section 8. Litigation 23

 Section 9. Indemnification 23

 Section 10. Rights of Duval County 24

 Section 11. Architectural Review Committee Violations 24

ARTICLE XIV PROVISIONS CONCERNING SURFACE WATER MANAGEMENT AND REGULATORY JURISDICTIONAL 24

 Section 1. Surface Water or Stormwater Management System 24

 Section 2. Maintenance of Stormwater Management System 24

 Section 3. St. Johns River Water Management Permit 25

 Section 4. Drainage and Access Easements 25

 Section 5. Assessments 25

 Section 6. Swale Maintenance 25

 Section 7. Amendments 26

 Section 8. Enforcement 26

 Section 9. Conservation Areas 26

PREPARED BY AND RETURN TO:
Florida Land & Ranches, Inc.
Post Office Box 40
Bryceville, Florida 32009

COMMUNITY DECLARATION OF RESTRICTIONS
FOR HOMESITES
AT JACKSONVILLE RANCH CLUB

This Declaration is made by Florida Land & Ranches, Inc., a Florida corporation, (the "Declarant").

WITNESSETH:

WHEREAS, Declarant intends to plat that property described in Exhibit" A" annexed hereto (the "Platted Property") into a subdivision known as" **Jacksonville Ranch Club**" and desires to establish protective covenants covering the development, improvement and usage of two (2) to eight (8) acre homesites (the "Platted Homesites") contained in Jacksonville Ranch Club for the benefit and protection of Jacksonville Ranch Club, Declarant, and the purchasers of Home sites; and

WHEREAS, the Declarant has agreed all approvals provided for herein shall be made by Declarant; and

NOW, THEREFORE, Declarant does hereby declare the property hereinafter described in Article I shall be and is hereby bound by the restrictions, limitations, conditions, easements, and agreements set forth in this Declaration and said property shall be held, used and enjoyed subject to, and with "the benefit and advantage of, the following restrictions, limitations, conditions, easements and agreements, which shall constitute covenants running with the title to said property, to-wit:

ARTICLE I

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is owned by Declarant and which shall henceforth be held, transferred, sold, conveyed and occupied subject to the terms of this Declaration is located in Duval County, Florida, and is legally described as follows:

See Exhibit "A" annexed hereto

Said properties, together with such other additional property as may be made subject to the terms of this Declaration pursuant to Article III below, shall hereinafter be referred to as the "Properties." As used herein, the term "Homesite(s)" shall be deemed to include the Platted Homesites.

ARTICLE II

REQUIRED MEMBERSHIP IN PROPERTY OWNERS' ASSOCIATION

1. **Common Areas.** In connection with the development of the Properties, certain land areas (a "Common Area" or "Common Areas") will from time to time hereafter be set aside by Declarant and may ultimately be deeded to the Association or easements thereover will be granted to the Association, and will thereupon become available for the common use, enjoyment, and benefit of all Members in the Properties. Said Common Areas may include, by way of illustration and not by way of limitation, roads, walkways, easements, docks, bridal trails, recreational and areas, the surface water management system, and other designated open areas.
2. **Membership in Association.** In order to effectuate the orderly development of the Properties and to establish, protect and preserve the quality of the Properties, the owners of all Homesites in the Properties shall be required to become members (a "Member") of the Association.
3. **Purposes of Association.** The purpose and objective of the Association is to insure to all of its members a continuing and concerted program for the maintenance and management of the Common Areas, to provide to its members collective representation in the affairs of the Association, to enforce these restrictions wherever applicable and appropriate so as to establish, protect and preserve the quality and value of the Properties, and to perform such other duties as may be assigned to it under its Articles of Incorporation and Bylaws. As is hereinafter specified, the Association shall have the right to levy Assessments (an "Assessment") for maintenance purposes and other lawful purposes and to enforce collection thereof by placing liens against property in the Properties.

ARTICLE III

ADDITION OF LANDS TO BE SUBJECT TO THIS DECLARATION

From time to time hereafter, Declarant shall have the right, in its sole discretion, to add additional lands to those herein above described by instrument recorded in the Public Records of Duval County, Florida, subject only to the consent shown thereon of Declarant, and, if different, the owner of the fee simple record title of the land to be added. In the event any lands are added to those described in Article I above, all of the provisions hereof shall apply to such additional land to the same extent as they apply to the lands described in Article I.

ARTICLE IV

BUILDING AND USE RESTRICTIONS

1. **Residential Use.** The Homesites subject to this Declaration may be used for single family residential living units and for no other purpose. No business or commercial building may be erected, on any Homesite, and no business, occupation or profession may be conducted on any part thereof, except as may be customarily associated with non-commercial breeding and keeping of horses or ponies, and as may be permitted by the Ordinances of Duval County, and except real estate brokers and Members, and their agents, may show dwellings in the Properties for sale or lease. Notwithstanding the foregoing and notwithstanding any other provisions hereof to the contrary, Declarant and such contractors as Declarant may approve in writing shall have the right from time to time to construct and operate model homes in the Properties. In addition, Declarant shall have the right from time to time to erect and maintain in the Properties administrative offices, sales offices, field construction offices, construction storage facilities, parking facilities, and such other offices, structures, and facilities as may be appropriate for use by Declarant in the development of the Properties.

2. **No Trailers or Temporary Buildings.** Except for the use thereof by Declarant and, as to all other parties, except as may be reasonably necessary for construction work, no tents for periods of more than twenty-four (24) consecutive hours, no trailers, vans, shacks, boats or temporary or accessory buildings or structures shall be erected or permitted to remain on any Homesite without the written consent of Declarant, except horse-related vans and trailers, parked beside or behind the house and out of view, are permitted to remain on the Homesite provided they are in compliance with the provisions of Article IV, Section 13 below.

3. **Dwellings and Homesites.** No building shall be erected, altered, placed or permitted to remain on any Homesite other than one (1) detached single family dwelling containing, at a minimum, two thousand four hundred (2,400) square feet of air-conditioned enclosed living area, exclusive of open or screen porches, terraces, and garages per designated Lot for Blocks 1, 2, 3, and 4. No building shall be erected, altered, placed or permitted to remain on any Homesite other than one (1) detached

single family dwelling containing, at a minimum, two thousand eight hundred (2,800) square feet of air conditioned enclosed living area, exclusive of open or screen porches, terraces, and garages per designated Lot for Block 5. There shall be no more than three (3) structures on any Homesite.

In addition to the residence, attached or unattached stables, garages, carports, servants' quarters, or a dwelling for gratuitous use by guests shall be permitted on the same Homesite, subject to approval by Declarant and Duval County as to use, location and architectural design. Any Dwelling not used as primary residence will not be permitted until after or simultaneous with the construction of the primary residence. Said second dwelling will not be permitted unless it has a minimum 1500 square feet and a maximum of 50% of the air conditioned enclosed living area of the primary residence and is subject to approval of Declarant, Duval County, and all conditions herein. No flat roofs and no built-up roofs shall be permitted on the main portion of any building. Roofs over outdoor areas or lanais shall be constructed of the same material as the main portion of the dwelling, except screened roofs may be used over pools, patios, and lanais. All utility connections to any structure on the Homesite shall be located underground. All materials used in the construction of any dwelling shall be new, durable products. Additions to any dwelling must be compatible in appearance to the existing dwelling and shall be subject to the review process (as it maybe amended from time to time) as set forth herein for the original improvements. The final grade of each Homesite shall be sufficient to provide positive drainage in a manner consistent with the overall drainage plan for the Properties. All floor elevations for dwellings shall be subject to written approval by Declarant. Prior to and during construction of the dwelling and at all other times thereafter, no change in grade (whether filling or otherwise) shall be made which will adversely affect drainage of any Homesite, or drainage of any adjacent property, or the hydrology of any wetland. Except for construction by Declarant, no construction or Homesite preparation or clearing shall commence until such time as the Declarant has approved in writing the plans for improvements. The application and approval process shall be as determined by Declarant. Any repainting, remodeling, expansion of or changes in the color of improvements shall also be undertaken only pursuant to review and written approval of Declarant and shall be subject to this Declaration of Restrictions and any rules and regulations relative thereto promulgated by Declarant. Declarant shall have the right to assign the architectural control rights granted to Declarant herein to an Architectural Review Committee appointed by Declarant.

(a) Minimum Finish Floor Elevations. Finished floor elevations shall be a minimum of 1.3 feet above the highest grade 10 feet away from the structure and .08 feet above the highest grade immediately adjacent to the structure to ensure that the existing draining patterns are maintained and to ensure that the drainage is not adversely impacted blocking the immediate or the adjacent property.

4. Docks and Boardwalks. The Owner of the lake front lots shall have the right to construct a dock on their property to serve the property and shall have access to

maintain such property. Docks on or above Lakes and Drainage Easements are limited to a maximum of 300 square feet and is subject to approval by Declarant, unless otherwise waived in writing. Construction and location of such docks or boardwalks must be first approved by ARC. Declarant reserves the right for itself and its successors and assigns the right to construct a Community Dock on Tract B, Block 2. Declarant additionally reserves the right for itself and its successors and assigns the right to construct boardwalks that are exempt pursuant to 40C-4.051, F.A.C. (boardwalks of 1000 square feet or less of surface area over wetlands or other surface waters) on the following lots: Lots 1-2 Block 1, Lots 5-9 Block 1, Lot 20 Block 1, Lots 27-29 Block 1, Tract B Block 1, Lots 20-23 Block 2, Lot 29 Block 2, Lots 34-35 Block 2, Lot 39 Block 2, Lots 42-43 Block 2, Lot 47 Block 2, Lot 51 Block 2, Lots 14-18 Block 3, Lots 22-23 Block 3, Lots 26-29 Block 3, Lots 24-25 Block 4, Lots 34-35 Block 4, Lots 50-52 Block 4, Lot 8 Block 5, Lots 14-15 Block 5, Lot 20 Block 5, Lots 30-37 Block 5, Lots 7-11 Block 6, Lots 27-30 Block 6, Lots 40-42 Block 6, Lots 46-48 Block 6, Lots 57-69 Block 6, Lots 33-36 Block 7, Lots 42-43 Block 7, Lots 52-53 Block 7 and Lots 61-62 Block 7. Boardwalks and Docks must be constructed within the individual lot boundary for which the structure will service. Boardwalks and Docks must be constructed in accordance with design criteria and all necessary federal, state and/or district permits or authorization must be obtained as approved by the ARC.

5. **Setback Line.** The Declarant hereby establishes a front building setback line as shown on the recorded plat of Jacksonville Ranch Club, and a side setback line of thirty (30) feet from each lot line of the platted Lots, except for the following side setbacks of the following lots: Lot 34, Block 2-the Southeast lot line, Lot 38, Block 2-the Southeast lot line, Lot 7, Block 1-the North lot line, Lot 6, Block 1-the South lot line, Lot 2, Block 1, the East lot line, Lot 1, Block 1, the West lot line, all shall be 20 feet. The rear setback line will be thirty (30) feet from the rear lot line, twenty-five (25) feet from the conservation easement or forty (40) feet from the Lakes and drainage easement, except for the following lots: Lot 34, Block 2, Lot 38, Block 2, Lot 7, Block 1, Lot 6, Block 1, Lot 2, Block 1, and Lot 1, Block 1-the setback for the conservation easement is waived. Where two or more Platted Lots are combined into a Homesite, the building setback shall be measured from the perimeter of such combined Homesite. The Declarant may grant variances to the building setback based upon the configuration of the Homesite. No dwelling, building or other structure (which shall be deemed to include a porch, veranda, garage, pool cage, lanai, screen enclosure, stable, and the like) shall be erected or placed upon any part of a Homesite such that any portion of said dwelling, building or structure: (a) encroaches on any building setback line or easement denoted on the Plat of the Properties; or (b) encroaches on any easement reserved unto or granted by Declarant pursuant to the provisions of this Declaration of Restrictions or the Plat or (c) is constructed in violation of any setback requirements of Duval County then in effect. Declarant shall have the right to promulgate setback requirements for Homesites in excess of those required by Duval County. Notwithstanding any of the above, terraces, fences, patios, low platforms or steps, decks, swimming pools and similar low, open, unroofed and unscreened construction may be erected within the setback areas, provided that such construction: (a) does not encroach on any

easement; (b) does not violate any provisions of law; (c) in the opinion of Declarant, does not interfere with the exposure, view or reasonable privacy of adjoining or facing properties; and (d) is otherwise approved by Declarant.

6. **Garage Required.** No dwelling shall be constructed on any Homesite without provision for an enclosed garage adequate to house at least two (2) full sized American automobile(s). Front loading garages are prohibited, except as may be specifically approved by Declarant in writing. All garages must have doors that are to be maintained in a useful, working condition. Except when in actual use, garage doors must be kept closed. No garage shall be converted to other usage without the substitution of another garage.

7. **Satellite Dish.** A satellite dish may be placed or erected upon any Homesite or affixed in any manner to the exterior of any building in the Properties as approved by the Declarant or an Architectural Review Committee appointed by Declarant.

8. **Screening of Well Pumps, Air Conditioner Compressors, Garbage Container, Septic Tanks.** All garbage or trash containers must be located underground or placed within totally enclosed or screened areas and such containers shall not be placed on or near streets for collection sooner than the evening before the scheduled collection day and must be returned to the enclosed screened areas the same day following such collection. Such enclosed screened areas must be attached to or adjoin the dwelling house and be compatible with the design and structure of the house and must not exceed four (4) feet in height. No window or wall air conditioning units shall be permitted on any Homesite without the written approval of Declarant. Well pumps, heating, ventilation and air conditioning equipment, fans and pool equipment located outside a building shall be similarly screened from view and buffered by a landscaping buffer or other screening material acceptable to Declarant so as to reduce the noise level resulting from operation thereof. Oil and gas storage tanks shall be permitted only with the written approval of Declarant and shall, if approved be placed underground. Water storage and treatment tanks and equipment shall be screened from View. Any septic tank installed on any Lot shall be located behind the residence thereby shielded from view from traffic and other Members of the Association.

9. **Games, Accessory Structures and Street Lights.** All basketball back-boards and any other fixed games and play structures shall be located at the rear of the dwelling or on the area of the driveway not located on the front of the dwelling. Any platform, dog house, playhouse, stable (except as to Lots (only with expressed prior written approval by ARC), or other structure of a similar kind or nature constructed on any part of a Homesite may not be located in front of the rear line of the residence constructed thereon, and any such structure must have the prior written approval of Declarant. Lighting plans for all such area shall be subject to Declarant approval and shall not cast light directly onto any other Homesite.

10. **Fences, Hedges and Walls.** The style, composition, location and height of any fence, hedge or wall to be constructed or installed on any Homesite shall be subject to the written approval of Declarant. No fence, shrub, hedge, wall or other similar structure which is greater in height than sixty (60) inches shall be placed or permitted to remain on any Homesite. No tree, fence, shrub, or other landscaping which substantially obstructs the vision of drivers of motor vehicles shall be placed or permitted to remain on any corner Homesite. No berms shall be permitted in the front yard of any Homesite without the approval of Declarant.

All fences shall be white, three (3) board fences and shall be constructed of vinyl or plastic as approved by Declarant, except decorative iron gates may be used as entrances to Homesites. The Declarant has the option to approve an alternate fencing plan. No fence shall be more than sixty (60) inches above existing grade prior to construction, except within twenty (20) feet on either side of an entrance to a Homesite when utilized for purposes of an entryway. All entranceway features shall be approved by the Architectural Review Committee.

11. **Landscaping.** Not later than thirty (30) days following completion of construction or reconstruction of a dwelling upon a Homesite, such Homesite shall be sodded or seeded and landscaped in accordance with a landscaping plan as required by the Architectural Standards and approved by Declarant. Landscape plans involving the use of rock, stone, sand, shell or hard surfaces for total or substantially total landscaping in front yards will not be approved. All lawns and landscaping, where practical and determined by the Architectural Review Committee, shall extend to the pavement line in front of or adjacent to any dwelling and to the normal water line for those Homesites adjacent to lakes or other waterbodies. All lawns and landscaping must be irrigated.

12. **Trees.** No tree, the trunk of which exceeds four (4) inches in diameter at four (4) feet above the natural grade, shall be cut down or otherwise destroyed without the prior consent of Declarant and, if applicable, Duval County. Each lot must have a minimum of six (6) trees (non-pine variety) per Lot or meet the minimum requirement for Duval County if such restrictions for said county require a greater amount.

13. **Artificial Vegetation.** No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any Homesite, unless approved by Declarant.

14. **Vehicles.** Only automobiles, vans constructed as private passenger vehicles with permanent rear seats and side windows, horse trailers, and other vehicles manufactured and used as private passenger vehicles, may be parked within the Properties overnight without the prior written consent of the Association, unless kept within an enclosed garage. In particular and without limitation, without the prior written consent of the Association, no vehicle containing commercial lettering, signs or equipment, and no truck, recreational vehicle, camper, trailer, or vehicle other than a private passenger vehicle as specified above, and no boat, may be placed, parked or

stored outside where it is visible from the street. No overnight parking is permitted on any streets, lawns or other areas other than driveways and garages, without the written consent of the Association being first obtained. Notwithstanding the foregoing, automobiles owned by governmental law enforcement agencies are expressly permitted. The foregoing shall not be deemed to prohibit temporary parking of commercial vehicles during the time of delivery service or during the time that services are being provided to the Homesite by the occupant of such vehicle. All vehicles parked within the Properties or any Homesite must be in good condition and repair, and no vehicle which does not contain a current license plate or which cannot operate on its own power shall be parked within the Properties outside of an enclosed garage for more than 24 hours, and no major repair of any vehicle shall be made on any Homesite or the Properties and any minor repairs shall be accomplished only in an enclosed garage. All-terrain vehicles, motocross, four wheel tracks and the like are not permitted to be operated within the Properties, other than the Homesite of the owner thereof or parked outside of an enclosed garage except with the written consent of the Association, which such consent may be withdrawn at any time, and any permitted motorized vehicle must be licensed for street use and equipped with an appropriate noise muffling device so that the operation of the same does not create unreasonable annoyance or disturbance to the Members. The Association is authorized to tow vehicles in accordance with Florida Statutes Section 715.07.

15. **Roadways.** Except as Declarant may otherwise approve in writing, and except as may be otherwise denoted on the Plat of the Properties or by deed reservation, no Homesite or any portion thereof shall be open, dedicated, or used as a street, road, pathway, or other thoroughfare, whether public or private.

16. **Signs.** No sign of any kind, including, but not limited to signs utilized in connection with the sale or lease of a Homesite, shall be displayed to public view on any Homesite except as follows:

(a) Individual, ornamental house name or number plates may be displayed.

(b) So long as Declarant owns a total of at least ten percent (10%) of the Homesites, no signs indicating a Homesite (either developed or undeveloped) is for sale or lease may be displayed in the front yard of the Homesite. Thereafter, these signs may be displayed in the front yard of the Homesite but the size and composition of such sign is subject to the prior written approval of the Declarant. No "open house" or "garage sale" or signs of similar import shall be permitted.

(c) During the course of construction on a Homesite, a construction sign not more than four (4) square feet in size identifying the builder may be displayed on the Homesite, provided such sign has been approved by Declarant. Such sign shall be promptly removed upon the issuance of a certificate of occupancy.

(d) Declarant shall have the right to display on any Homesite(s) owned by Declarant or a preferred builder such Homesite identification signs and signs used in connection with the sale or lease of a Homesite as Declarant deems appropriate.

(e) No signs advertising or identifying contractors providing non-construction services, which by way of illustration includes without limitation, pool remarketing, roof cleaning, tree trimming, landscaping, lawn services, and similar services shall be permitted to be erected on any Homesite. Specifically excluded from this category are signs indicating the Homesite is protected by alarm companies.

17. **Animals.** Horses and ponies are expressly permitted on the Properties. No animals other than dogs, cats, and other household pets shall be raised, bred, or kept on any Homesite. One (1) horse per acre is permitted. By way of example and not by limitation, swine, goats, cattle, and fowl are not permitted. No commercial activity shall be permitted in respect to any animals, except as approved by Declarant or the Association. No pet shall be permitted to roam outside of its Homesite except on a leash. Members are required to clean up any mess created by their pet(s) within the Properties. The Association may require any pet to be immediately and permanently removed from the Properties for any violation of this Section. Each Member who keeps a pet or pets on a Homesite hereby indemnifies and holds harmless the Declarant and the Association of and in respect to any loss or liability occasioned relative to such pet or pets. All animals shall be restrained from trespassing or from leaving the Homesite by fencing or other means.

18. **Firearms and Weapons.** The discharge of firearms and weapons within the Properties is prohibited except with the prior written approval of the Board of Directors.

19. **Pools.** No above-ground pools or above-ground spas or Jacuzzis shall be erected, constructed or installed on any Homesite except with the written approval of the Declarant. Any in-ground pool to be constructed on any Homesite shall be subject to the requirements of the Declarant, which include, but are not limited to the following: (a) Composition to be of material thoroughly tested and accepted by the industry for such construction; (b) Pool screening may not be visible from the street in front of the Homesite unless buffered in a manner approved in writing by Declarant; all screening material shall be of a color in harmony with the exterior of the Homesite. With the approval of Declarant, pool cages and/or pool buffering areas may extend into Declarant imposed setbacks but in no event shall the same extend into any easement area.

20. **Wetlands, Lakes and Water Bodies.** All wetlands within the Properties shall be left in their natural state and no alteration thereof or construction thereon shall be permitted, nor shall there be any construction or alteration of the land, wetlands, or other water bodies except as provided in Article XIV hereof. No gasoline powered engines or crafts shall be permitted on any water body. The only approved engine power shall be electric solely.

21. **Artificially Created Lakes and Ponds.** Lakes and ponds may be constructed; provided construction, once commenced, shall be diligently prosecuted to completion and any excess dirt shall be leveled within thirty (30) days after completion. Use thereof shall be restricted to the owners of those Homesites within which the same lies, their guests, and invitees, and all such persons shall be entitled to use the entire body of water; provided no such use shall unreasonably interfere with use by other permitted

users nor constitute a nuisance. Any such dredging and/or filling activities would require prior approvals and permits from the various Federal, State and local agencies, to include St. Johns Water Management District, having jurisdiction over such activities.

22. **Mining and Drilling.** No mining, quarrying, nor drilling operations, other than water wells, shall be permitted.

23. **Increase in Insurance Rates.** No Member may engage in any action which may reasonably be expected to result in an increase in the rate of any insurance policy or policies covering or with respect to any insurance maintained by the Association or with respect to any property within the Properties other than such Member's Homesite.

24. **Gopher Tortoise Protection.** Should any gopher tortoises or gopher tortoise habitat be determined to be located on any Homesite, the relocation of the gopher tortoises must be in accordance with the standards set by the Florida Game and Fresh Water Fish Commission, Duval County, the State of Florida and any and all federal regulations.

ARTICLE V

MAINTENANCE OF HOMESITES

1. **Nuisances.** Nothing shall be done or permitted to be done or maintained, or failed to be done, on any Homesite which may be or become an annoyance or nuisance to other Members in the Properties. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted to the Board of Directors of the Association which shall tender a decision in writing, and such decision shall be dispositive of such dispute or question.

2. **Maintenance of Homesites and Landscaping.** No refuse pile or unsightly objects shall be allowed to be placed or remain anywhere upon the Homesite or Lot. The Members of the Properties shall be responsible for the maintenance of all areas located (a) between their respective Homesite lines and 30' easement for drainage, utilities and bridal easements along roadways adjacent to the Homesite; (b) between their respective Homesite lines and the waters of any adjacent lake(s) or the bank(s) of any adjacent waterbody (-ies); (c) to the extent contained within a Homesite the banks of any drainage swale or ditch, except the drainage swale located along the roadway and (d) whether or not contained within a Homesite, unless otherwise expressly maintained by the Association as provided herein, any unpaved easement areas which, if not contained within the Homesite, are contiguous to the Homesite. All Members shall maintain their Homesite, including without limitation, the hedges, plants, lawns and shrubs in a neat and trim condition at all times and at a minimum, shall cut and/or hay unimproved portions of the Homesite at least five (5) times a year in the months of December, March, May, July and September.

3. **Maintenance of Improvements.** Members shall maintain their residences and all improvements, including, without limitation, walls, fences, screen enclosures, driveways, stables, and accessory structures, in good appearance and safe condition,

and the repair of any damage, deterioration or evidence of wear and tear on the exterior of any building shall be made promptly.

4. **Boarding up Residences/Storm Protection.** Dwellings may be boarded up only during the time of imminent threat of storm, but in no event shall remain boarded up for periods beyond the immediate threat of storm or in excess of ten (10) days, whichever is shorter. Hurricane shutters or similar installations may be installed with the written permission of Declarant.

5. **Insurance, Damage and Destruction.** Each Member shall maintain, at the Member's expense, casualty insurance covering all improvements constructed on the Homesite for their full replacement value and shall, at the request of the Association, deliver a copy of such policy to the Association upon its request, and upon the Association's request, such policy shall contain a provision requiring the insurance company to provide to the Association thirty (30) days' notice of any cancellation of such policy. In the event of any damage or destruction to the improvements located on a Homesite, the Member shall cause the improvements to be promptly repaired or reconstructed and in the event repair or reconstruction is not completed within six (6) months of the date of such damage or destruction or is discontinued for a period of fourteen (14) days or more, the Association shall have the right to repair same as provided in Section 6 below.

6. **Maintenance and Repair by Association.** In the event any Member shall fail or refuse to maintain or repair such Member's residence, Homesite or other improvements situate on said Homesite in full compliance with the provisions of this Declaration, the Association shall have the right to take remedial action to correct any such deficiencies. Such right shall include the right of reasonable access to the premises, and any such entry by the Association or its duly authorized agents shall not be deemed to be a trespass. The expense of any such repairs or maintenance effected by the Association shall be chargeable to and paid by said Member to the Association within thirty (30) days after submission of a bill therefore and such bill shall include a gross-up of fifteen percent (15%) for administrative overhead. If any such bill is not paid when due, a late charge of ten percent (10%) shall be added to the bill and interest shall accrue thereon from the due date until paid at the rate of eighteen percent (18%) per annum.

7. **Regulations During Construction.** No obstruction of any kind shall exist or remain within any swale area, right-of-way or easement within the Homesite. Except for construction activities by Declarant, during construction upon the Homesite, the Homesite shall be maintained in a neat and orderly manner with all construction debris hidden from view to the extent possible or contained in a dumpster. Construction upon the Homesite shall be conducted in such manner that the Properties improvements shall not be altered or damaged in any manner, and the Homesite shall at all times be in a clean and orderly condition. Each Member agrees to indemnify Declarant and the Association from and against any and all costs and expenses which may be incurred in repairing or replacing Properties improvements damaged by the Member or to put the Homesite in a clean and orderly condition.

ARTICLE VI

COMMON AREAS AND PROPERTIES' FACILITIES

There will be areas within the Properties which may be set aside by Declarant as Common Areas for the common use and enjoyment of Members in the Properties. Except as otherwise provided herein, any such Common Areas will be operated and maintained by the Association and the Association shall pay all expenses, i.e., taxes assessed thereon, maintenance, insurance, etc. Common Areas will be described on the Plat or by reservation in a deed and shall be conveyed to the Association within a reasonable time following the recordation of such Plat or deed, free and clear of any monetary liens, excepting only the obligation of the Members to pay for maintenance as is provided herein.

ARTICLE VII

EASEMENTS

Perpetual easements for the installation and maintenance of utilities and drainage or surface water management system facilities, for bridal trails, for dedicated streets and roads, and for pedestrian and vehicular ingress and egress to and from contiguous property are hereby reserved unto Declarant, its successors and assigns over all utility and drainage or surface water management system easement areas, and all roads shown on the Plat. The easement area(s) in each Homesite and all improvements located within it shall be maintained continuously by the Member, except for those improvements for which the Association, a public authority or utility company is expressly responsible.

1. **Drainage and Utility Easements.** Easements along the side lot lines are reserved for the purpose of accommodating underground utilities. Except as shown to the contrary on the recorded plat, said easements shall be twenty (20) feet wide along each side lot line and shall provide a total easement width of forty (40) feet along contiguous lot lines. Drainage easements are designated on the recorded plat.
2. **Surface Water Management System Easements.** These easements are along the platted streets and roads and drainage easements as shown on the Plat. The Association shall be responsible for the operation and maintenance of such easements as provided in Article XIV hereof.
3. **Streets and Roads.** Those portions of the common areas shown as roadways on the plat shall be kept and maintained by the Association as private roadways for ingress and egress from lots, other; areas of JACKSONVILLE RANCH CLUB and the roadways of JACKSONVILLE RANCH CLUB and Duval County. The Association shall have the authority to establish and enforce reasonable speed limits on said roadways.

4. **Parks, Bridal Trails, and Recreational Areas.** Tracts shall be reserved and easements granted for Recreation and RV and boat storage for its Members.

5. **Obstructions.** No obstructions shall be maintained or allowed, nor interruptions of use of any nature created or suffered to exist relative to any easement referred to herein or on the Plat. No drainage easement, swale, canal, lake, or pond may be obstructed, filled in or altered without Declarant's written approval. No surface water management system easement may be obstructed, filled in, or altered without prior written approvals by Declarant and the St. Johns River Water Management District. Without prior written approval from the Declarant and the St. Johns River Water Management District, any walls, fences, paving, landscaping or other improvements constructed, placed or planted by a Member over the easement area of a Homesite may be removed by Declarant or its assigns if required for the installation or maintenance of improvements or facilities related to the purpose for which the easement was reserved without the necessity of restoration of or payment for any dislodged grass, soil or paving.

6. **Conservation Easement Areas.** Pursuant to the provisions of Section 704.06, Florida Statutes, Developer has granted to the St. Johns River Water Management District (the "District") a conservation easement in perpetuity over the property described in the Conservation Easement recorded on 9/13/05, in Official Records Book 12748 Page 1026-1103, Public Records of Duval County, Florida. The Conservation Easement is attached hereto as Exhibit B. Developer granted the Conservation Easement as a condition of permit number #4-031-92970-1 issued by the District, solely to offset adverse impacts to natural resources, fish and wildlife, and wetland functions.

6.1. **Purpose.** The purpose of the Conservation Easement is to assure that the Conservation Easement Areas will be retained forever in their existing natural condition and to prevent any use of the Conservation Easement Areas that will impair or interfere with the environmental value of these areas.

6.2. **Prohibited Uses.** Any activity in or use of the Property inconsistent with the purpose of the Statutory Conservation Easement Deed is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited:

- (a.) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground except for the following:
1. boardwalks constructed in accordance with standards and design criteria, attached hereto as Exhibits "C and D" and as set forth below in Section 6.6, Reserved Rights;
 2. roads and/or bridge improvements at existing wetland crossings as permitted; and
 3. de minimus utility easement crossings which are authorized under the subject permit or which may be authorized under subject District permit modifications.

- (b.) Dumping or placement of soil or other substances or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials;
- (c.) Removal or destruction of trees, shrubs or other vegetation, except the removal of exotic or non-indigenous vegetation and potentially nuisance vegetation species such as cattail (*Typha* spp.), tallow-tree (*Sapium sebiferum*), and primrose willow (*Ludwigia peruviana*); and, except for hand clearing of a five (5') foot path adjacent to any boardwalks that may be constructed within the Conservation easement areas on those lot numbers set forth in Section 6.6 below. Any plans for exotic or nuisance removal must include provisions for maintaining the natural ecosystem within the Conservation Easement.
- (d.) Excavating, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface. Excavation, dredging, or removal of loam, peat, gravel, soil, rock or other natural material substances will be allowed for the installation of wood pilings mentioned herein in association with the boardwalk as set forth in Section 6.6 below, as well as the installation of de *minimus* utility crossings allowed pursuant to Section 6.2(a)3 .
- (e.) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition;
- (f.) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;
- (g.) Acts or uses detrimental to such retention of land or water areas; and
- (h.) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

6.3. **Responsibilities.** The Developer, its successors and assigns, are responsible for the periodic removal of trash and other debris which may accumulate in the Conservation Easement Areas.

6.4. **Rights of District.** To accomplish the purposes stated in the Conservation Easement, the Developer conveyed the following rights to the District:

- (a) To enter upon and inspect the Conservation Easement Areas in a reasonable manner and at reasonable times to determine if Developer or its successors and assigns are complying with the covenants and prohibitions contained in the Conservation Easement.
- (b) To proceed at law or in equity to enforce the provisions of the Conservation Easement and the covenants set forth herein, to prevent the

occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Conservation Easement Areas that may be damaged by any activity inconsistent with the Conservation Easement.

6.5. **Amendment.** The provisions of the Conservation Easement may not be amended without the prior written approval of the District.

6.6. **Reserved Rights.** Declarant reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of the Statutory Conservation Easement. Declarant additionally reserves for itself and its successors and assigns the right to construct boardwalks which are exempt pursuant to 40C-4.051, F.A.C.(boardwalks of 1000 square feet or less of surface area over wetlands or other surface waters) on the following lots: Lots 1-2 Block 1, Lots 5-9 Block 1, Lot 20 Block 1, Lots 27-29 Block 1, Tract B Block 1, Lots 20-23 Block 2, Lot 29 Block 2, Lots 34-35 Block 2, Lot 39 Block 2, Lots 42-43 Block 2, Lot 47 Block 2, Lot 51 Block 2, Lots 14-18 Block 3, Lots 22-23 Block 3, Lots 26-29 Block 3, Lots 24-25 Block 4, Lots 34-35 Block 4, Lots 50-52 Block 4, Lot 8 Block 5, Lots 14-15 Block 5, Lot 20 Block 5, Lots 30-37 Block 5, Lots 7-11 Block 6, Lots 27-30 Block 6, Lots 40-42 Block 6, Lots 46-48 Block 6, Lots 57-69 Block 6, Lots 33-36 Block 7, Lots 42-43 Block 7, Lots 52-53 Block 7 and Lots 61-62 Block 7. Boardwalks must be constructed within the individual lot boundary for which the structure will service. Boardwalks must be constructed in accordance with design criteria set forth in Exhibit "C & D" attached hereto, and all necessary federal, state, and/or District permits or authorizations must be obtained.

6.7. **St. Johns Water Management District's Discretion.** Enforcement of the terms of the Statutory Conservation Easement Deed shall be at the discretion of the St. Johns Water Management District, and any forbearance by the District to exercise its rights under the Statutory Conservation Easement Deed by the Declarant shall not be construed to be a waiver by the District of such term or of any subsequent breach of the same or any other term of the Easement or of any of the District's rights under the Statutory Conservation Easement Deed.

No delay or omission by the District in the exercise of any right or remedy upon any breach by the Declarant shall impair such right or remedy to be construed as a waiver. The District shall not be obligated to Declarant or to any other person or entity to enforce the provisions of the Statutory Conservation Easement Deed.

6.8. **St. Johns Water Management District's Liability.** Declarant or its successors and/or assigns, assumes all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from the Declarant's ownership of the Property. Neither Declarant, nor any person or entity claiming by or through Declarant, shall hold the District liable for any damage or injury to person or property which may occur on the Property.

6.9. **Acts Beyond Declarant's Control.** Nothing contained in the Statutory Conservation Easement Deed shall be construed to entitle the St. Johns Water Management District to bring an action against Declarant for any injury to or change in the Property resulting from natural causes beyond Declarant's control, including, but without limitation, fire, flood, storm, earth movement or from any necessary action taken by Declarant under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

6.10. **Recordation.** Declarant shall record the Statutory Conservation Easement Deed in a timely fashion in the Public Records of Duval County, Florida and shall re-record it any time the St. Johns Water Management District may require such re-recording to preserve its rights. Declarant shall pay all recording fees and documentary stamps necessary to record the Easement and will hold the District harmless from any such costs and expenses.

6.11. **Successors.** The covenants, terms, conditions and restrictions of the Statutory Conservation Easement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns, and shall continue as a servitude running in perpetuity with the Property.

ARTICLE VIII

RESUBDIVIDING

No Homesite or contiguous group of Homesites shall, other than by Declarant, ever be resubdivided or replatted in any manner which would bring about a greater number of Homesites are originally contained in the Platted Properties and the Non-Platted Properties. No dwelling or other structure or improvement shall be erected, altered, placed or permitted to remain on any site that does not include at least one (1) residential structure.

ARTICLE IX

VARIANCES

Declarant hereby reserves the right to enter into agreements with the Member owning any Homesite or Homesites (without the consent of the owners of other Homesites or the owners of adjoining or adjacent property or otherwise) to vary those conditions, restrictions, limitations and agreements herein set forth which refer to setback lines, square footage content, areas of improvement, easements, underground wiring, construction of improvements, building plans, landscaping, signs, maintenance, screening of garbage receptacles, clotheslines and air conditioner compressors, and any such variance shall be evidenced by an agreement in writing. Such variance shall not constitute a waiver of any such condition, restriction, limitation or agreement as to the remaining Homesites in the Properties, and the same shall remain fully enforceable against all Homesites, located in the Properties other than the Homesite where such variance is permitted. Declarant reserves the right to impose additional restrictions in

the conveyance of title to any Homesite or Homesites in the Properties. However, the Declarant cannot grant a variance to any requirement set forth in the Duval County Land Development Regulations approved and adopted by Duval County, Florida or to any requirement, term or condition of any St. Johns River Water Management District permit or Conservation Easement or which would cause a violation of any St. Johns River Water Management District rules or regulation. Declarant may assign this right to permit variances to its successors in interest, including the Association, at any time; and such right shall automatically vest in the Association upon Declarant's relinquishment of control thereof.

ARTICLE X

ASSIGNMENT BY DECLARANT

Declarant may from time to time assign any or all of its rights, title, interest, easements, powers, duties, obligations and privileges reserved hereunder to the Association, or to any other corporation, entity, association or person.

ARTICLE XI

ASSESSMENTS BY JACKSONVILLE RANCH CLUB OWNERS ASSOCIATION, INC.

1. **Annual Assessments.** The Association shall have the right to levy an annual Assessment against all Homesites in the Properties, whether improved with a structure(s) or not, in such amounts as may be deemed appropriate by the Association's Board of Directors for the general management and operation of the Association, the maintenance and operation of the stormwater management system and for the general purposes and objectives of the Association as set forth herein and in its Articles of Incorporation and By-laws. The annual Assessment shall also include the cost of public liability and property damage insurance covering the Common Areas and insuring the Association and the Members as its and their interests appear, in such amounts and providing such coverages as the Board of Directors of the Association may determine from time to time.

2. **Special Assessments.** At any time during which the Declarant has not guaranteed to the Members the amount of the annual Assessment for the period in question, the Association shall also have the right to levy special Assessments from time to time against all Homesites in the Properties in the event the budget adopted for any fiscal year is insufficient to pay the costs and expenses of operations, maintenance and management; in the event of emergencies; or in the event the Association's reserves, if required, are insufficient to cover expenditures for capital improvements or replacements.

3. **Initial Capital Assessment.** The Declarant has established a one-time, initial capital assessment to be levied upon each Homesite and to be paid at the time the Homesite is purchased from the Declarant. Such assessment may be used by Declarant to maintain the roads and common areas within the Properties prior to turning over

control of the Association to the Members. This assessment is not subject to the Association lien rights provided in Article XII hereof.

4. **Assessments Levied Pro Rata.** All Assessments levied by the Association, whether annual or special, shall be on the basis of one (1) share per Homesite so each owner of a Homesite shall bear an equal pro rata share of the expenses of the Association.

5. **Assessments Against New Homesites.** In the event any Homesite becomes subject to the terms of this Declaration subsequent to January 1 of any year, the annual Assessment shall be prorated as of the date of conveyance of title and shall be paid to the Association at that time. With respect to any special Assessments, only those Homesites which are subject to the terms of this Declaration as of the date on which the Board of Directors of the Association levies the special Assessment shall be liable for such special Assessment, and such special Assessment shall not be charged to or a lien against any Homesite subsequently made subject to this Declaration.

6. **Payment of Assessments.** Procedures for the adoption of an annual budget, mailing of notices of the annual Assessment, and collection of the annual Assessment shall be as set forth in the Articles of Incorporation and By-laws for the Association. Payment of any special Assessment levied by the Association Board of Directors shall be due upon not less than thirty (30) days written notice thereof on the date and in such installments as the Board of Directors may specify. Any Assessment, whether annual or special, which is not paid when due shall be subject to a late charge of ten percent (10%) and shall bear interest from the due date until paid at the rate of eighteen percent (18%) per annum.

7. **Personal Obligation of Member.** Every Assessment shall be the personal obligation of the Member who is the owner of the Homesite against which the Assessment is levied, ownership being determined as of the date of such levy. If any such Assessment is not paid within thirty (30) days after the same is due, then the Association may bring suit against the Member on such Member's personal obligation and there shall be added to the amount of such Assessment the aforementioned late charge and interest and all costs incurred by the Association, including reasonable attorneys' fees, paralegals' fees and legal assistants' fees (including those incurred for appellate proceedings) in preparation for and in bringing such action.

8. **Option of Declarant.** The Declarant shall have the right, but not the obligation, to subsidize, to the extent the Declarant deems advisable, any level of Assessments provided for herein, on such terms and for such periods as the Declarant shall deem advisable.

ARTICLE XII

LIEN RIGHTS OF JACKSONVILLE RANCH CLUB OWNERS ASSOCIATION, INC.

In order to provide an additional means to enforce the collection of any annual mowing fee or other expense charged to the owner of any Homesite or any annual or

special Assessment, the Association shall have a lien against each Homesite in the Properties, together with all improvements thereon, as follows:

1. **Creation of Lien.** The lien of every such fee, expense and Assessment, together with interest and late charges thereon and cost of collection thereof as herein provided, shall attach and become a charge on each Homesite, and all improvements thereon, upon the recording of this Declaration.

2. **Enforcement of Lien.** In the event any such fee, expense or Assessment is not paid within thirty (30) days after the same is due, the Association shall have the right to file a Claim of Lien in the Public Records of Duval County, Florida. Said lien may be enforced by the Association by foreclosure suit in the same manner as a mortgage or construction lien foreclosure or in such other manner as may be permitted by law. In the event the Association files a Claim of Lien against any Homesite, it shall be entitled to recover from the owner of such Homesite the aforesaid interest and late charge and all costs, including reasonable attorneys' fees, paralegals' fees and legal assistants' fees (including those incurred for appellate proceedings) incurred in preparing, filing and/or foreclosing the Claim of Lien, and all such costs, late charges, interest and fees shall be secured by said lien.

3. **Priority of Lien.** The lien of the Assessments provided for herein shall be subordinate to the lien of any mortgage recorded prior to the recording of a Claim of Lien. The sale or transfer of a Homesite pursuant to the foreclosure of such a prior recorded mortgage or any proceeding in lieu thereof shall extinguish the lien of such Assessment as to payments which became due prior to such sale or transfer and such payments shall be collectible from the owners of all Homesites in the same manner as any other regular Assessment. No sale or transfer shall relieve such Homesite from liability for any Assessments thereafter becoming due or from the lien thereof.

ARTICLE XIII

GENERAL PROVISIONS

1. **Duration and Benefit.** The covenants and restrictions of this Declaration shall run with the title to each of the Homesites in the Properties and shall inure to the benefit of and be enforceable in accordance with its terms by Declarant, the Association or the owner of any of such Homesites and their respective legal representatives, heirs, successors and assigns, for a term of fifty (50) years from the date hereof, after which time the provisions of this Declaration shall automatically be extended for successive periods of ten (10) years each unless prior to the commencement of any such ten (10) year period: (1) members of the Association holding at least two-thirds (2/3) of the voting rights approve the termination of the provisions of this Declaration, and (2) a written instrument certifying that such approval has been obtained, is signed by the

president and secretary of the Association and recorded in the Public Records of Duval County.

2. **Remedies for Violation.** The violation or breach of any condition, covenant, restriction herein contained or to the Standards and Criteria shall give Declarant, the Association or any Member, in addition to all other remedies provided herein or by law, the right to proceed at law or in equity to compel compliance with the terms of such condition, covenant or restriction and to prevent the violation or breach of any of them, and the costs of such proceedings shall be borne by the Member alleged to be in violation if such proceedings result in a finding that such owner was in violation of the terms of this Declaration. Such costs shall include reasonable attorneys' fees, paralegals' fees and legal assistants' fees, including such fees for appellate proceedings, incurred by Declarant or the Association but not attorneys' fees incurred by any Member in bringing an action against another Member. Failure by Declarant, said associations, or any Member to enforce any of said covenants or restrictions upon breach thereof, however long continued, shall in no event be deemed a waiver of the right to do so thereafter with respect to such breach or with respect to any other breach occurring prior or subsequent thereto.

3. **Severability.** Invalidity of any of the covenants and restrictions contained herein or Standards and Criteria by stipulation, agreement, judgment or court order shall in no way affect the other provisions hereof, which other provisions shall remain in full force and effect.

4. **Amendment.** So long as Declarant still owns property described in this Declaration for development as part of the Properties, Declarant may unilaterally amend this Declaration at any time and from time to time if such amendment is (a) necessary to bring any provisions hereof into compliance with any applicable governmental statute, rule, regulation or requirement, or judicial determination; (b) necessary to enable any reputable title insurance company to issue title insurance coverage on the Homesites; (c) required by an institutional or governmental lender or purchaser of mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, the Veteran's Administration and/or the Farmers Home Administration to enable such lender or purchaser to make or purchase mortgage loans on the Homesites; or (d) necessary to enable any governmental agency or reputable private insurance company to insure mortgage loans on the Homesites; or (e) necessary to correct any scrivener's error; provided, however, any such amendment shall not adversely affect the title to any Homesite unless the Member shall consent thereto in writing. So long as Declarant still owns property described in this Declaration for development as part of the Properties, the Declarant may unilaterally amend this Declaration for any other purpose, provided the amendment has no material adverse effect upon any right of any Member. Thereafter or otherwise, this Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of Members representing sixty-seven percent (67%) of the total votes in the Association. All amendments shall be accomplished by the recordation in the Public Records of Duval County of an amendatory instrument. Notwithstanding anything herein to the contrary, any amendment to this Declaration which would affect the Surface Water Management System, including the water management portions of the common areas, or any Conservation Easement granted to the St. Johns River Water Management

District must have the prior written approval of the St. Johns River Water Management District.

5. **Usage.** Whenever used herein the singular shall include the plural and the use of any gender shall include all genders.

6. **Prohibition.** Unless at least sixty-seven percent (67%) of the Members of the Association and their first mortgagees consent, the Association shall not:

- (a) By act or omission seek to abandon, alienate, release, partition, subdivide, encumber, sell, or transfer all or any portion of the real property comprising the Common Area which the Association owns, directly or indirectly (the granting of easements for public utilities or other similar purposes consistent with the intended use of the Common Area shall not be deemed a transfer within the meaning of this subsection);
- (b) Change the method of determining the obligations, Assessments, dues, or other charges which may be levied against a Member;
- (c) By act or omission change, waive, or abandon any scheme of regulations or enforcement thereof pertaining to the architectural design or the exterior appearance and maintenance of Units and of the Common Area (The issuance and amendment of architectural standards, procedures, rules and regulations, or use restrictions shall not constitute a change, waiver, or abandonment within the meaning of this provision.);
- (d) Fail to maintain insurance, as required by this Declaration; or
- (e) Use hazard insurance proceeds for any Common Area losses for other than the repair, replacement, or reconstruction of such property.

7. **Declarant's Rights.** The Declarant and its successors or assigns will undertake the work of constructing residences and related amenities on the Homesites and improvements on the Common areas. The completion of that work and the sale, rental and other disposal of Homesites is essential to the establishment and welfare of Properties as a community. As used in this Section and its subparagraphs, the words "its successors or assigns" specifically do not include purchasers of completed Homesites. In order that said work may be completed and the Properties established as a fully occupied community as rapidly as possible, no Member or the Association shall do anything to interfere with the Declarant's activities. Without limiting the generality of the foregoing, nothing in this Declaration or the Articles or By-Laws shall be understood or construed to:

- (a) Prevent the Declarant, its successors or assigns, or its or their contractors or subcontractors, from doing on any property owned by them whatever they determine to be necessary or advisable in connection with the completion of said work, including without limitation, the alteration of its

construction plans and designs as the Declarant deems advisable in the course of development (all models or sketches showing plans for future development of the Properties may be modified by the Declarant at any time and from time to time, without notice); or

- (b) Prevent the Declarant, its successors or assigns, or its or their contractors, subcontractors or representatives, from erecting, constructing and maintaining on any property owned or controlled by the Declarant, or its successors or assigns or its or their contractors or subcontractors, such structures as may be reasonably necessary for the conduct of its or their business of completing said work and establishing The Properties as a community and disposing of the same by sale, lease or otherwise; or
- (c) Prevent the Declarant, its successors or assigns, or its or their contractors or subcontractors, from conducting on any property owned or controlled by the Declarant or its successors or assigns, its or their business of developing, subdividing, grading and constructing improvements on the Properties and of disposing of Homesites therein by sale, lease or otherwise; or
- (d) Prevent the Declarant, its successors or assigns, from determining in its sole discretion the nature of any type of Improvements to be constructed as part of the Properties.
- (e) Any or all of the special rights and obligations of the Declarant may be transferred to other parties, provided the transfer shall not reduce an obligation nor enlarge a right beyond that contained herein, and provided further, no such transfer shall be effective unless it is in a written instrument signed by the Declarant and duly recorded in the Public Records of Duval County, Florida. Nothing in this Declaration shall be construed to require Declarant or any successor to develop any property in any manner whatsoever.
- (f) The Declarant expressly reserves the right to grant easements and rights-of-way over, under and through the Common Areas so long as the Declarant owns any property in the Properties; provided, no such easement shall structurally weaken or otherwise interfere with the use of the Common Area by the Members and provided no such easement or right-of-way is violative of the terms and provisions of any Conservation Easement or any District permits, rules or regulations.
- (g) Notwithstanding any provisions contained in the Declaration to the contrary, so long as construction and initial sale of Home sites shall continue, it shall be expressly permissible for Declarant to maintain and carry on upon portions of the Common Area and Homesites owned by Declarant such facilities and activities as, in the sole opinion of Declarant,

may be reasonably required, convenient, or incidental to the construction or sale of Home sites, including, but not limited to, business offices, signs, model units, and sales offices, and the Declarant shall have an easement for access to such facilities. The right to maintain and carry on such facilities and activities shall include specifically the right to use any Homesite owned by the Declarant, as models and sales offices, respectively and to utilize such facilities exclusively from time to time.

- (h) Each Member on his, her or its own behalf and on behalf of such Member's heirs, personal representatives, successors, mortgagees, lienors and assigns acknowledges and agrees the completion of the development of the Properties may occur over an extended period of time and incident to such development and the construction associated therewith the quiet use and enjoyment of the Properties and each Homesite thereof may be temporarily interfered with by the development and construction work occurring on those portions of the Properties owned by the Declarant or its successors and assigns and each Member, on behalf of such Member's heirs, assigns, personal representatives, successors, mortgagees, lienors and assigns does hereby waive all claims for interference with such quiet enjoyment and use as a result of the development and construction of the balance of the Properties. Each Member on behalf of such Member's heirs, personal representatives, successors, mortgagees, lienors and assigns agrees the development, construction and completion of the balance of the Properties may interfere with such Member's original and existing views, light and air and diminish the same and each such Member on such Member's behalf and on behalf of such Member's heirs, assigns, personal representatives, successors, mortgagees, lienors and assigns does hereby release the Declarant and its successors in interest and others involved from all claims they may have in connection therewith.

8. **Litigation.** No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of seventy-five percent (75%) of the Members, inclusive of the Declarant. This Section shall not apply, however, to (a) actions brought by the Association against parties other than the Declarant to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of Assessments as provided herein, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendment is made by the Declarant or is approved by the percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

9. **Indemnification.** The Association shall indemnify and hold harmless every officer, director, and committee member against any and all expenses, including counsel and paralegal fees, reasonably incurred by or imposed upon such officer,

director, or committee member in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer, director, or committee member. The officers, directors, and committee members shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be Members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer, director, or committee member, or former officer, director, or committee member may be entitled. The Association shall, as a common expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

10. **Rights of Duval County.** Duval County shall have the right, but not the obligation, to enforce by proceedings at law or in equity all restrictions, conditions, covenants, reservations, liens and charges now, or hereafter imposed by the provisions of the Declaration, or any amendment thereto, including the right to prevent the violation as to any such provisions, the right to recover damages for any such violations, and including the right to impose and enforce assessments on behalf of the Association. No amendment to this Declaration shall impair, restrict or prove detrimental to the rights of Duval County as provided within this Declaration, and as subsequently amended without the joinder and consent of an authorized officer, representative or agent of Duval County.

11. **Architectural Review Committee Violations.** In the event any Member owning a Homesite or Homesites has received a notice of Violation from the Architectural Review Committee, said Member must notify the Member's realtor and any prospective Buyer of such violation or violations

ARTICLE XIV

PROVISIONS CONCERNING SURFACE WATER MANAGEMENT SYSTEM AND REGULATORY JURISDICTION

Section 1. **Surface Water or Stormwater Management System.** Surface Water or Stormwater Management System means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution, or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, Florida Administrative Code.

Section 2. **Maintenance of Stormwater Management System.** The Association shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system. Duval County, as the owner of the public rights-of-way accessing the Property shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system within said public rights-of-way. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of the practices which allows the systems to provide drainage, water storage, conveyance, or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. Any repair or reconstruction of this surface water or stormwater management system shall be as permitted or, if modified, without prior written approval of the St. Johns River Water Management District. No person shall alter the drainage flow of the surface water or stormwater management system without prior written approval of the St. Johns River Water Management District.

Section 3. **St. Johns River Water Management Permit.** The Association shall operate, maintain and manage the surface water management system in a manner consistent with the St. Johns River Water Management District permit number 4-069-83291-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration which relate to the surface water management system.

Section 4. **Drainage and Access Easements.** The Association shall have a perpetual non-exclusive easement over all areas of the surface water or storm water system for access to operate, maintain or repair the system.. By this easement, the Association shall have the right to enter upon any portions of any lot which is part of the surface water or storm water management system, at a reasonable time in a reasonable manner, to operate, maintain or repair the surface water or storm water management system as required by the St. Johns River Water Management District permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire surface water or storm water management system.. No Person shall alter the drainage flow of the surface water or storm water management system, including buffer areas or swales, without the prior written approval of the St. Johns River Water Management District.

Section 5. **Assessments.** Assessments shall also be used for the maintenance and repair of the surface water or storm water management systems including, but not limited to, work within the retention areas, drainage structures and drainage easements.

Section 6. **Swale Maintenance.** The Declarant has constructed a Drainage Swale along roadways upon all lots and drainage easements on certain lots as designated by plat of Jacksonville Ranch Club for the purpose of managing and containing the flow of excess surface water, if any, found upon such lots from time to time. Jacksonville Ranch Club Owners Association shall be responsible for the maintenance, operation and repair of the swales along roadways and drainage easements. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by St. Johns River Water Management District. Filing, excavation, construction of fences or

otherwise obstructing the surface water flow in the swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human-induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located.

Section 7. **Amendments.** Any amendment to this Declaration, which alters any provision relating to the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior written approval of the St. Johns River Water Management District.

Section 8. **Enforcement.** The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the surface water or stormwater management systems.

Section 9. **Conservation Areas.** It shall be the individual lot owners responsibility to verify no construction of any improvements or site work, except as allowed under Sections 6.2 (a) and Section 6.2 (c) herein, shall be performed within the Conservation Areas shown on the Development Plan. Prohibited activities/acts/uses in designated Conservation Areas are:

- (a) Construction or placings of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above ground;
- (b) Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials;
- (c) Excavation, dredging or removal or loan, peat, gravel, soil, rock, or other material substance in such a manner as to affect the surface;
- (d) Surface use except for purposes which permit the land or water area to remain predominantly in its natural condition;
- (e) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservations;
- (f) Acts or uses detrimental to such retention of land or water areas; and
- (g) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

Declarant has executed this Declaration, this 9th day of September, 2005.

WITNESSES:

**Florida Land & Ranches, Inc.,
a Florida corporation**

Bonnie C Kern
Print Name Bonnie C Kern

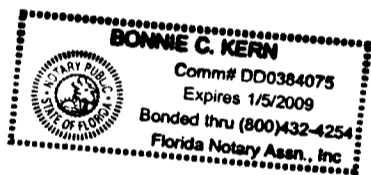
By: Christopher Forbes
Christopher Forbes
Vice President

Sherry Danzeyk
Print Name Sherry Danzeyk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9th day of September, 2005, by Christopher L. Forbes, as Vice President of Florida Land & Ranches, Inc., a Florida corporation, on behalf of said corporation.

[Seal]



Bonnie C Kern
Notary Public.
Print Name: Bonnie C Kern
My Commission Expires:
Personally Known
(OR) Produced Identification
Type of Identification produced _____

Exhibit "A"

Legal Description of Platted Properties

A part of Section 7, a part of the West 1/2 of Section 8, and all of the North 1/2 of the Northeast 1/4 of Section 18, all being in Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 7; thence South $00^{\circ}03'44''$ West, along the westerly line of said Section 7, a distance of 70.92 feet to a point lying on the southerly right of way line of Plummer Road (a 66 foot right of way as now established) and the Point of Beginning, said point lying in a curve concave southwesterly having a radius of 1399.40 feet; thence along and around the arc of said curve a distance of 295.86 feet, said arc being subtended by a chord bearing and distance of South $71^{\circ}00'26''$ East, 295.31 feet; thence continuing along said southerly right of way line of Plummer Road, South $64^{\circ}57'01''$ East a distance of 1009.58 feet to the point of curvature of a curve concave northeasterly having a radius of 5762.58 feet; thence along and around the arc of said curve a distance of 654.58 feet, said arc being subtended by a chord bearing and distance of South $68^{\circ}12'16''$ East, 654.23 feet; thence South $71^{\circ}27'31''$ East a distance of 2579.44 feet to the point of curvature of a curve concave northeasterly having a radius of 1465.40 feet; thence along and around the arc of said curve a distance of 624.20 feet, said arc being subtended by a chord bearing and distance of South $83^{\circ}39'41''$ East, 619.49 feet; thence North $84^{\circ}08'09''$ East a distance of 3075.94 feet; thence departing said southerly right of way line of Plummer Road, South $00^{\circ}22'44''$ East, along the easterly line of said West 1/2 of Section 8, a distance of 3831.64 feet to the Southeast corner of the West 1/2 of said Section 8; thence South $89^{\circ}34'09''$ West along said southerly line of Section 8, a distance of 2627.77 feet to the Northeast corner of said Section 18; thence South $00^{\circ}07'24''$ East along the easterly line of said North 1/2 of the Northeast 1/4 of Section 18, a distance of 1335.84 feet to the Southeast corner said North 1/2 of the Northeast 1/4 of Section 18; thence along said southerly line South $89^{\circ}48'01''$ West a distance of 2675.92 feet to the Southwest corner of said North 1/2 of the Northeast 1/4 of Section 18; thence along the westerly line of said North 1/2 of the Northeast 1/4 of Section 18, North $00^{\circ}01'52''$ East a distance of 1332.65 feet to the Northwest corner of said North 1/2 of the Northeast 1/4 of Section 18; thence South $89^{\circ}23'29''$ West along the southerly line of said Section 7, a distance of 2655.16 feet to the Southwest corner of said Section 7; thence North $00^{\circ}05'47''$ East along the westerly line of said Section 7, a distance of 2647.03 feet; thence continuing along said westerly line, North $00^{\circ}03'44''$ East a distance of 2585.72 feet to the Point of Beginning.

Exhibit "B"

Surface Water Management System for JACKSONVILLE RANCH CLUB

Prepared by:
LG2 Environmental Solutions, Inc
88 Riberia St, Suite 300
St Augustine, Florida 32084

Doc # 2005337460, OR BK 12748 Page 1026,
Number Pages: 78
Filed & Recorded 09/13/2005 at 01:55 PM,
JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING \$664.50
DEED DOC ST \$0.70

**Return recorded original to:
Office of General Counsel
St. Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178-1429**

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this 8th day of September, 2005 by Florida Land and Ranches, Inc. having an address at Post Office Box 40, Bryceville, Florida 32009 ("Grantor"), in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, having a mailing address at P. O. Box 1429, Palatka, Florida 32178-1429 ("Grantee").

WITNESSETH:

WHEREAS, Grantor solely owns in fee simple certain real property in Duval County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property");

WHEREAS, Grantor grants this conservation easement as a condition of permit #4-031-92970-1 issued by Grantee, solely to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to said Property, and will warrant and defend the same against the lawful claims of all persons whomsoever.

1. Purpose. The purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground **except for** the following:

1. boardwalks constructed in accordance with standards and design criteria, attached hereto as Exhibits "B" and as set forth below in Section 3, Reserved Rights;
2. roads and/or bridge improvements at existing wetland crossings as permitted; and
3. *de minimus* utility easement crossings which are authorized under the subject permit, or which may be authorized under subsequent District permit modifications.

(b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.

(c) Removing or destroying trees, shrubs, or other vegetation, except for the removal of exotic or non-indigenous vegetation and potentially nuisance vegetative species such as cattail (*Typha spp.*), tallow-tree (*Sapium sebiferum*), and primrose willow (*Ludwigia peruviana*); and, except for hand clearing of a five (5') foot path adjacent to any boardwalks that may be constructed within the Conservation Easement areas on those lot numbers set forth in Section 3 below. Any plans for exotic or nuisance removal must include provisions for maintaining the natural ecosystem within the Conservation Easement.

(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other natural material substances will be allowed for the installation of the wood pilings mentioned herein in association with the boardwalks as set forth in Section 3 below, as well as the installation of *de minimus* utility crossings allowed pursuant to Paragraph 2(a)3 herein.

(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

(g) Acts or uses detrimental to such retention of land or water areas.

(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights. Grantor reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement. Grantor additionally reserves the right for itself and its successors and assigns the right to construct boardwalks that are exempt pursuant to 40C-4.051, F.A.C. (boardwalks of 1000 square feet or less of surface area over wetlands or other surface waters) on the following lots: Lots 1-2 Block 1, Lots 5-9 Block 1, Lot 20 Block 1, Lots 27-29 Block 1, Tract B Block 1, Lots 20-23 Block 2, Lot 29 Block 2, Lots 34-35 Block 2, Lot 39 Block 2, Lots 42-43 Block 2, Lot 47 Block 2, Lot 51 Block 2, Lots 14-18 Block 3, Lots 22-23 Block 3, Lots 26-29 Block 3, Lots 24-25 Block 4, Lots 34-35 Block 4, Lots 50-52 Block 4, Lot 8 Block 5, Lots 14-15 Block 5, Lot 20 Block 5, Lots 30-37 Block 5, Lots 7-11 Block 6, Lots 27-30 Block 6, Lots 40-42 Block 6, Lots 46-48 Block 6, Lots 57-69 Block 6, Lots 33-36 Block 7, Lots 42-43 Block 7, Lots 52-53 Block 7, & Lots 61-62 Block 7. Boardwalks must be constructed within the individual lot boundary for which the structure will service. Boardwalks must be constructed in accordance with design criteria set forth in Exhibit "B" attached hereto, and all necessary federal, state, and/or District permits or authorizations must be obtained.

4. Rights of Grantee. To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

(a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.

(b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion. Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantors, nor any person or entity claiming by or through Grantors, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property.

7. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Duval County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day and year first above written.

Signed, sealed and delivered
in our presence as **witnesses**:

GRANTOR:

Signature: Bonnie Kern

Printed Name: Bonnie C. Kern

Signature: Sherry Danzyk

Printed Name: Sherry Danzyk

Florida Land and Branches, Inc., a Florida
corporation
By: Christopher Forbes
(Signature)
Name: Christopher Forbes
Its: Vice President
(Title)

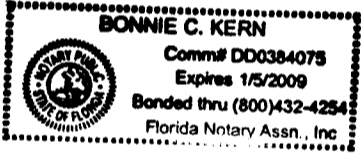
STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ Lake

The foregoing instrument was acknowledged before me on this 9th day
of September, 2005, by
Christopher Forbes, who did not take an oath.

Bonnie Kern
Notary Public
State of Florida at Large

My Commission Expires:

Personally known ✓
or produced identification _____
Identification produced: _____



4. CONSENT AND JOINDER OF MORTGAGEE

The undersigned, Branch Banking & Trust Company of Virginia (mortgagee), the mortgagee under that certain Real Estate Mortgage and Security Agreement (title of mortgage document) dated 10/26/2004 and recorded at Official Records Book 12117, page 398, of Duval County, Florida, (if any assignments, specify) hereby consents and joins in the foregoing Deed of Conservation Easement, and subordinates its mortgage lien encumbering all or any part of the Property (as described in the foregoing Deed of Conservation Easement) to the Deed of Conservation Easement.

IN WITNESS WHEREOF, this Consent and Joinder is executed by the undersigned this 8th day of September, 2005.

Witnesses:

[Signature]
Name: Wade S. Rinaca

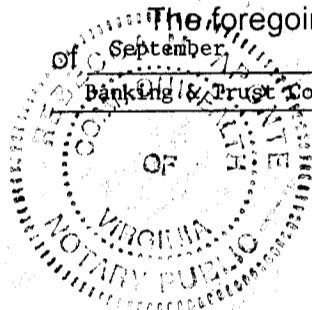
[Signature]
Name: Brannon E. Fitch

Mortgagee

BY: [Signature]
Name: William J. Toomey, II
Title: Vice President

Virginia
STATE OF FLORIDA
COUNTY OF City of Richmond

The foregoing instrument was acknowledged before me on this 8th day of September, 2005, by William J. Toomey, II, Vice President of Branch Banking & Trust Company of Virginia, who did not take an oath.



[Signature]
Notary Public
State of Florida

My Commission Expires: 11/30/2007

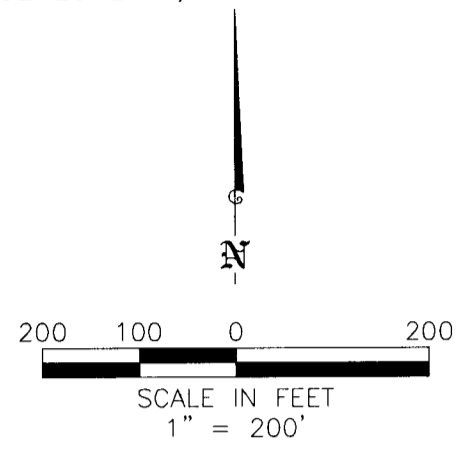
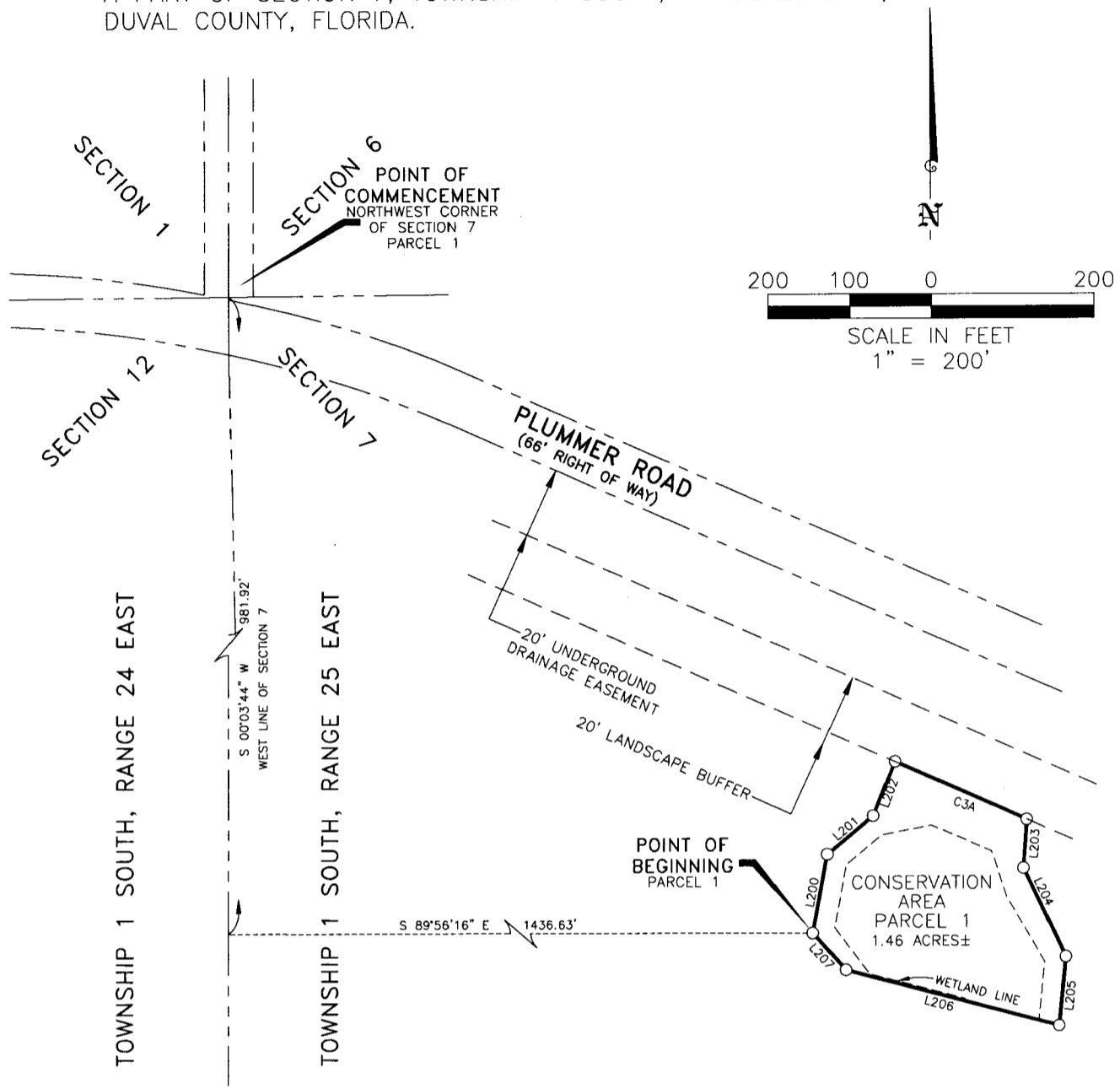
Personally known xxx
or produced identification
Identification produced:

EXHIBIT A

Legal Description(s)

MAP SHOWING BOUNDARY SURVEY OF

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA.



LEGEND
 ○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

Richard J. Jenkins
 RICHARD J. JENKINS

FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
 1.) HELD A BEARING OF S 00°03'44" W, SAID BEARING BEING THE WESTERLY LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

<p>LD BRADLEY LAND SURVEYORS</p>	<p>5773 NORMANDY BOULEVARD, JACKSONVILLE, FLORIDA 32205 PHONE (904) 786-6400 FAX (904) 786-1479 LICENSED BUSINESS No. 6888</p>
---	--

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

DESCRIPTION: PARCEL 1

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH
 00°03'44" WEST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF
 981.92 FEET; THENCE SOUTH 89°56'16" EAST, 1436.63 FEET TO THE POINT OF
 BEGINNING; THENCE NORTH 10°27'18" EAST, 98.27 FEET; THENCE NORTH 49°55'45"
 EAST, 73.62 FEET; THENCE NORTH 21°14'11" EAST, 61.13 FEET TO THE POINT OF
 CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5802.58
 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF
 177.19 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH
 69°38'18" EAST, 177.18 FEET; THENCE SOUTH 03°50'02" WEST, 60.23 FEET;
 THENCE SOUTH 25°28'43" EAST, 163.89 FEET; THENCE SOUTH 05°37'27" WEST,
 84.90 FEET; THENCE NORTH 75°14'28" WEST, 270.18 FEET; THENCE NORTH
 42°03'44" WEST, 60.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.46 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L200	N 10°27'18" E	98.27'
L201	N 49°55'45" E	73.62'
L202	S 21°14'11" W	61.13'
L203	N 03°50'02" E	60.23'
L204	S 25°28'43" E	163.89'
L205	S 05°37'27" W	84.90'
L206	N 75°14'28" W	270.18'
L207	N 42°03'44" W	60.47'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C3A	1°44'59"	5802.58'	177.19'	88.60'	S 69°38'18" E	177.18'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205**
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A

DATE: 3/10/05

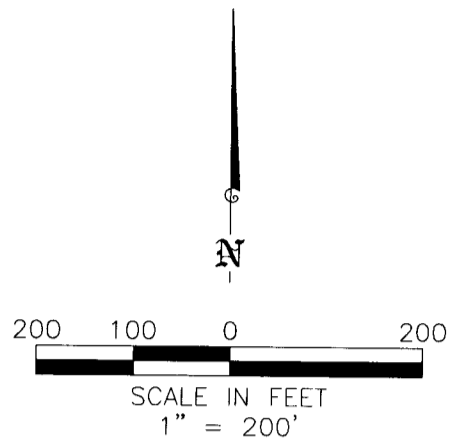
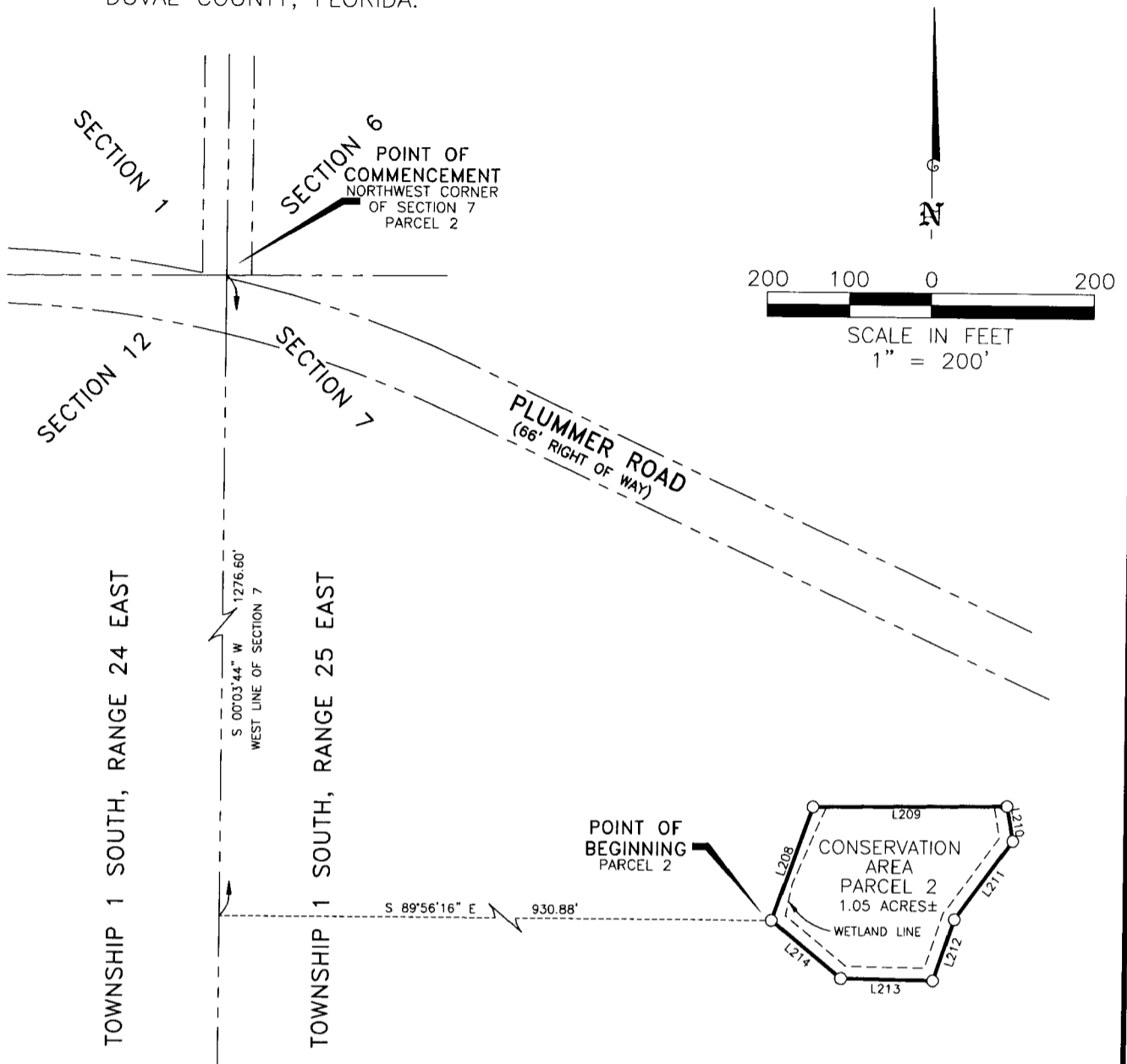
DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.



LEGEND

○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

Richard J. Jenkins

RICHARD J. JENKINS

FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:

1.) HELD A BEARING OF S 00°03'44" W, SAID BEARING BEING THE WESTERLY
 LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LD BRADLEY
 LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205**
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A

DATE: 3/10/05

DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

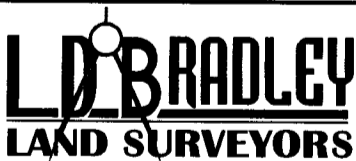
PARCEL 2

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH
 00°03'44" WEST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF
 1276.60 FEET; THENCE SOUTH 89°56'16" EAST, 930.88 FEET TO THE POINT
 OF BEGINNING; THENCE NORTH 19°28'06" EAST, 147.34 FEET; THENCE NORTH
 89°28'47" EAST, 236.95 FEET; THENCE SOUTH 9°55'06" EAST, 43.48 FEET;
 THENCE SOUTH 36°21'42" WEST, 119.05 FEET; THENCE SOUTH 18°44'34"
 WEST, 78.69 FEET; THENCE NORTH 88°56'24" WEST, 112.54 FEET; THENCE
 NORTH 50°32'42" WEST, 110.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.05 ACRES, MORE OR LESS.

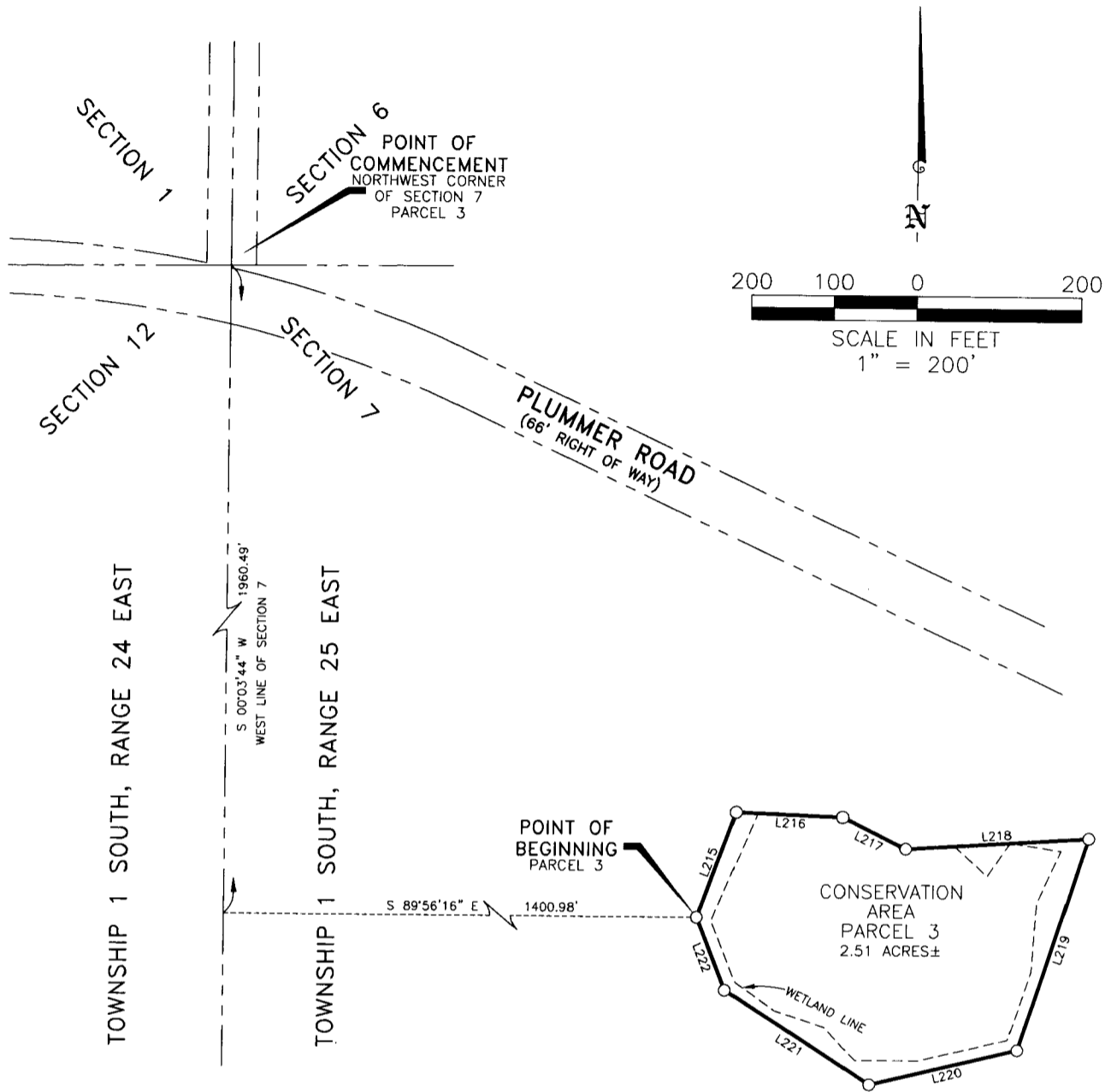
LINE TABLE		
L208	N 19°28'06" E	147.34'
L209	N 89°28'47" E	236.95'
L210	S 09°55'06" E	43.48'
L211	S 36°21'42" W	119.05'
L212	S 18°44'34" W	78.69'
L213	N 88°56'24" W	112.54'
L214	N 50°32'42" W	110.27'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



LEGEND
○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
1.) HELD A BEARING OF S 00°03'44" W, SAID BEARING BEING THE WESTERLY
LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LD BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

PARCEL 3

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00°03'44" WEST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1960.49 FEET; THENCE SOUTH 89°56'16" EAST, 1400.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 20°23'32" EAST, 135.52 FEET; THENCE SOUTH 87°39'56" EAST, 128.57 FEET; THENCE SOUTH 63°45'42" EAST, 85.32 FEET; THENCE NORTH 86°26'12" EAST, 222.37 FEET; THENCE SOUTH 18°08'15" WEST, 272.16 FEET; THENCE SOUTH 76°21'36" WEST, 183.72 FEET; THENCE NORTH 56°35'24" WEST, 210.59 FEET; THENCE NORTH 21°43'13" WEST, 94.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.51 ACRES, MORE OR LESS.

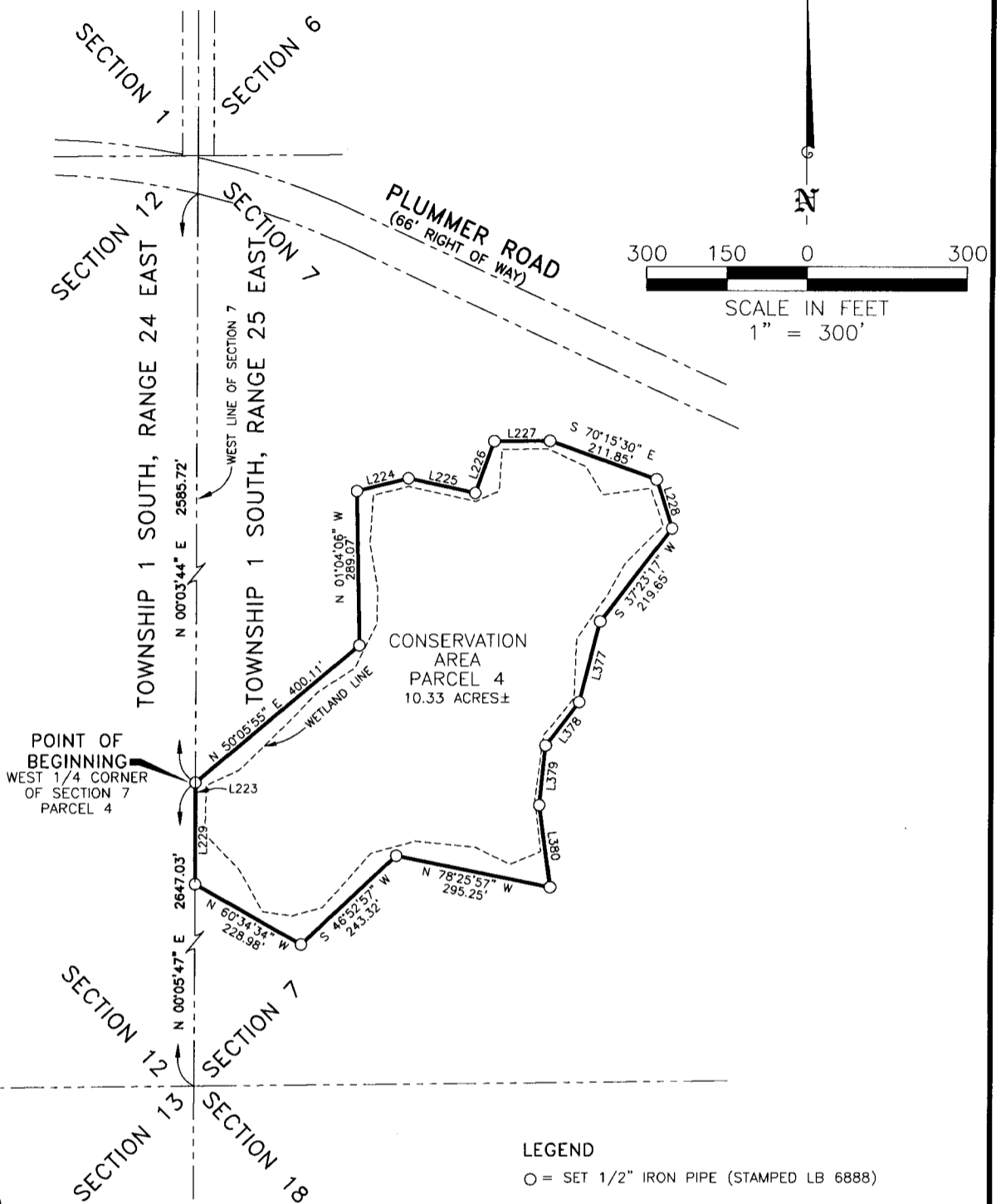
LINE TABLE		
L215	N 20°23'32" E	135.52'
L216	S 87°39'56" E	128.57'
L217	S 63°45'42" E	85.32'
L218	N 86°26'12" E	222.37'
L219	S 18°08'15" W	272.16'
L220	S 76°21'36" W	183.72'
L221	N 56°35'24" W	210.59'
L222	N 21°43'13" W	94.85'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA.



Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:

1.) HELD A BEARING OF S 00°03'44" W, SAID BEARING BEING THE WESTERLY
LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

L. B. BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

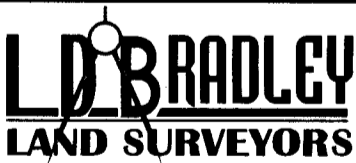
PARCEL 4

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 00°03'44"
 EAST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 24.39 FEET;
 THENCE NORTH 50°05'55" EAST, 400.11 FEET; THENCE NORTH 1°04'06" WEST,
 289.07 FEET; THENCE NORTH 76°07'21" EAST, 99.34 FEET; THENCE SOUTH
 77°36'04" EAST, 128.46 FEET; THENCE NORTH 20°16'03" EAST, 102.82 FEET;
 THENCE NORTH 89°40'15" EAST, 104.33 FEET; THENCE SOUTH 70°15'30" EAST,
 211.85 FEET; THENCE SOUTH 17°32'42" EAST, 96.00 FEET; THENCE SOUTH
 37°23'17" WEST, 219.65 FEET; THENCE SOUTH 14°26'08" WEST, 156.03 FEET;
 THENCE SOUTH 37°46'21" WEST, 102.38 FEET; THENCE SOUTH 05°43'58" WEST,
 111.57 FEET; THENCE SOUTH 07°32'34" EAST, 155.34 FEET; THENCE NORTH
 78°25'57" WEST, 295.25 FEET; THENCE SOUTH 46°52'57" WEST, 243.32 FEET;
 THENCE NORTH 60°34'34" WEST, 228.98 FEET TO A POINT ON SAID WEST LINE
 OF SECTION 7; THENCE NORTH 00°05'47" EAST, ALONG SAID WEST LINE, 165.91
 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.33 ACRES, MORE OR LESS.

LINE TABLE		
L223	N 00°03'44" E	24.39'
L224	N 76°07'21" E	99.34'
L225	S 77°36'04" E	128.46'
L226	N 20°16'03" E	102.82'
L227	N 89°40'15" E	104.33'
L228	S 17°32'42" E	96.00'
L229	N 00°05'47" E	165.91'
L377	S 14°26'08" W	156.03'
L378	S 37°46'21" W	102.38'
L379	S 05°43'58" W	111.57'
L380	S 07°32'34" E	155.34'



5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A

DATE: 3/10/05

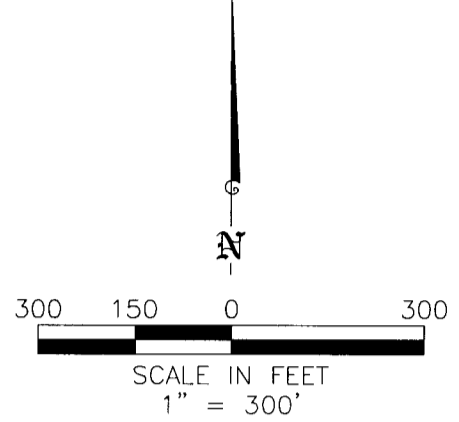
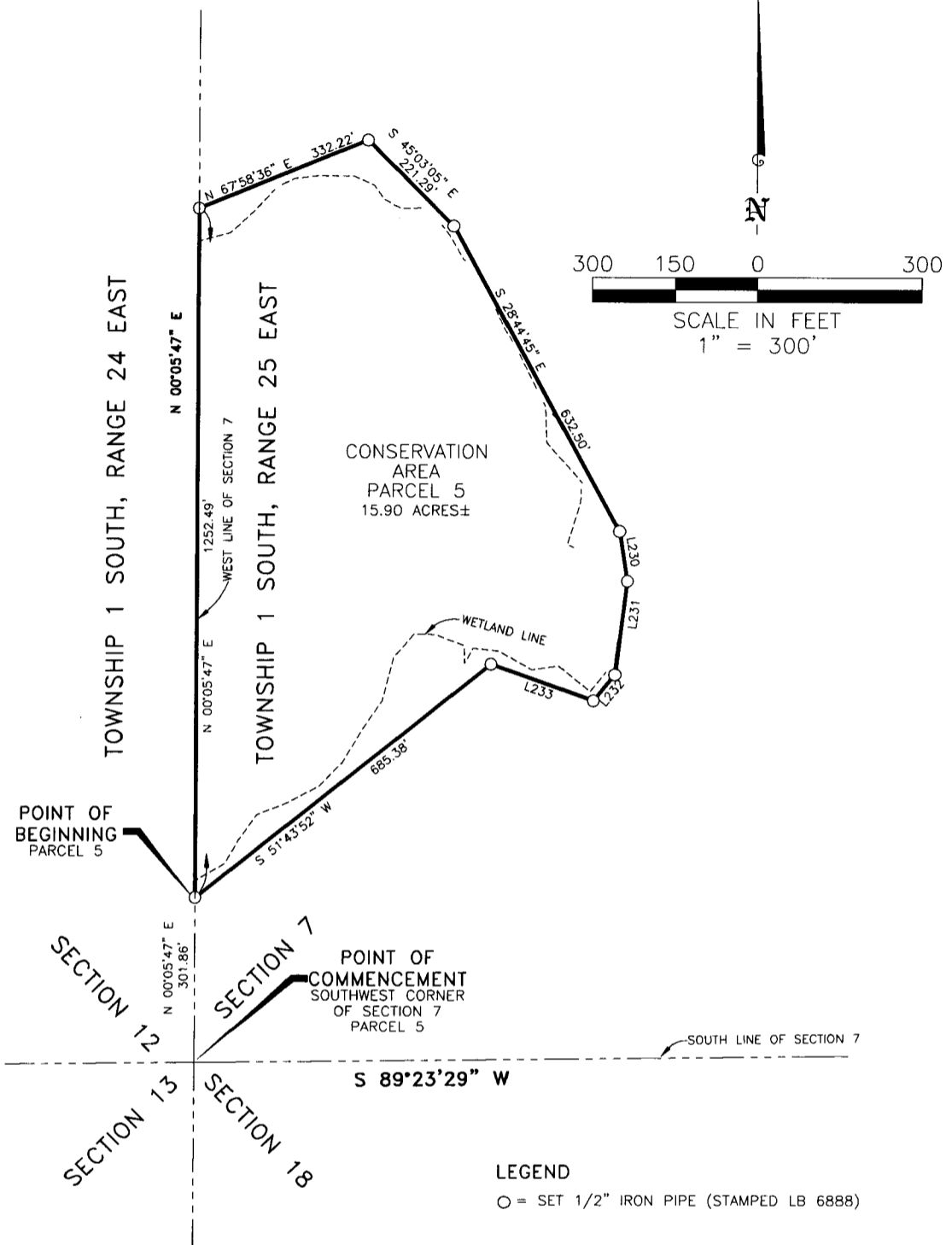
DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



LEGEND
○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
1.) HELD A BEARING OF S 00°05'47" W, SAID BEARING BEING THE WESTERLY LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

L. J. BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA.

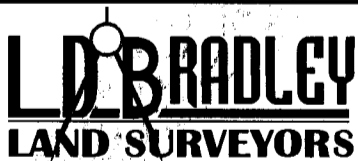
PARCEL 5

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00°05'47" EAST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 301.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°05'47" EAST, ALONG SAID WEST LINE, 1252.49 FEET; THENCE NORTH 67°58'36" EAST, 332.22 FEET; THENCE SOUTH 45°03'05" EAST, 221.29 FEET; THENCE SOUTH 28°44'45" EAST, 632.50 FEET; THENCE SOUTH 8°44'49" EAST, 91.75 FEET; THENCE SOUTH 7°14'39" WEST, 171.48 FEET; THENCE SOUTH 39°11'32" WEST, 61.25 FEET; THENCE NORTH 70°20'45" WEST, 197.95 FEET; THENCE SOUTH 51°43'52" WEST, 685.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.90 ACRES, MORE OR LESS.

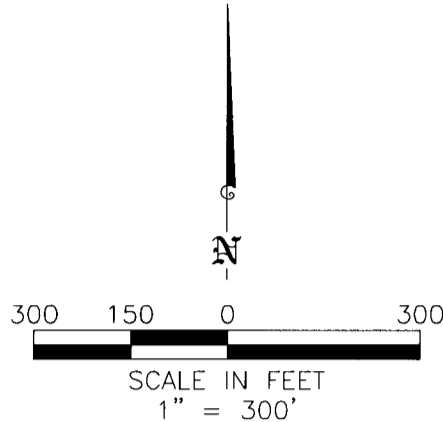
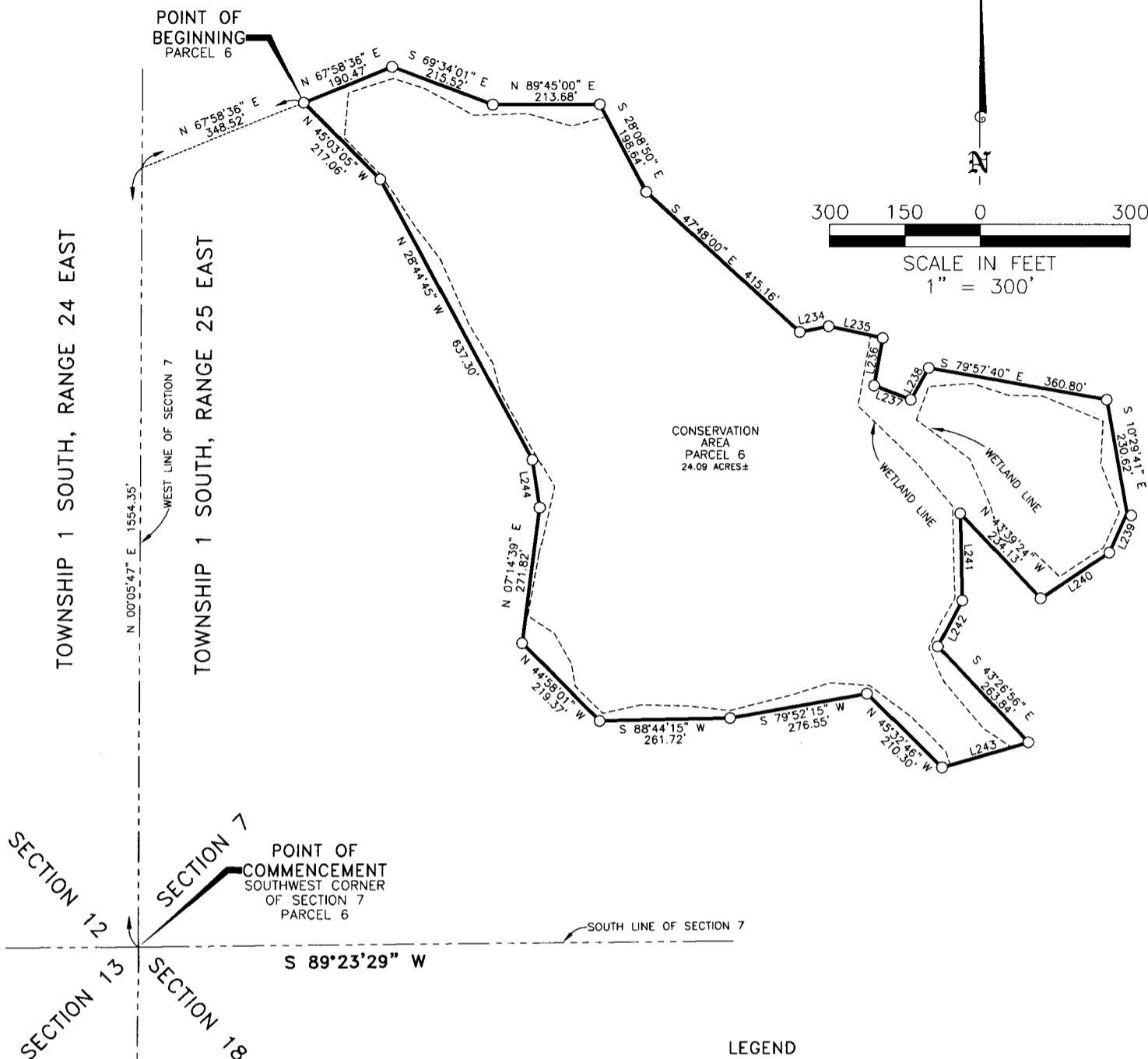
LINE TABLE		
L230	S 08°44'49" E	91.75'
L231	S 07°14'39" W	171.48'
L232	S 39°11'32" W	61.25'
L233	N 70°20'45" W	197.95'



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205**
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

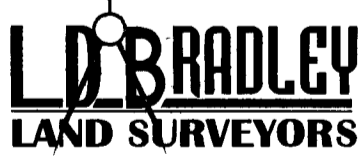
W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



Richard J. Jenkins
 RICHARD J. JENKINS
 FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
 1.) HELD A BEARING OF S 00°05'47" W, SAID BEARING BEING THE WESTERLY
 LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA.

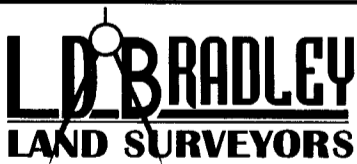
PARCEL 6

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00°05'47" EAST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1554.35 FEET; THENCE NORTH 67°58'36" EAST, 348.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 67°58'36" EAST, 190.47 FEET; THENCE SOUTH 69°34'01" EAST, 215.52 FEET; THENCE NORTH 89°45'00" EAST, 213.68 FEET; THENCE SOUTH 28°08'50" EAST, 198.64 FEET; THENCE SOUTH 47°48'00" EAST, 415.16 FEET; THENCE NORTH 78°54'55" EAST, 59.03 FEET; THENCE SOUTH 77°45'30" EAST, 110.03 FEET; THENCE SOUTH 10°11'25" WEST, 96.29 FEET; THENCE SOUTH 68°48'37" EAST, 78.02 FEET; THENCE NORTH 29°38'02" EAST, 72.44 FEET; THENCE SOUTH 79°57'40" EAST, 360.80 FEET; THENCE SOUTH 10°29'41" EAST, 230.62 FEET; THENCE SOUTH 24°13'19" WEST, 86.79 FEET; THENCE SOUTH 56°21'30" WEST, 164.13 FEET; THENCE NORTH 43°39'24" WEST, 234.13 FEET; THENCE SOUTH 1°36'03" EAST, 173.65 FEET; THENCE SOUTH 27°57'22" WEST, 103.16 FEET; THENCE SOUTH 43°26'56" EAST, 263.84 FEET; THENCE SOUTH 73°53'20" WEST, 179.29 FEET; THENCE NORTH 45°32'46" WEST, 210.30 FEET; THENCE SOUTH 79°52'15" WEST, 276.55 FEET; THENCE SOUTH 88°44'15" WEST, 261.72 FEET; THENCE NORTH 44°58'01" WEST, 219.37 FEET; THENCE NORTH 07°14'39" EAST, 271.82 FEET; THENCE NORTH 08°44'49" WEST, 96.50 FEET; THENCE NORTH 28°44'45" WEST, 637.30 FEET; THENCE NORTH 45°03'05" WEST, 217.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.09 ACRES, MORE OR LESS.

LINE TABLE		
L234	N 78°54'55" E	59.03'
L235	S 77°45'30" E	110.03'
L236	S 10°11'25" W	96.29'
L237	S 68°48'37" E	78.02'
L238	N 29°38'02" E	72.44'
L239	S 24°13'19" W	86.79'
L240	S 56°21'30" W	164.13'
L241	S 01°36'03" E	173.65'
L242	S 27°57'22" W	103.16'
L243	S 73°53'20" W	179.29'
L244	N 08°44'49" W	96.50'



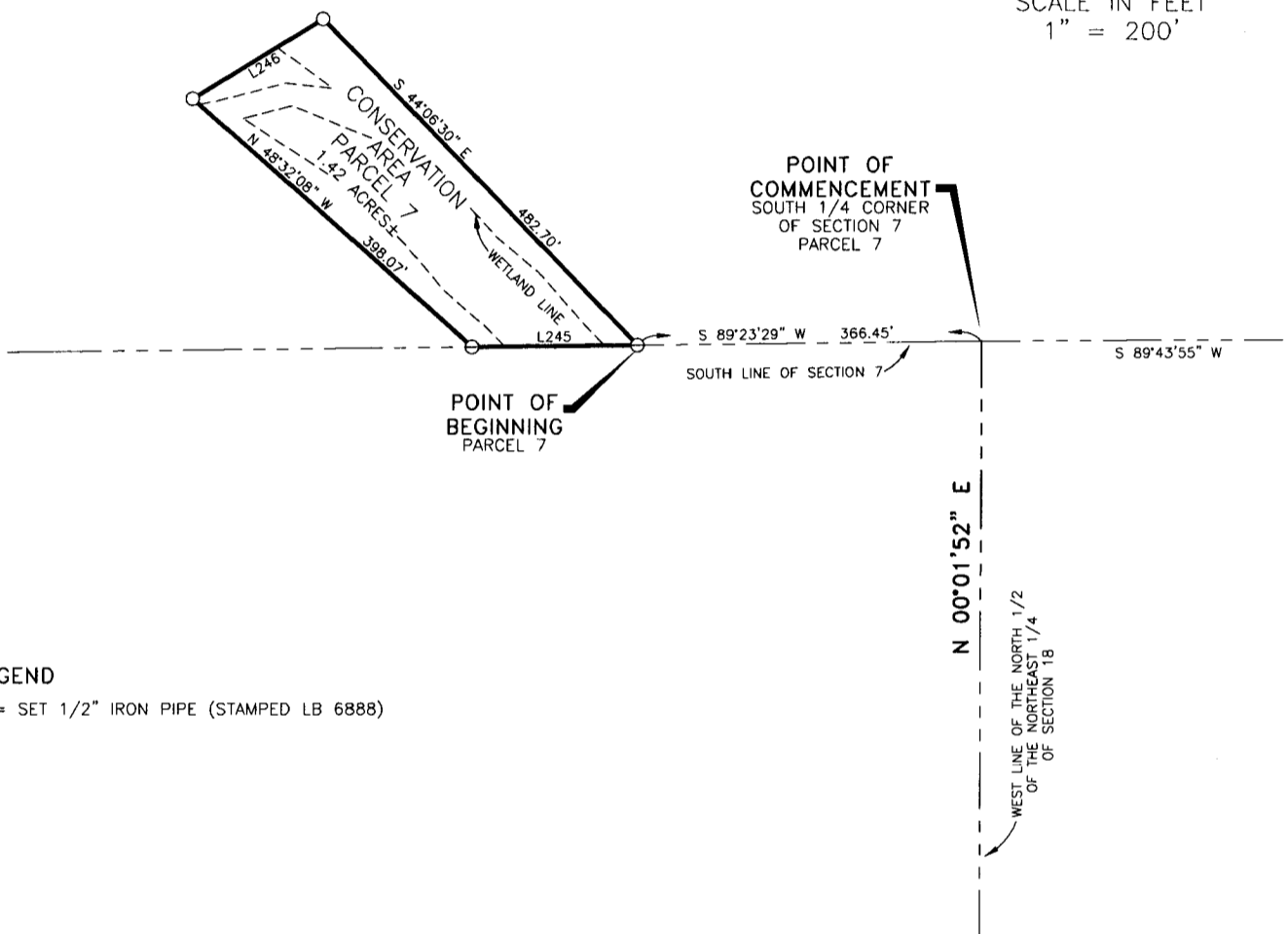
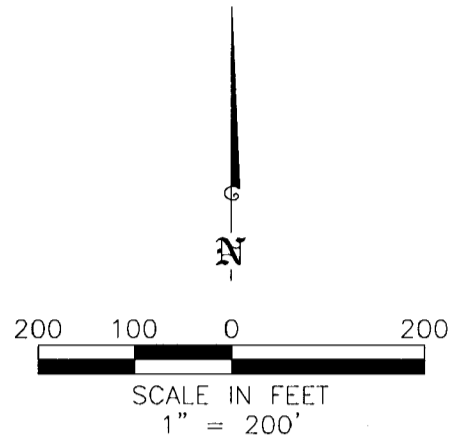
**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A
CHECKED BY: AJJ

DATE: 3/10/05
CAD FILE: 03632-WETLANDS

DRAFTED BY: DMcG
FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



LEGEND

○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

Richard J. Jenkins
 RICHARD J. JENKINS

FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:

1.) HELD A BEARING OF S 89°23'29" W, SAID BEARING BEING THE SOUTHERLY
 LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LD BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A
 CHECKED BY: AJJ

DATE: 3/10/05
 CAD FILE: 03632-WETLANDS

DRAFTED BY: DMcG
 FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

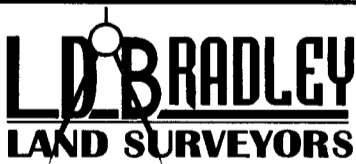
PARCEL 7

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE SOUTH
 89°23'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE
 366.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°23'29"
 WEST, ALONG SAID SOUTH LINE OF SECTION 7, A DISTANCE OF 176.11 FEET;
 THENCE NORTH 48°32'08" WEST, 398.07 FEET; THENCE NORTH 58°29'03" EAST,
 162.38 FEET; THENCE SOUTH 44°06'30" EAST, 482.70 FEET TO THE POINT OF
 BEGINNING.

CONTAINING 1.42 ACRES, MORE OR LESS.

LINE TABLE		
L245	S 89°23'29" W	176.11'
L246	N 58°29'03" E	162.38'

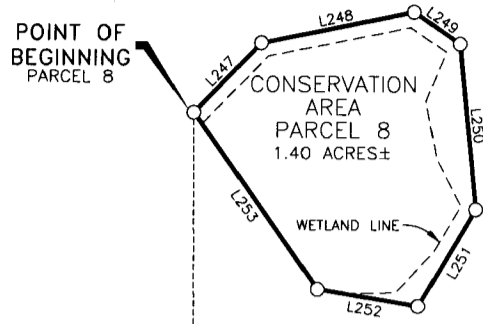
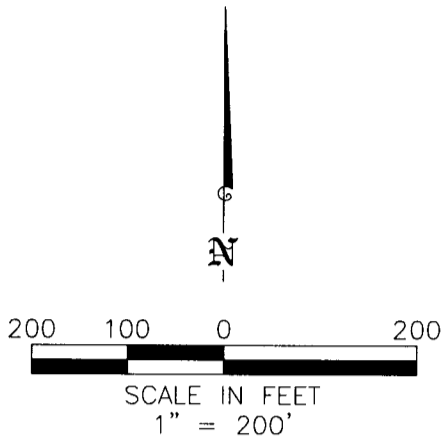


5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

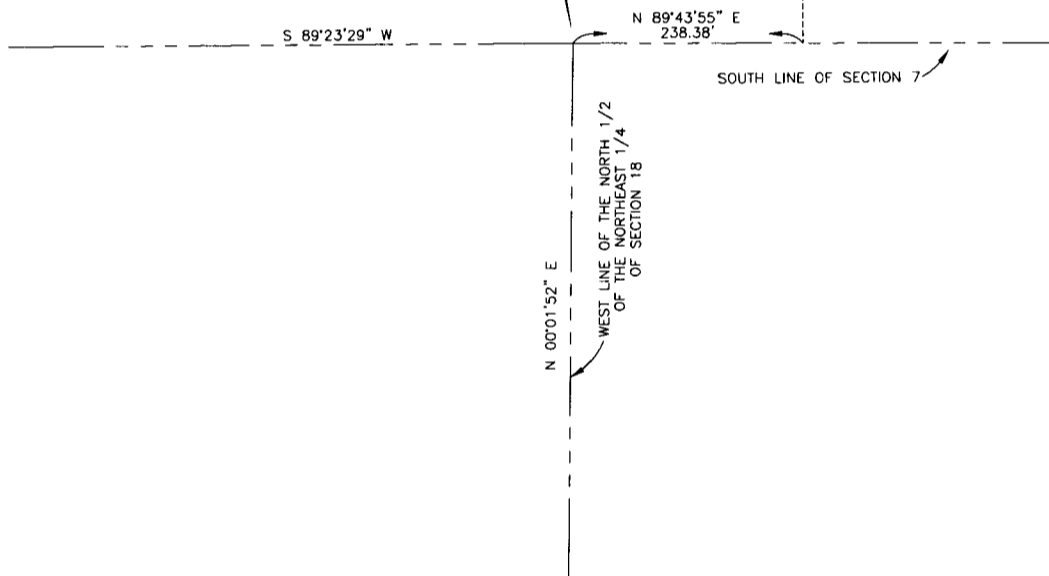
W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632--WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA.



POINT OF COMMENCEMENT
SOUTH 1/4 CORNER
OF SECTION 7
PARCEL 8



LEGEND

○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:

1.) HELD A BEARING OF N 89°43'55" E, SAID BEARING BEING THE SOUTHERLY
LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LD BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205**
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

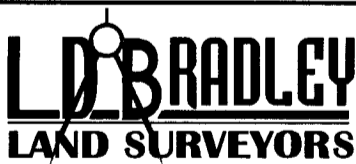
PARCEL 8

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE NORTH
 89°43'55" EAST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF
 238.38 FEET; THENCE NORTH 00°16'05" WEST, 1201.80 FEET TO THE POINT OF
 BEGINNING; THENCE NORTH 43°38'01" EAST, 100.22 FEET; THENCE NORTH
 78°23'56" EAST, 161.24 FEET; THENCE SOUTH 55°39'11" EAST, 58.11 FEET;
 THENCE SOUTH 5°43'46" EAST, 172.58 FEET; THENCE SOUTH 30°37'26" WEST,
 116.26 FEET; THENCE NORTH 80°38'52" WEST, 105.69 FEET; THENCE NORTH
 35°13'34" WEST, 223.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.40 ACRES, MORE OR LESS.

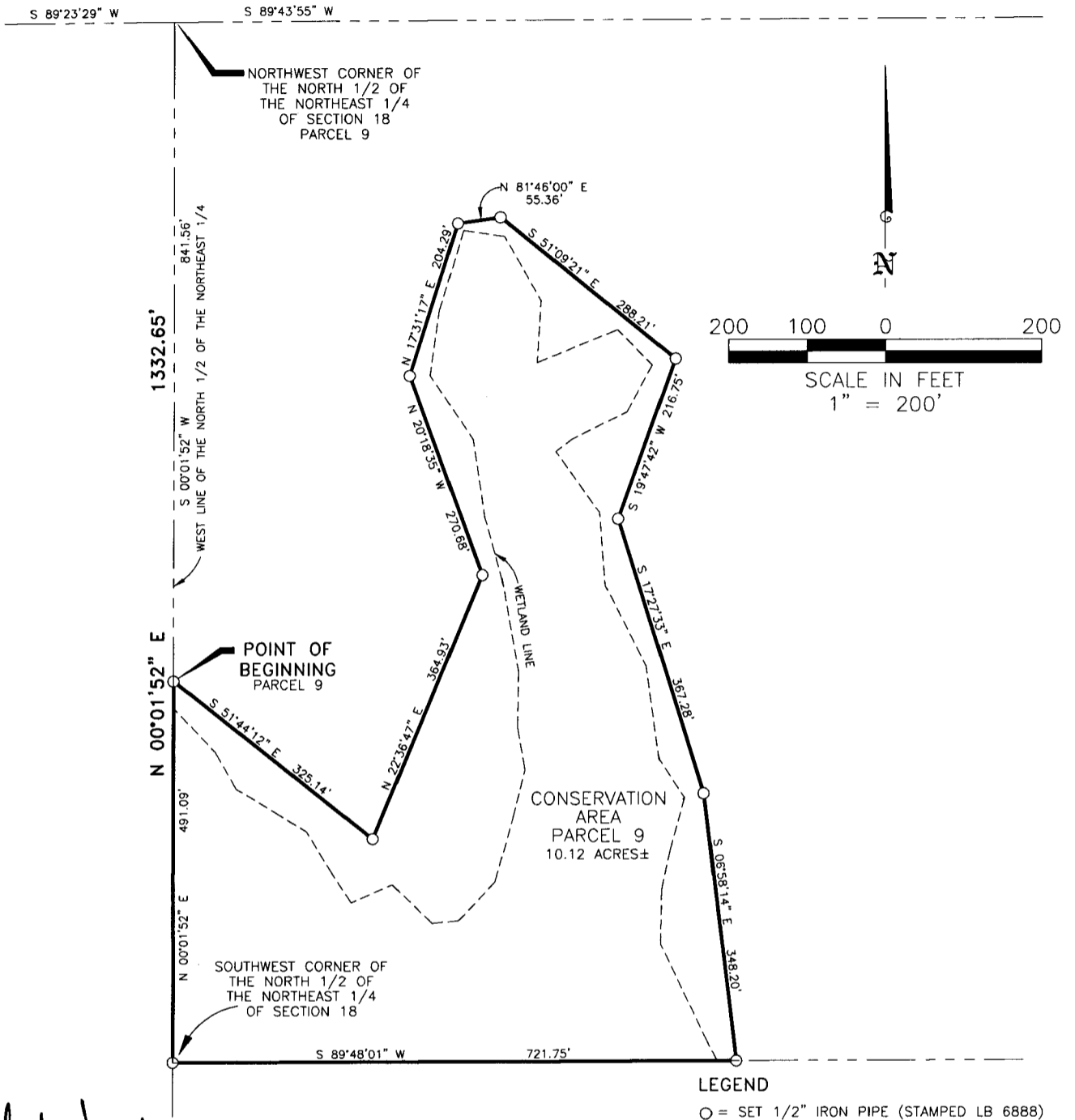
LINE TABLE		
L247	S 43°38'01" W	100.22'
L248	S 78°23'56" W	161.24'
L249	S 55°39'11" E	58.11'
L250	S 05°43'46" E	172.58'
L251	S 30°37'26" W	116.26'
L252	N 80°38'52" W	105.69'
L253	N 35°13'34" W	223.30'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

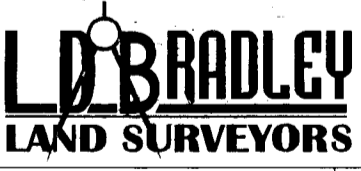
MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
1.) HELD A BEARING OF S 00°01'52" W, SAID BEARING BEING THE WESTERLY
LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 1
SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

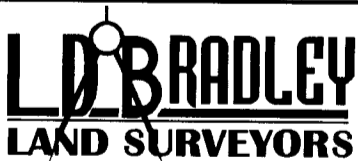
MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

PARCEL 9

A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18,
 TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE
 NORTHEAST 1/4 OF SECTION 18; THENCE SOUTH 00°01'52" WEST, ALONG THE
 WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, A
 DISTANCE OF 841.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH
 51°44'12" EAST, 325.14 FEET; THENCE NORTH 22°36'47" EAST, 364.93 FEET;
 THENCE NORTH 20°18'35" WEST, 270.68 FEET; THENCE NORTH 17°31'17" EAST,
 204.29 FEET; THENCE NORTH 81°46'00" EAST, 55.36 FEET; THENCE SOUTH
 51°09'21" EAST, 288.21 FEET; THENCE SOUTH 19°47'42" WEST, 216.75 FEET;
 THENCE SOUTH 17°27'33" EAST, 367.28 FEET; THENCE SOUTH 06°58'14" EAST,
 348.20 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 1/2 OF THE
 NORTHEAST 1/4 OF SECTION 18; THENCE SOUTH 89°48'01" WEST, ALONG SAID
 SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE
 NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 721.75 FEET; THENCE NORTH
 00°01'52" EAST, ALONG SAID WEST LINE OF THE NORTH 1/2 OF THE
 NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 491.09 FEET TO THE POINT
 OF BEGINNING.

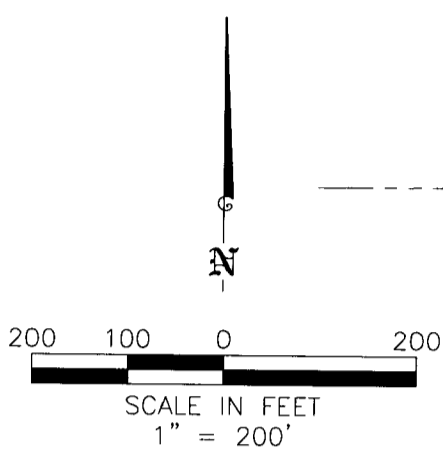
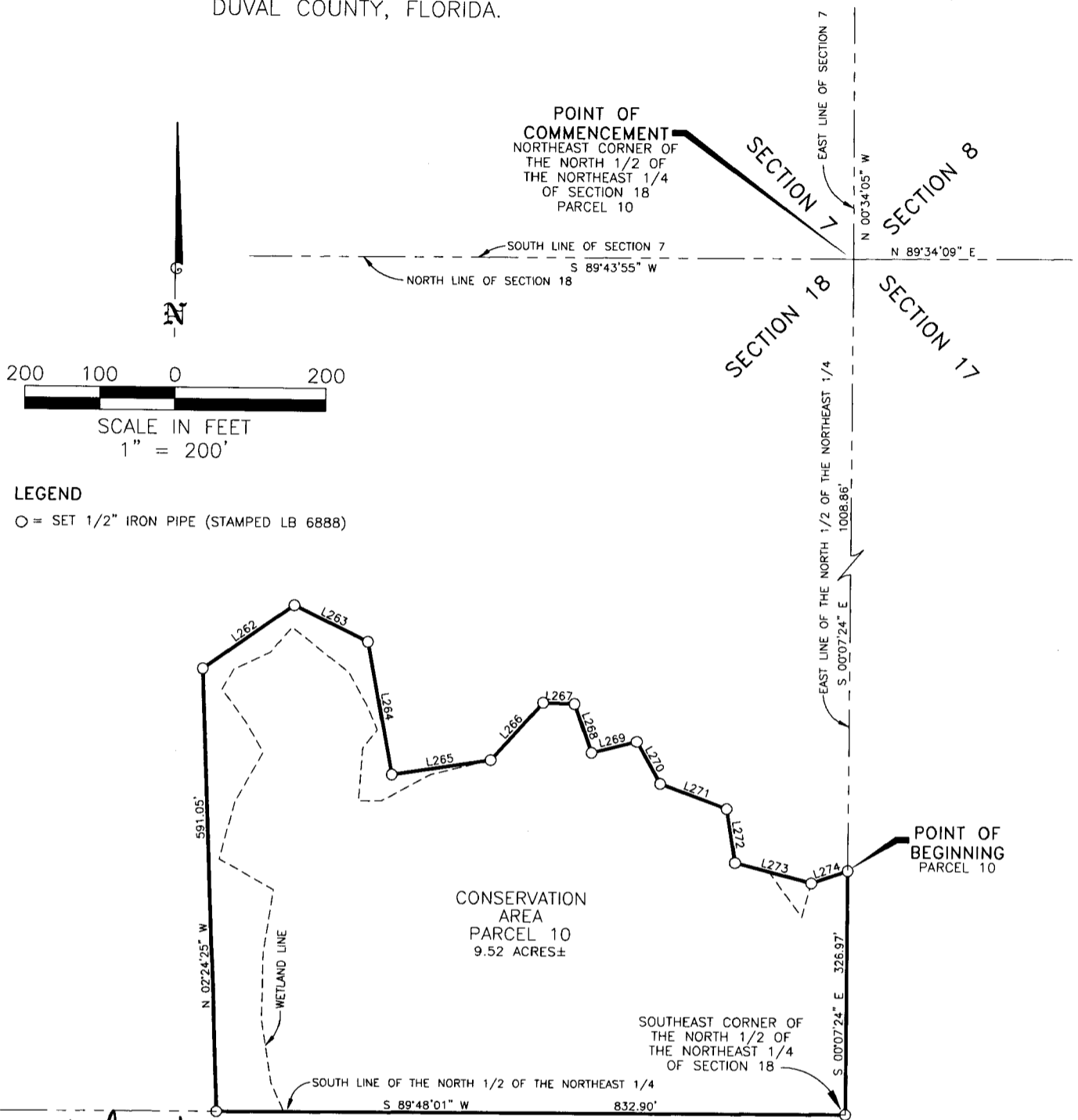
CONTAINING 10.12 ACRES, MORE OR LESS.



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205**
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



LEGEND
 ○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

Richard J. Jenkins
 RICHARD J. JENKINS
 FLORIDA REGISTERED LAND SURVEYOR No. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
 1.) HELD A BEARING OF S 00°07'24" E, SAID BEARING BEING THE EASTERLY
 LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 1
 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LD BRADLEY
 LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

PARCEL 10

A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18; THENCE SOUTH 00°07'24" EAST, ALONG THE EAST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 1008.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'24" EAST, ALONG SAID EAST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 326.97 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18; THENCE SOUTH 89°48'01" WEST, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 832.90 FEET; THENCE NORTH 02°24'25" WEST, 591.05 FEET; THENCE NORTH 54°52'22" EAST, 146.50 FEET; THENCE SOUTH 64°11'13" EAST, 109.07 FEET; THENCE SOUTH 10°46'58" EAST, 177.90 FEET; THENCE NORTH 81°14'51" EAST, 132.42 FEET; THENCE NORTH 42°02'28" EAST, 102.74 FEET; THENCE SOUTH 88°19'25" EAST, 42.05 FEET; THENCE SOUTH 19°32'02" EAST, 68.10 FEET; THENCE NORTH 75°53'31" EAST, 61.95 FEET; THENCE SOUTH 29°49'50" EAST, 63.91 FEET; THENCE SOUTH 69°47'12" EAST, 94.67 FEET; THENCE SOUTH 09°22'20" EAST, 72.15 FEET; THENCE SOUTH 75°33'50" EAST, 104.57 FEET; THENCE NORTH 70°46'05" EAST, 50.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.52 ACRES, MORE OR LESS.

LINE TABLE		
L262	N 54°52'22" E	146.50'
L263	S 64°11'13" E	109.07'
L264	S 10°46'58" E	177.90'
L265	N 81°14'51" E	132.42'
L266	N 42°02'28" E	102.74'
L267	S 88°19'25" E	42.05'
L268	S 19°32'02" E	68.10'
L269	N 75°53'31" E	61.95'
L270	S 29°49'50" E	63.91'
L271	S 69°47'12" E	94.67'
L272	S 09°22'20" E	72.15'
L273	N 75°33'50" W	104.57'
L274	N 70°46'05" E	50.32'



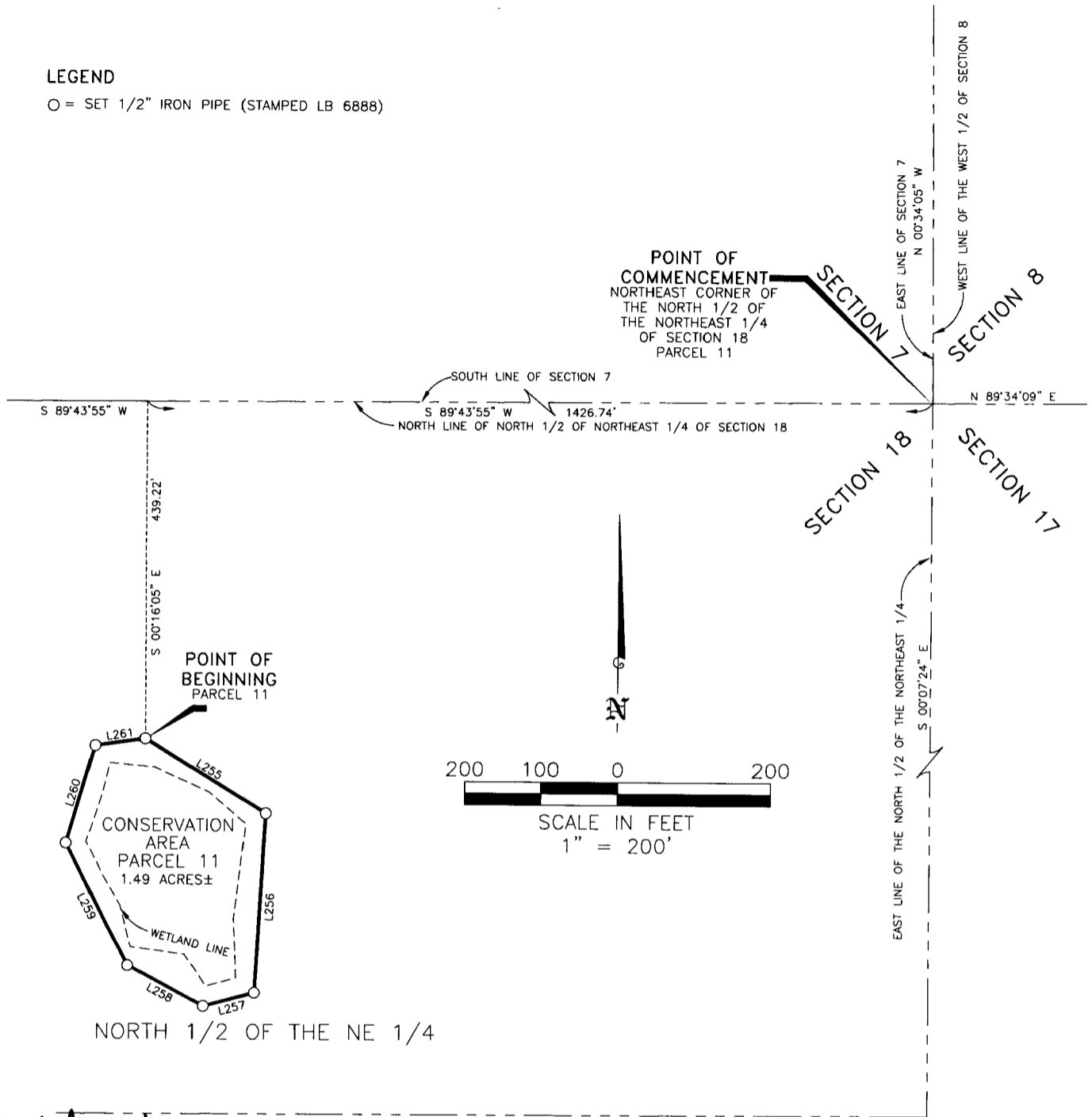
5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LEGEND

○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

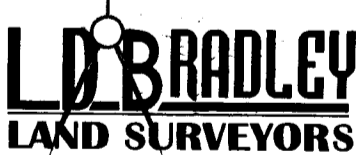


Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:

1.) HELD A BEARING OF S 89°43'55" W, SAID BEARING BEING THE NORTHERLY LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

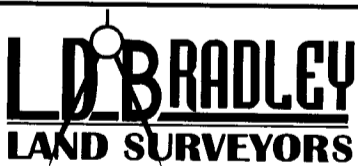
PARCEL 11

A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18,
 TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTH 1/2 OF THE
 NORTHEAST 1/4 OF SECTION 18; THENCE SOUTH 89°43'55" WEST, ALONG THE
 NORTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, A
 DISTANCE OF 1426.74 FEET; THENCE SOUTH 00°16'05" EAST, 439.22 FEET TO
 THE POINT OF BEGINNING; THENCE SOUTH 58°31'18" EAST, 185.58 FEET;
 THENCE SOUTH 03°09'44" WEST, 236.93 FEET; THENCE SOUTH 74°52'02"
 WEST, 69.09 FEET; THENCE NORTH 61°40'28" WEST, 113.16 FEET; THENCE
 NORTH 26°57'31" WEST, 180.46 FEET; THENCE NORTH 16°24'32" EAST, 132.96
 FEET; THENCE NORTH 81°47'26" EAST, 66.03 FEET TO THE POINT OF
 BEGINNING.

CONTAINING 1.49 ACRES, MORE OR LESS.

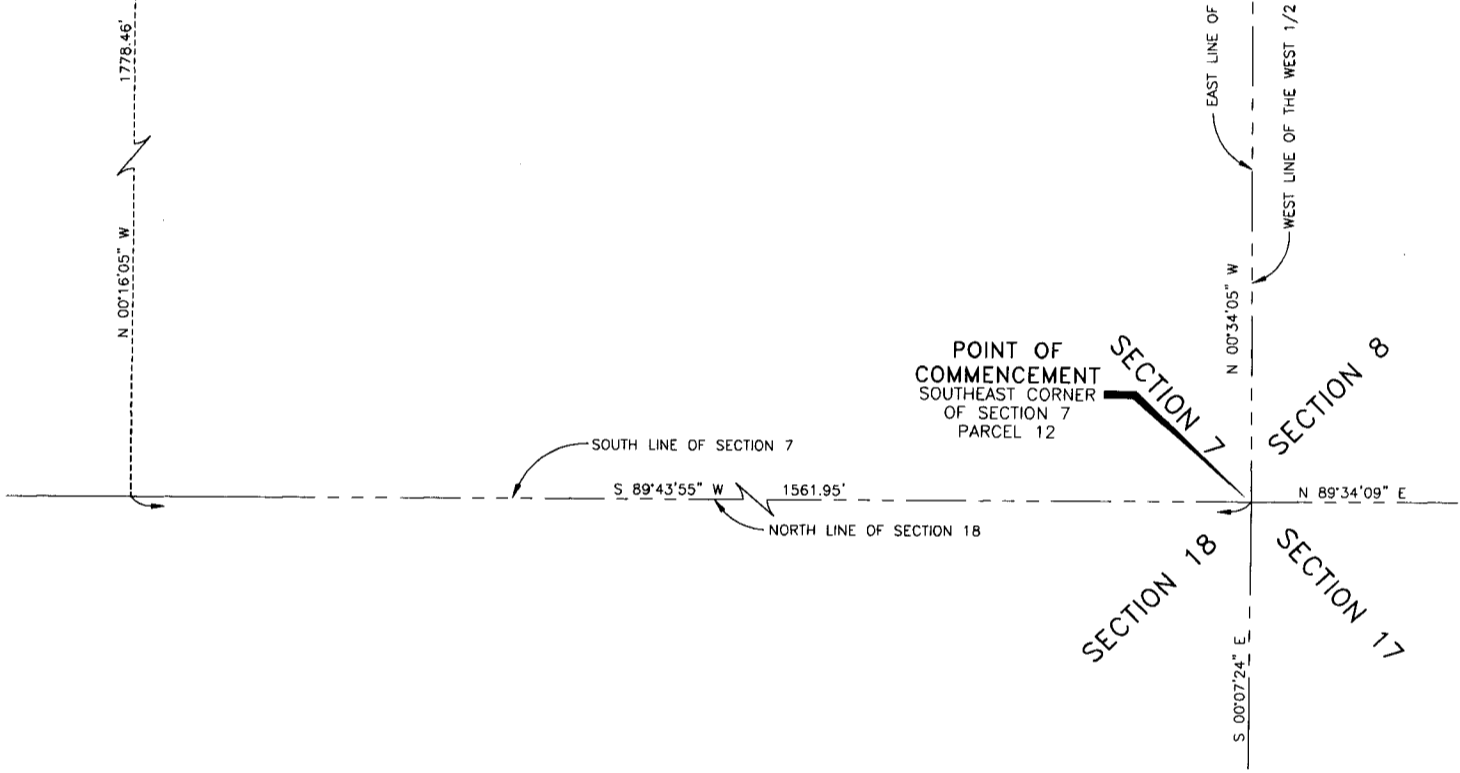
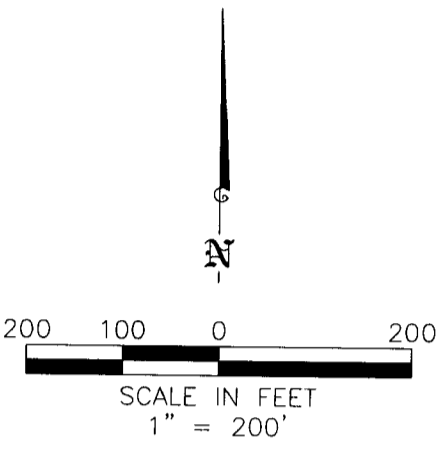
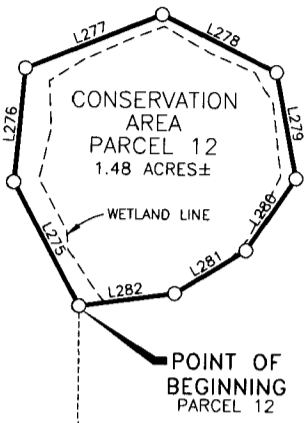
LINE TABLE		
L255	S 58°31'18" E	185.58'
L256	S 03°09'44" W	236.93'
L257	S 74°52'02" W	69.09'
L258	N 61°40'28" W	113.16'
L259	N 26°57'31" W	180.46'
L260	N 16°24'32" E	132.96'
L261	N 81°47'26" E	66.03'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



Richard J. Jenkins
 RICHARD J. JENKINS
 FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND
 O = SET 1/2" IRON PIPE (STAMPED LB 6888)

GENERAL NOTE:
 1.) HELD A BEARING OF S 89°43'55" W, SAID BEARING BEING THE SOUTHERLY LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

L. D. BRADLEY
 LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

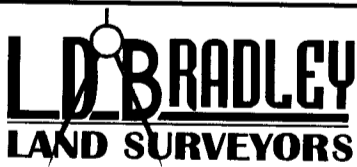
PARCEL 12

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH
 89°43'55" WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF
 1561.95 FEET; THENCE NORTH 00°16'05" WEST, 1778.46 FEET TO THE POINT
 OF BEGINNING; THENCE NORTH 28°55'37" WEST, 144.87 FEET; THENCE NORTH
 05°09'53" EAST, 118.27 FEET; THENCE NORTH 68°08'58" EAST, 152.90 FEET;
 THENCE SOUTH 63°49'35" EAST, 133.04 FEET; THENCE SOUTH 11°14'19" EAST,
 111.77 FEET; THENCE SOUTH 34°06'12" WEST, 90.20 FEET; THENCE SOUTH
 58°35'38" WEST, 85.90 FEET; THENCE SOUTH 82°09'37" WEST, 100.73 FEET TO
 THE POINT OF BEGINNING.

CONTAINING 1.48 ACRES, MORE OR LESS.

LINE TABLE		
L275	N 28°55'37" W	144.87'
L276	S 05°09'53" W	118.27'
L277	N 68°08'58" E	152.90'
L278	S 63°49'35" E	133.04'
L279	S 11°14'19" E	111.77'
L280	S 34°06'12" W	90.20'
L281	S 58°35'38" W	85.90'
L282	S 82°09'37" W	100.73'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205**
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A

DATE: 3/10/05

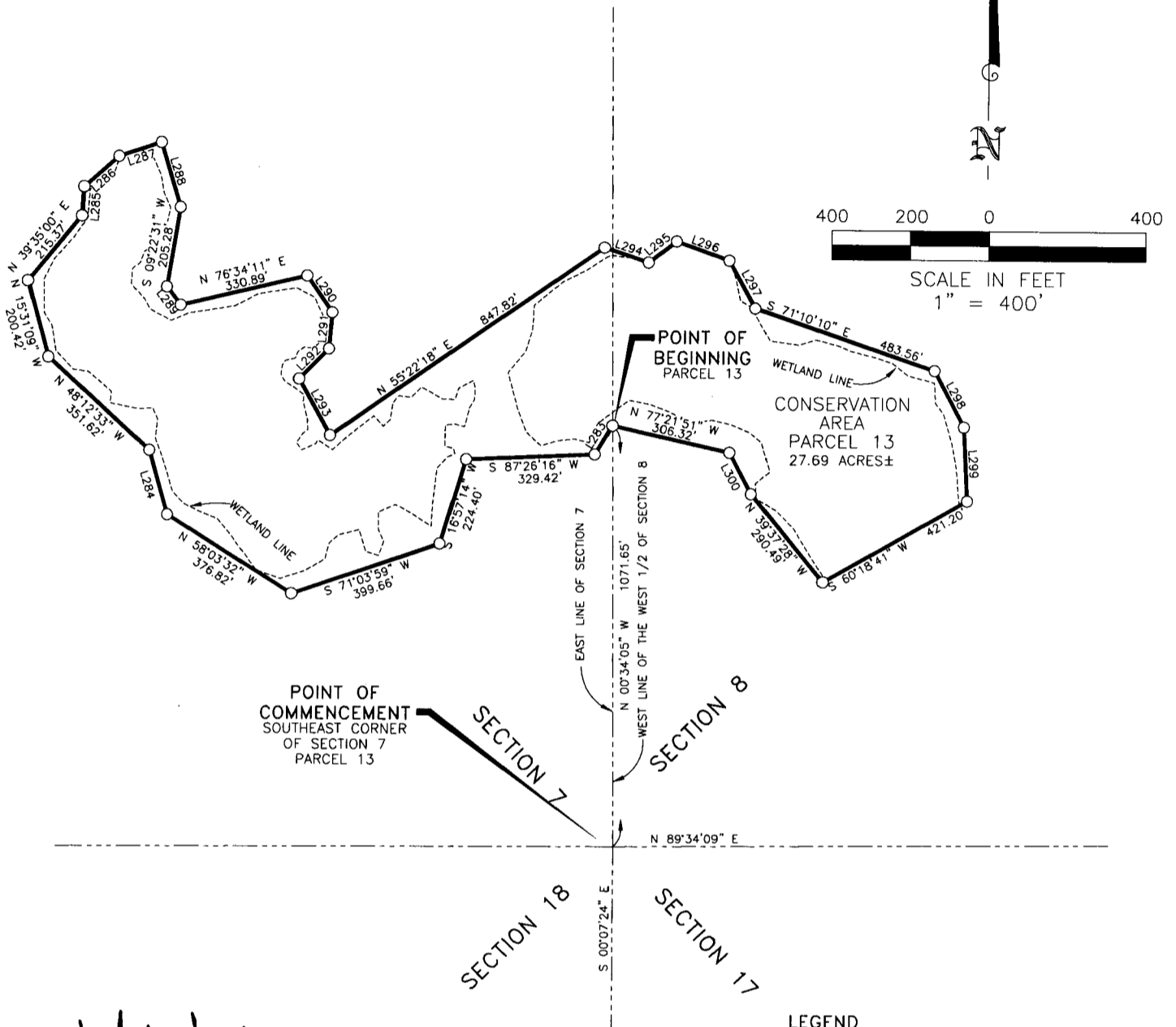
DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

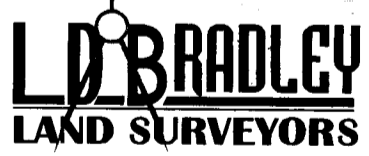
MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 7 AND A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
1.) HELD A BEARING OF N 00°34'05" W, SAID BEARING BEING THE EASTERLY
LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205**
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF

A PART OF SECTION 7 AND A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

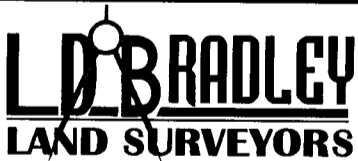
PARCEL 13

A PART OF SECTION 7 AND PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00°34'05" WEST, ALONG THE EAST LINE OF SAID SECTION 7 AND ALSO BEING THE WEST LINE OF THE WEST 1/2 OF SAID SECTION 8, A DISTANCE OF 1071.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 31°10'44" WEST, 85.83 FEET; THENCE SOUTH 87°26'16" WEST, 329.42 FEET; THENCE SOUTH 16°57'14" WEST, 224.40 FEET; THENCE SOUTH 71°03'59" WEST, 399.66 FEET; THENCE NORTH 58°03'32" WEST, 376.82 FEET; THENCE NORTH 16°05'47" WEST, 170.01 FEET; THENCE NORTH 48°12'33" WEST, 351.62 FEET; THENCE NORTH 15°31'09" WEST, 200.42 FEET; THENCE NORTH 39°35'00" EAST, 215.37 FEET; THENCE NORTH 03°56'14" EAST, 74.50 FEET; THENCE NORTH 48°45'58" EAST, 118.35 FEET; THENCE NORTH 71°37'41" EAST, 114.11 FEET; THENCE SOUTH 17°09'26" EAST, 172.36 FEET; THENCE SOUTH 09°22'31" WEST, 205.28 FEET; THENCE SOUTH 38°06'11" EAST, 58.97 FEET; THENCE NORTH 76°34'11" EAST, 330.89 FEET; THENCE SOUTH 35°02'21" EAST, 113.76 FEET; THENCE SOUTH 04°54'41" WEST, 92.15 FEET; THENCE SOUTH 44°32'27" WEST, 107.97 FEET; THENCE SOUTH 29°29'46" EAST, 163.56 FEET; THENCE NORTH 55°22'18" EAST, 847.82 FEET; THENCE SOUTH 71°46'27" EAST, 119.26 FEET; THENCE NORTH 52°16'10" EAST, 89.03 FEET; THENCE SOUTH 70°23'14" EAST, 143.27 FEET; THENCE SOUTH 29°14'23" EAST, 139.40 FEET; THENCE SOUTH 71°10'10" EAST, 483.56 FEET; THENCE SOUTH 28°12'50" EAST, 162.18 FEET; THENCE SOUTH 03°00'14" EAST, 188.38 FEET; THENCE SOUTH 60°18'41" WEST, 421.20 FEET; THENCE NORTH 39°37'28" WEST, 290.49 FEET; THENCE NORTH 28°15'13" WEST, 119.01 FEET; THENCE NORTH 77°21'51" WEST, 306.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.69 ACRES, MORE OR LESS.

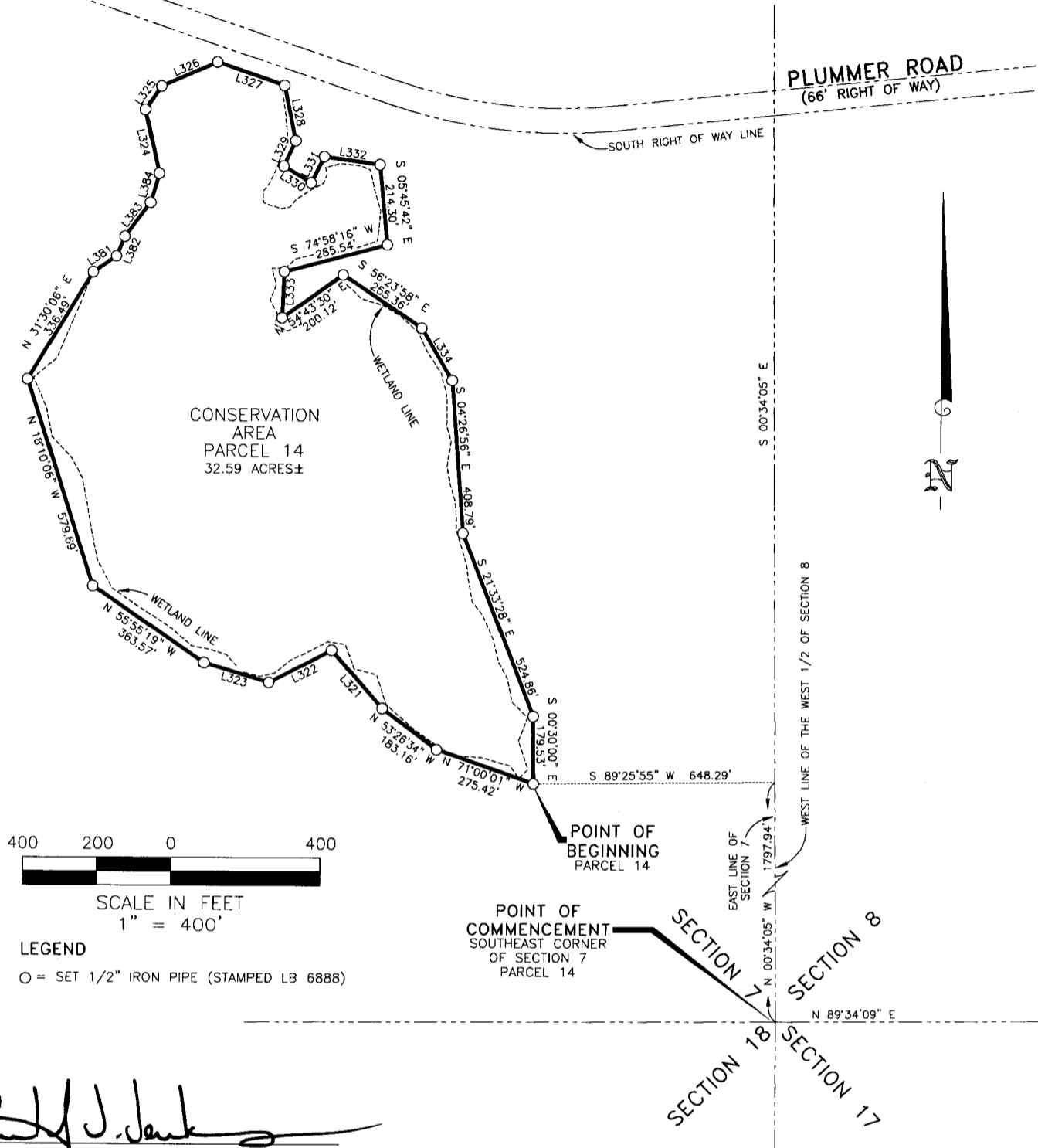
LINE TABLE		
L283	S 31°10'44" W	85.83'
L284	N 16°05'47" W	170.01'
L285	N 03°56'14" E	74.50'
L286	N 48°45'58" E	118.35'
L287	N 71°37'41" E	114.11'
L288	S 17°09'26" E	172.36'
L289	S 38°06'11" E	58.97'
L290	S 35°02'21" E	113.76'
L291	S 04°54'41" W	92.15'
L292	S 44°32'27" W	107.97'
L293	S 29°29'46" E	163.56'
L294	S 71°46'27" E	119.26'
L295	N 52°16'10" E	89.03'
L296	S 70°23'14" E	143.27'
L297	S 29°14'23" E	139.40'
L298	S 28°12'50" E	162.18'
L299	S 03°00'14" E	188.38'
L300	N 28°15'13" W	119.01'



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205**
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



Richard J. Jenkins
 RICHARD J. JENKINS
 FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
 1.) HELD A BEARING OF N 00°34'05" W, SAID BEARING BEING THE EASTERLY
 LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LI BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA.

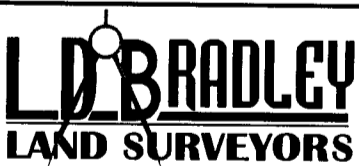
PARCEL 14

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00°34'05" WEST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1797.94 FEET; THENCE SOUTH 89°25'55" WEST, 648.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 71°00'01" WEST, 275.42 FEET; THENCE NORTH 53°26'34" WEST, 183.16 FEET; THENCE NORTH 41°38'22" WEST, 206.40 FEET; THENCE SOUTH 62°48'10" WEST, 189.29 FEET; THENCE NORTH 73°11'25" WEST, 181.78 FEET; THENCE NORTH 55°55'19" WEST, 363.57 FEET; THENCE NORTH 18°10'06" WEST, 579.69 FEET; THENCE NORTH 31°30'06" EAST, 336.49 FEET; THENCE NORTH 54°59'12" EAST, 74.94 FEET; THENCE NORTH 23°17'26" EAST, 57.31 FEET; THENCE NORTH 37°00'54" EAST, 113.72 FEET; THENCE NORTH 16°07'54" EAST, 80.73 FEET; THENCE NORTH 12°50'36" WEST, 174.15 FEET; THENCE NORTH 34°33'30" EAST, 75.96 FEET; THENCE NORTH 66°32'19" EAST, 163.46 FEET; THENCE SOUTH 71°08'30" EAST, 190.58 FEET; THENCE SOUTH 11°56'20" EAST, 150.14 FEET; THENCE SOUTH 24°50'57" WEST, 74.42 FEET; THENCE SOUTH 58°43'15" EAST, 85.54 FEET; THENCE NORTH 26°49'03" EAST, 78.18 FEET; THENCE SOUTH 82°12'06" EAST, 151.49 FEET; THENCE SOUTH 05°45'42" EAST, 214.30 FEET; THENCE SOUTH 74°58'16" WEST, 285.54 FEET; THENCE SOUTH 02°34'25" WEST, 123.48 FEET; THENCE NORTH 54°43'30" EAST, 200.12 FEET; THENCE SOUTH 56°23'58" EAST, 255.36 FEET; THENCE SOUTH 30°46'41" EAST, 161.90 FEET; THENCE SOUTH 04°26'56" EAST, 408.79 FEET; THENCE SOUTH 21°33'28" EAST, 524.86 FEET; THENCE SOUTH 00°30'00" EAST, 179.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.59 ACRES, MORE OR LESS.

LINE TABLE		
L321	S 41°38'22" E	206.40'
L322	N 62°48'10" E	189.29'
L323	S 73°11'25" E	181.78'
L324	S 12°50'36" E	174.15'
L325	S 34°33'30" W	75.96'
L326	S 66°32'19" W	163.46'
L327	S 71°08'30" E	190.58'
L328	S 11°56'20" E	150.14'
L329	N 24°50'57" E	74.42'
L330	N 58°43'15" W	85.54'
L331	S 26°49'03" W	78.18'
L332	N 82°12'06" W	151.49'
L333	N 02°34'25" E	123.48'
L334	N 30°46'41" W	161.90'
L381	N 54°59'12" E	74.94'
L382	N 23°17'26" E	57.31'
L383	N 37°00'54" E	113.72'
L384	N 16°07'54" E	80.73'
L385	N 89°05'08" E	157.04'
L386	N 84°10'17" E	133.35'



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A

DATE: 3/10/05

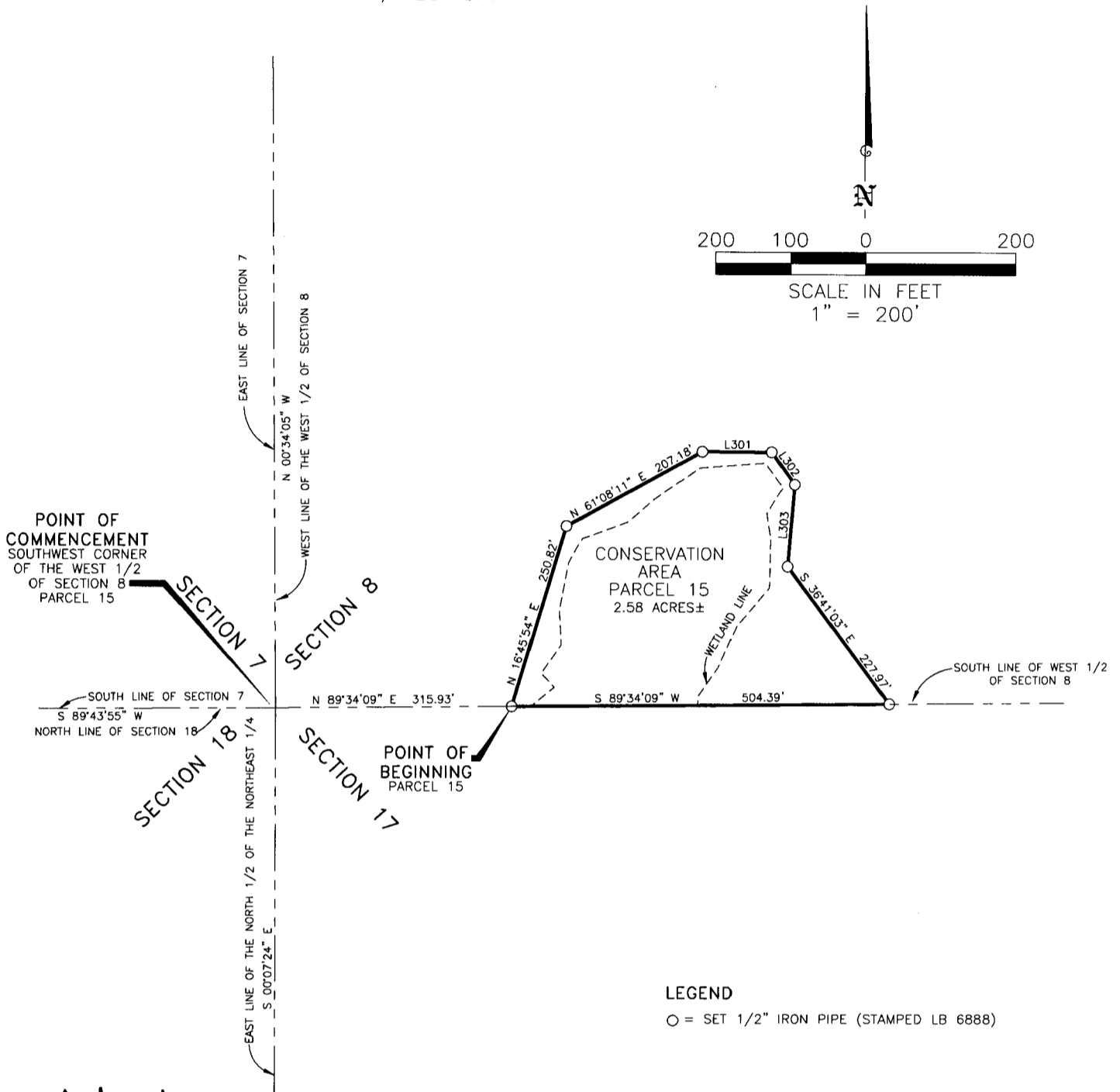
DRAFTED BY: DMcG

CHECKED BY: AJJ

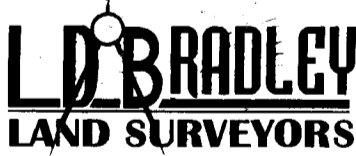
CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



Richard J. Jenkins
RICHARD J. JENKINS
 FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

PARCEL 15

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF SAID SECTION 8;
 THENCE NORTH 89°34'09" EAST, ALONG THE SOUTH LINE OF SAID WEST 1/2 OF
 SECTION 8, A DISTANCE OF 315.93 FEET TO THE POINT OF BEGINNING; THENCE
 NORTH 16°45'54" EAST, 250.82 FEET; THENCE NORTH 61°08'11" EAST, 207.18
 FEET; THENCE SOUTH 89°44'55" EAST, 92.96 FEET; THENCE SOUTH 35°17'38"
 EAST, 53.22 FEET; THENCE SOUTH 04°51'09" WEST, 110.11 FEET; THENCE SOUTH
 36°41'03" EAST, 227.97 FEET TO A POINT ON SAID SOUTH LINE OF THE WEST
 1/2 OF SECTION 8; THENCE SOUTH 89°34'09" WEST, ALONG SAID SOUTH LINE,
 504.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.58 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L301	S 89°44'55" E	92.96'
L302	S 35°17'38" E	53.22'
L303	S 04°51'09" W	110.11'



5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A

DATE: 3/10/05

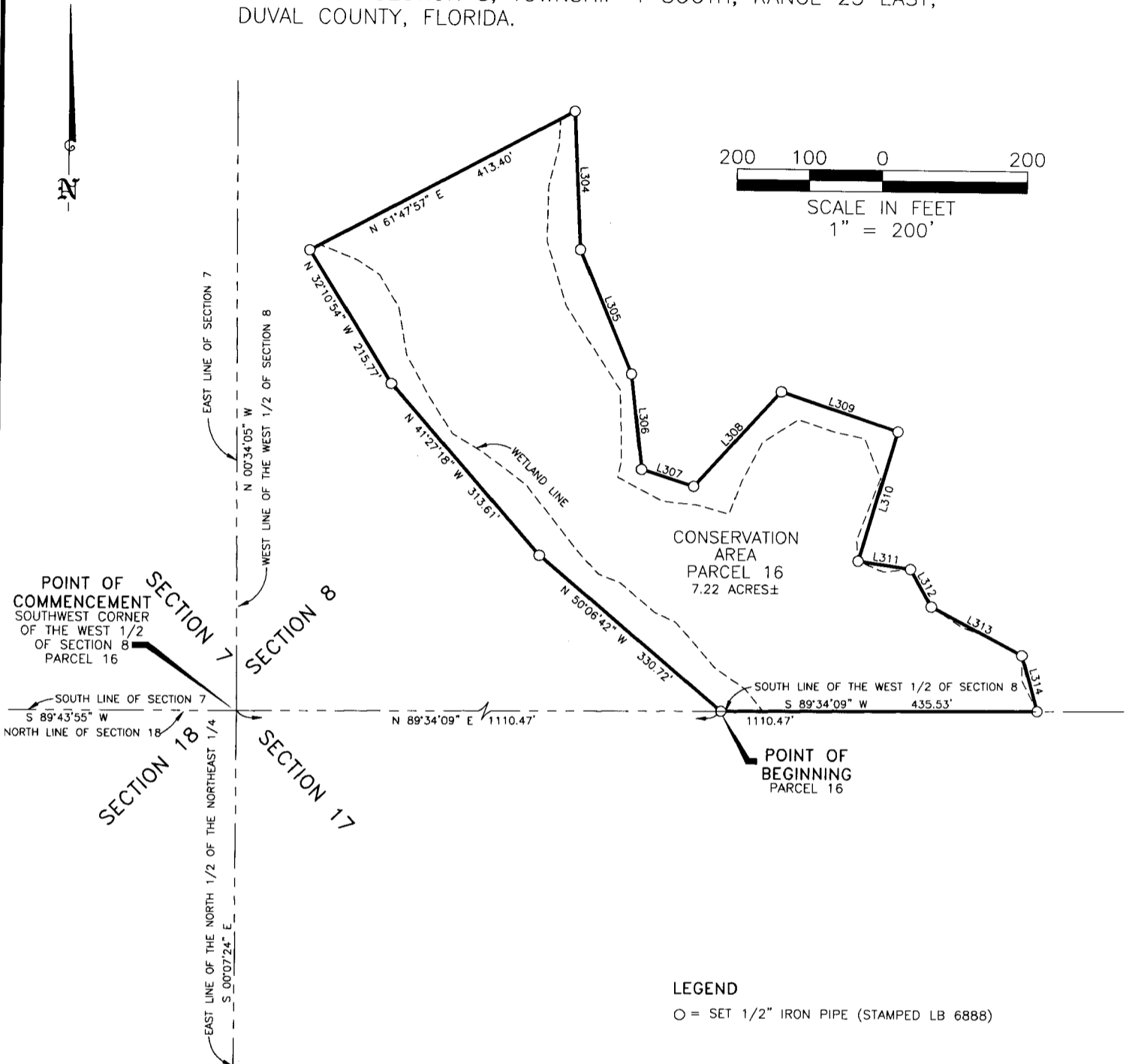
DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



LEGEND

○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

GENERAL NOTE:

- 1.) HELD A BEARING OF N 89°34'09" E, SAID BEARING BEING THE SOUTHERLY LINE OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

R. J. BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

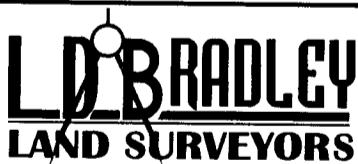
PARCEL 16

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF SAID SECTION 8; THENCE NORTH 89°34'09" EAST, 1110.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°06'42" WEST, 330.72 FEET; THENCE NORTH 41°27'18" WEST, 313.61 FEET; THENCE NORTH 32°10'54" WEST, 215.77 FEET; THENCE NORTH 61°47'57" EAST, 413.40 FEET; THENCE SOUTH 03°00'14" EAST, 191.45 FEET; THENCE SOUTH 23°06'15" EAST, 185.31 FEET; THENCE SOUTH 06°38'00" EAST, 132.35 FEET; THENCE SOUTH 72°25'55" EAST, 75.70 FEET; THENCE NORTH 42°17'32" EAST, 178.25 FEET; THENCE SOUTH 71°29'17" EAST, 169.83 FEET; THENCE SOUTH 16°22'01" WEST, 186.61 FEET; THENCE SOUTH 81°36'18" EAST, 73.08 FEET; THENCE SOUTH 29°35'37" EAST, 59.25 FEET; THENCE SOUTH 62°24'13" EAST, 141.87 FEET; THENCE SOUTH 15°41'15" EAST, 79.83 FEET TO A POINT ON SAID SOUTH LINE OF THE WEST 1/2 OF SECTION 8; THENCE SOUTH 89°34'09" WEST, ALONG SAID SOUTH LINE, 435.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.22 ACRES, MORE OR LESS.

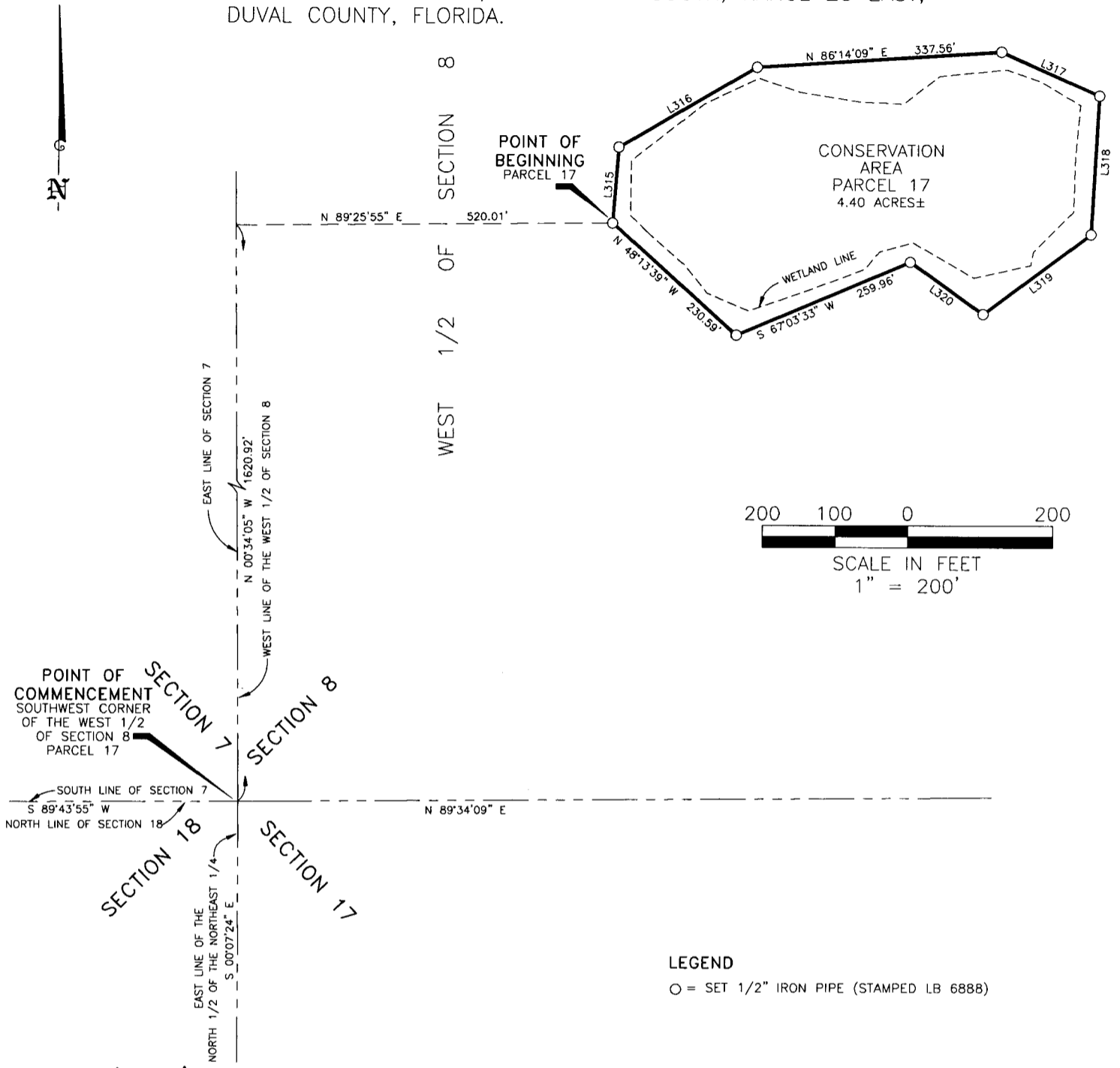
LINE TABLE		
LINE	BEARING	LENGTH
L304	S 03°00'14" E	191.45'
L305	S 23°06'15" E	185.31'
L306	S 06°38'00" E	132.35'
L307	S 72°25'55" E	75.70'
L308	N 42°17'32" E	178.25'
L309	S 71°29'17" E	169.83'
L310	S 16°22'01" W	186.61'
L311	S 81°36'18" E	73.08'
L312	S 29°35'37" E	59.25'
L313	S 62°24'13" E	141.87'
L314	S 15°41'15" E	79.83'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205**
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



GENERAL NOTE:

- 1.) HELD A BEARING OF N 00°34'05" W, SAID BEARING BEING THE WESTERLY LINE OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

L. D. BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

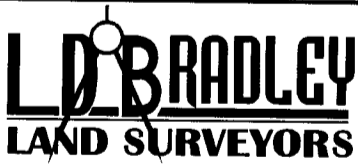
PARCEL 17

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF SAID SECTION 8; THENCE NORTH 00°34'05" WEST, ALONG THE WEST LINE OF SAID WEST 1/2 OF SECTION 8, A DISTANCE OF 1620.92 FEET; THENCE NORTH 89°25'55" EAST, 520.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°22'07" EAST, 105.21 FEET; THENCE NORTH 59°38'23" EAST, 220.51 FEET; THENCE NORTH 86°14'09" EAST, 337.56 FEET; THENCE SOUTH 66°07'12" EAST, 148.23 FEET; THENCE SOUTH 03°09'15" WEST, 192.08 FEET; THENCE SOUTH 53°18'57" WEST, 184.97 FEET; THENCE NORTH 54°32'22" WEST, 123.25 FEET; THENCE SOUTH 67°03'33" WEST, 259.96 FEET; THENCE NORTH 48°13'39" WEST, 230.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.40 ACRES, MORE OR LESS.

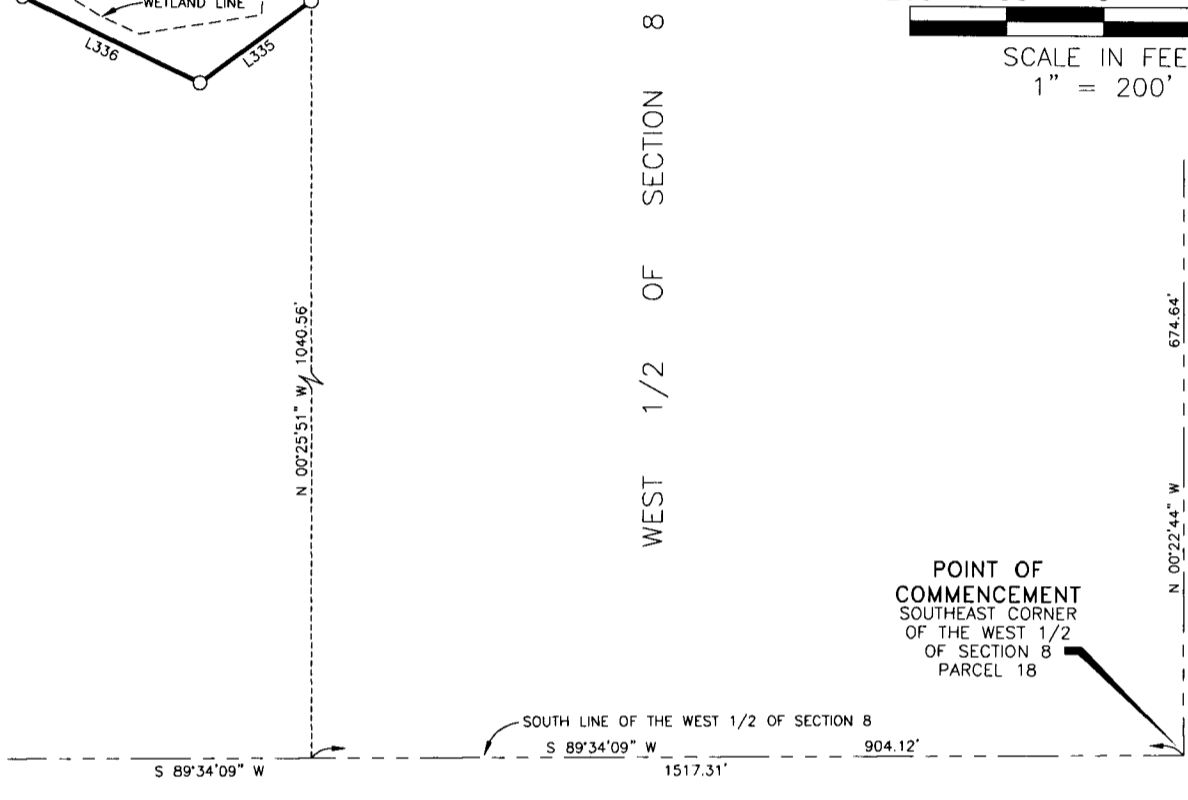
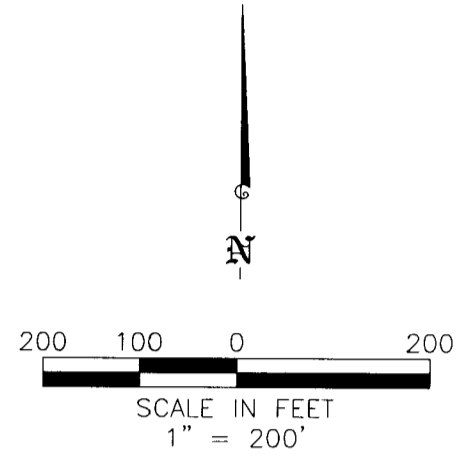
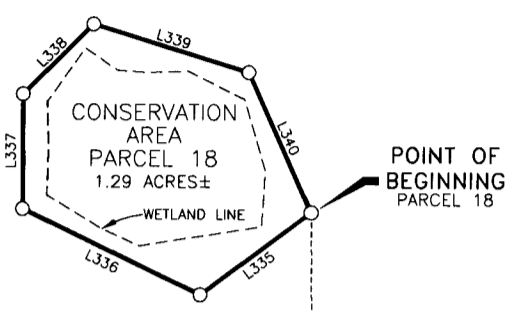
LINE TABLE		
LINE	BEARING	LENGTH
L315	N 04°22'07" E	105.21'
L316	N 59°38'23" E	220.51'
L317	S 66°07'12" E	148.23'
L318	S 03°09'15" W	192.08'
L319	S 53°18'57" W	184.97'
L320	N 54°32'22" W	123.25'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

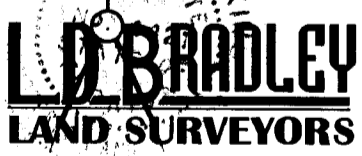


LEGEND
 ○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

Richard J. Jenkins

RICHARD J. JENKINS
 FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
 1.) HELD A BEARING OF N 89°34'09" E, SAID BEARING BEING THE SOUTHERLY LINE OF THE
 WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

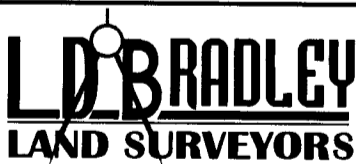
PARCEL 18

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 8; THENCE SOUTH 89°34'09" WEST, ALONG THE SOUTH LINE OF SAID WEST 1/2 OF SECTION 8, A DISTANCE OF 904.12 FEET; THENCE NORTH 00°25'51" WEST, 1040.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 53°18'57" WEST, 142.97 FEET; THENCE NORTH 64°36'28" WEST, 205.83 FEET; THENCE NORTH 00°09'47" WEST, 118.15 FEET; THENCE NORTH 45°16'29" EAST, 103.21 FEET; THENCE SOUTH 72°59'39" EAST, 169.18 FEET; THENCE SOUTH 24°32'28" EAST, 158.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.29 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L335	S 53°18'57" W	142.97'
L336	N 64°36'28" W	205.83'
L337	N 00°09'47" W	118.15'
L338	N 45°16'29" E	103.21'
L339	S 72°59'39" E	169.18'
L340	S 24°32'28" E	158.46'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A

DATE: 3/10/05

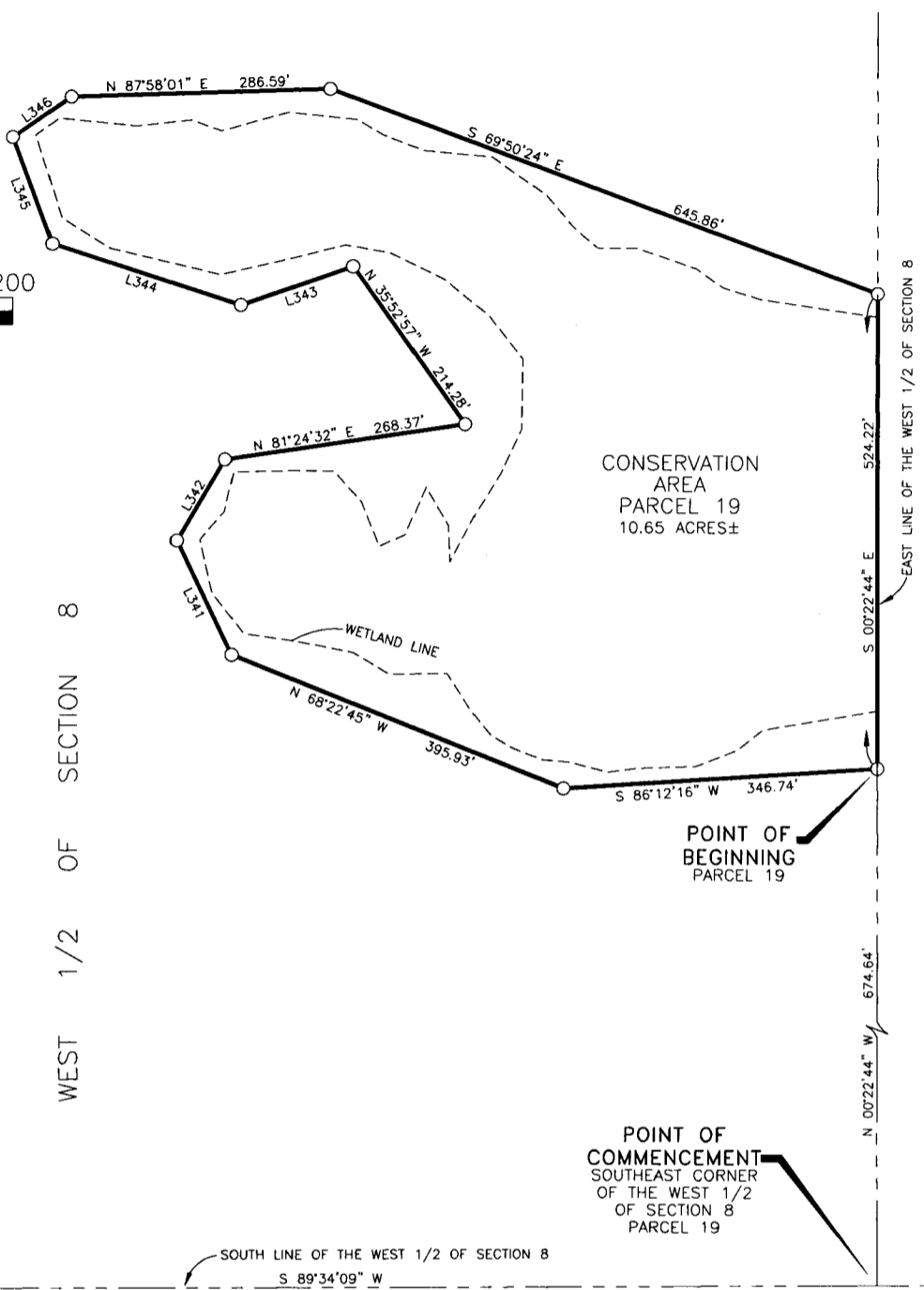
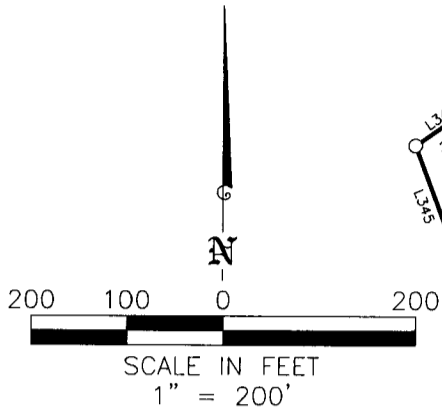
DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.



Richard J. Jenkins
 RICHARD J. JENKINS
 FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND
 ○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

GENERAL NOTE:
 1.) HELD A BEARING OF N 00°22'44" W, SAID BEARING BEING THE EASTERLY LINE OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

L. D. BRADLEY
 LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

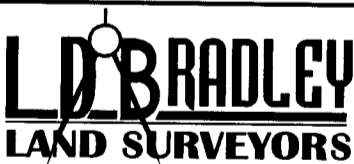
PARCEL 19

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 8; THENCE NORTH 00°22'44" WEST, ALONG THE EAST LINE OF SAID WEST 1/2 OF SECTION 8, A DISTANCE OF 674.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86°12'16" WEST, 346.74 FEET; THENCE NORTH 68°22'45" WEST, 395.93 FEET; THENCE NORTH 26°07'18" WEST, 139.85 FEET; THENCE NORTH 30°31'58" EAST, 103.89 FEET; THENCE NORTH 81°24'32" EAST, 268.37 FEET; THENCE NORTH 35°52'57" WEST, 214.28 FEET; THENCE SOUTH 70°46'07" WEST, 131.19 FEET; THENCE NORTH 72°23'19" WEST, 219.13 FEET; THENCE NORTH 21°00'52" WEST, 125.21 FEET; THENCE NORTH 55°07'43" EAST, 78.67 FEET; THENCE NORTH 87°58'01" EAST, 286.59 FEET; THENCE SOUTH 69°50'24" EAST, 645.86 FEET TO A POINT ON SAID EAST LINE OF THE WEST 1/2 OF SECTION 8; THENCE SOUTH 00°22'44" EAST, ALONG SAID EAST LINE, 524.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.65 ACRES, MORE OR LESS.

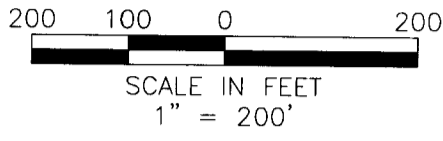
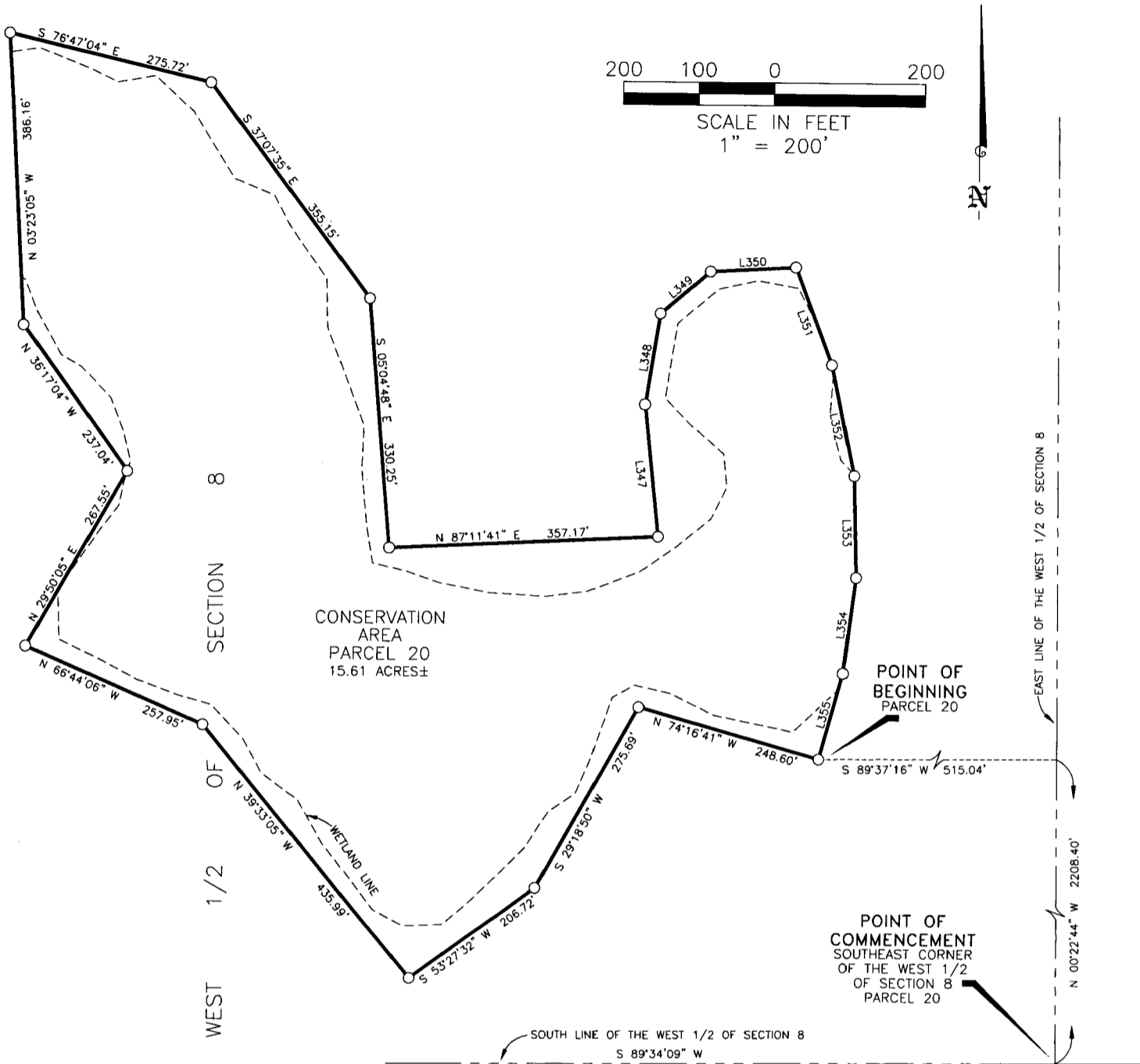
LINE TABLE		
LINE	BEARING	LENGTH
L341	N 26°07'18" W	139.85'
L342	N 30°31'58" E	103.89'
L343	S 70°46'07" W	131.19'
L344	N 72°23'19" W	219.13'
L345	N 21°00'52" W	125.21'
L346	N 55°07'43" E	78.67'



5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



Richard J. Jenkins
 RICHARD J. JENKINS
 FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND
 ○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

GENERAL NOTE:
 1.) HELD A BEARING OF N 00°22'44" W, SAID BEARING BEING THE EASTERLY LINE OF THE
 WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LD BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

PARCEL 20

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 8; THENCE NORTH 00°22'44" WEST, ALONG THE EAST LINE OF SAID WEST 1/2 OF SECTION 8, A DISTANCE OF 2208.40 FEET; THENCE SOUTH 89°37'16" WEST, 515.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 74°16'41" WEST, 248.60 FEET; THENCE SOUTH 29°18'50" WEST, 275.69 FEET; THENCE SOUTH 53°27'32" WEST, 206.72 FEET; THENCE NORTH 39°33'05" WEST, 435.99 FEET; THENCE NORTH 66°44'06" WEST, 257.95 FEET; THENCE NORTH 29°50'05" EAST, 267.55 FEET; THENCE NORTH 36°17'04" WEST, 237.04 FEET; THENCE NORTH 03°23'05" WEST, 386.16 FEET; THENCE SOUTH 76°47'04" EAST, 275.72 FEET; THENCE SOUTH 37°07'35" EAST, 355.15 FEET; THENCE SOUTH 05°04'48" EAST, 330.25 FEET; THENCE NORTH 87°11'41" EAST, 357.17 FEET; THENCE NORTH 06°13'07" WEST, 175.62 FEET; THENCE NORTH 09°01'01" EAST, 121.84 FEET; THENCE NORTH 49°30'35" EAST, 86.57 FEET; THENCE NORTH 86°48'27" EAST, 113.31 FEET; THENCE SOUTH 20°56'02" EAST, 138.30 FEET; THENCE SOUTH 11°53'07" EAST, 149.18 FEET; THENCE SOUTH 01°37'19" EAST, 135.16 FEET; THENCE SOUTH 7°06'31" WEST, 127.91 FEET; THENCE SOUTH 15°19'17" WEST, 117.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.61 ACRES, MORE OR LESS.

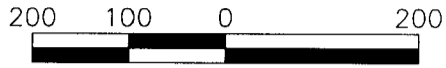
LINE TABLE		
LINE	BEARING	LENGTH
L347	N 06°13'07" W	175.62'
L348	N 09°01'01" E	121.84'
L349	N 49°30'35" E	86.57'
L350	N 86°48'27" E	113.31'
L351	S 20°56'02" E	138.30'
L352	S 11°53'07" E	149.18'
L353	S 01°37'19" E	135.16'
L354	S 07°06'31" W	127.91'
L355	S 15°19'17" W	117.36'



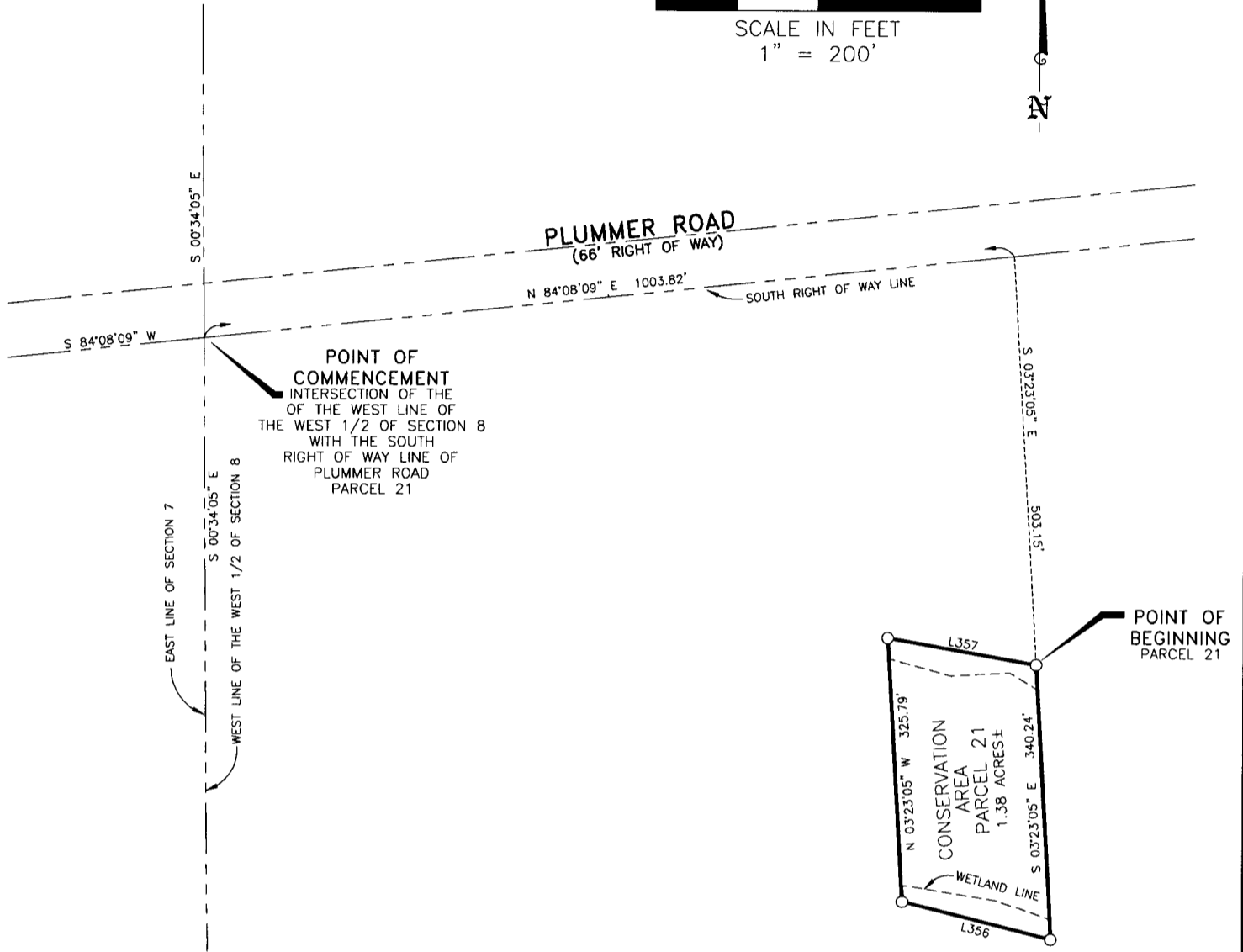
5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



SCALE IN FEET
1" = 200'



LEGEND

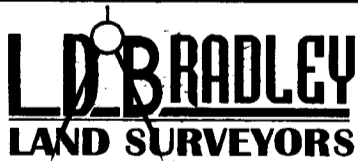
○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

Richard J. Jenkins
 RICHARD J. JENKINS
 FLORIDA REGISTERED LAND SURVEYOR NO. 4421

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

GENERAL NOTE:

1.) HELD A BEARING OF N 84°08'09" E, SAID BEARING BEING THE SOUTHERLY RIGHT OF WAY LINE OF PLUMMER ROAD.



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

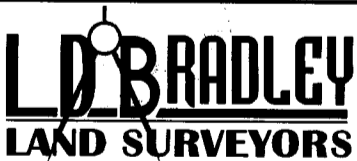
PARCEL 21

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE WEST 1/2 OF SAID SECTION 8 WITH THE SOUTH RIGHT OF WAY LINE OF PLUMMER ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 84°08'09" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1003.82 FEET; THENCE SOUTH 03°23'05" EAST, 503.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°23'05" EAST, 340.24 FEET; THENCE NORTH 75°31'14" WEST, 189.12 FEET; THENCE NORTH 03°23'05" WEST, 325.79 FEET; THENCE SOUTH 79°46'46" EAST, 185.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.38 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L356	N 75°31'14" W	189.12'
L357	S 79°46'46" E	185.20'



5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

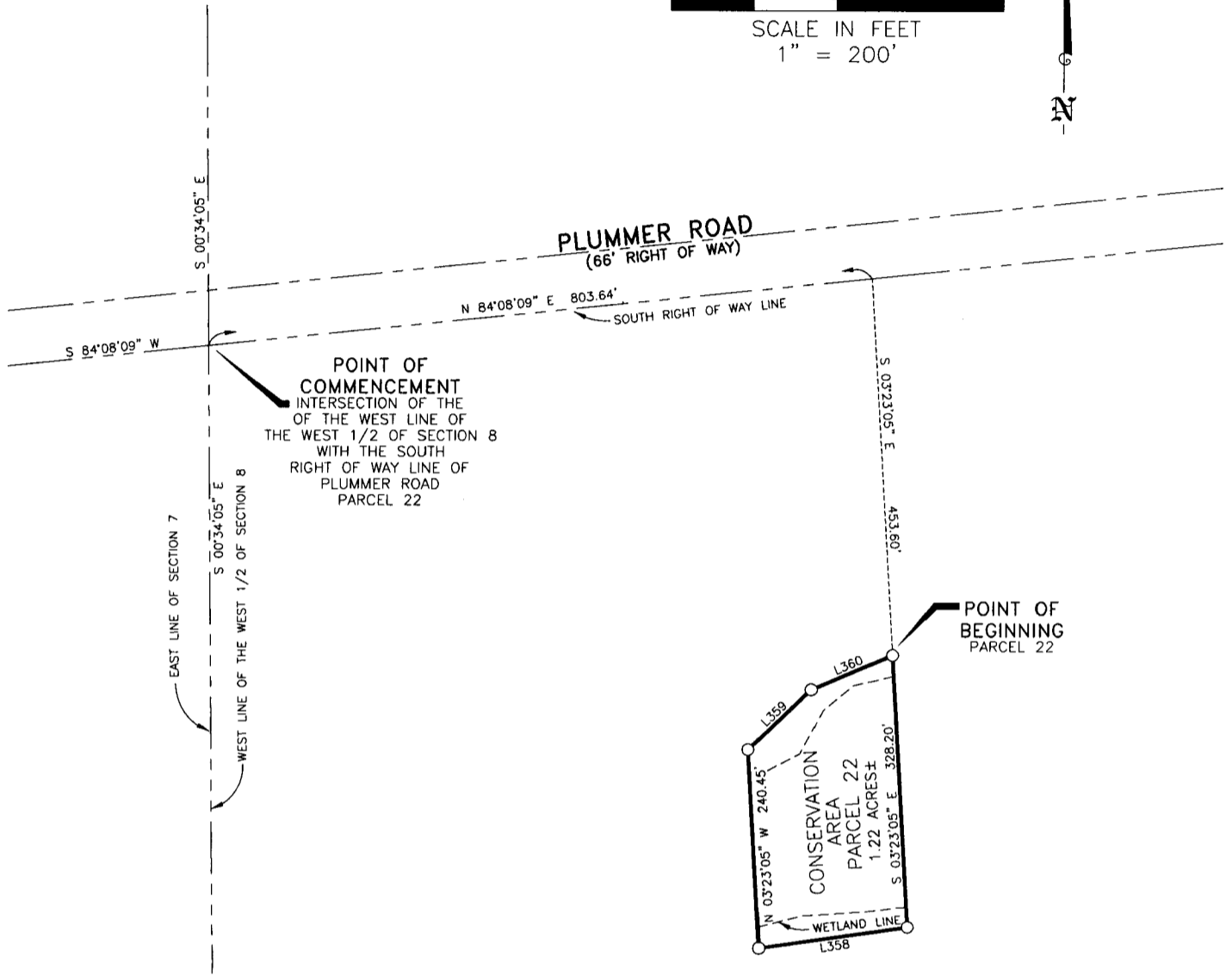
W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

200 100 0 200



SCALE IN FEET
1" = 200'



LEGEND

○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

Richard J. Jenkins

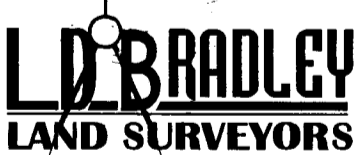
RICHARD J. JENKINS

FLORIDA REGISTERED LAND SURVEYOR NO. 4421

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

GENERAL NOTE:

1.) HELD A BEARING OF N 84°08'09" E, SAID BEARING BEING THE SOUTHERLY RIGHT OF WAY LINE OF PLUMMER ROAD.



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A

DATE: 3/10/05

DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

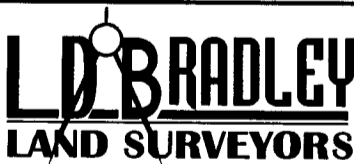
PARCEL 22

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE WEST 1/2 OF SAID SECTION 8 WITH THE SOUTH RIGHT OF WAY LINE OF PLUMMER ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 84°08'09" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 803.64 FEET; THENCE SOUTH 03°23'05" EAST, 453.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°23'05" EAST, 328.20 FEET; THENCE SOUTH 81°44'52" WEST, 180.65 FEET; THENCE NORTH 03°23'05" WEST, 240.45 FEET; THENCE NORTH 46°24'18" EAST, 104.76 FEET; THENCE NORTH 67°05'54" EAST, 106.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.22 ACRES, MORE OR LESS.

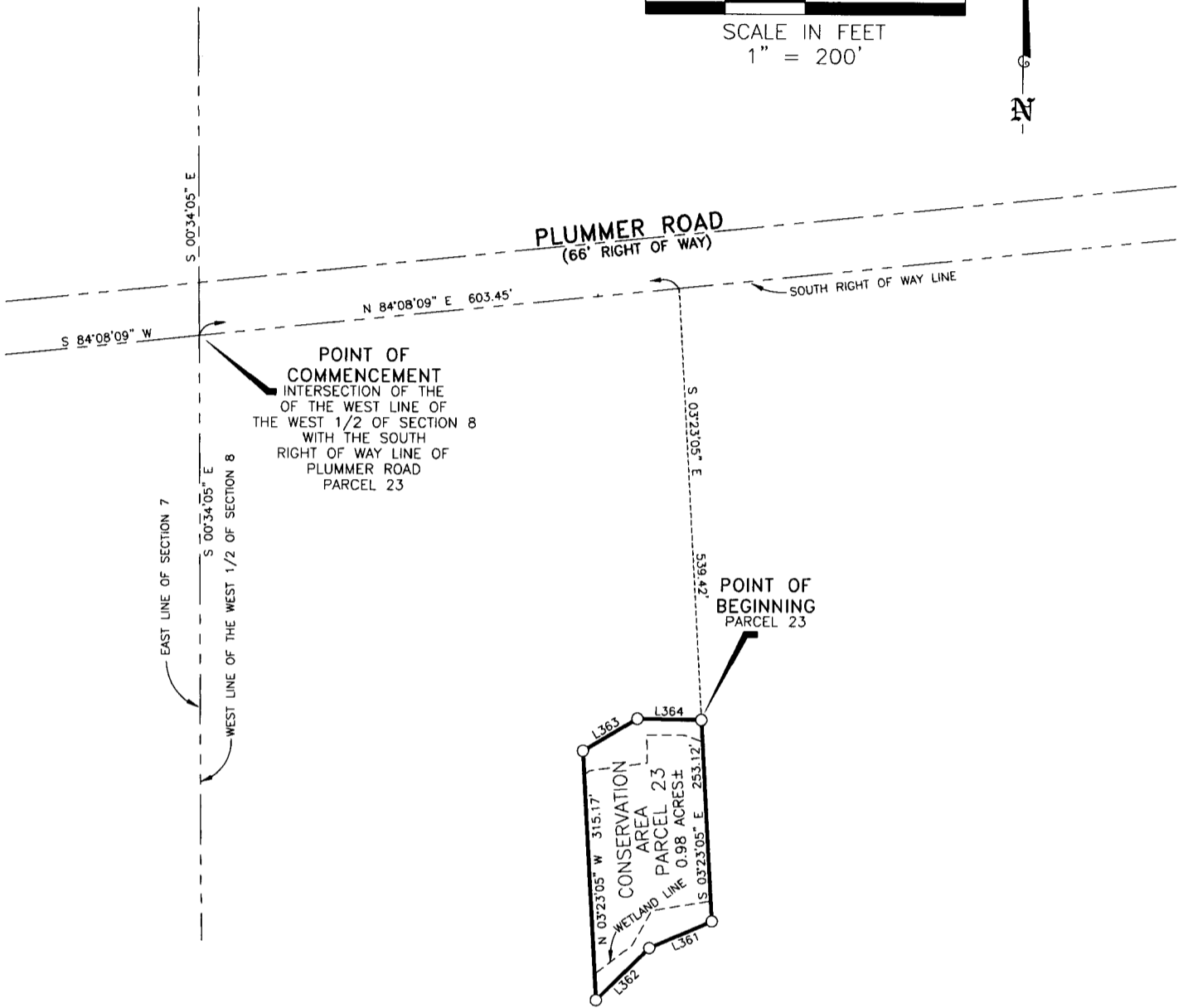
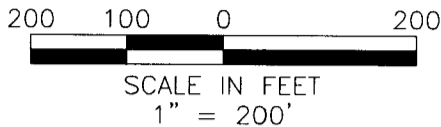
LINE TABLE		
LINE	BEARING	LENGTH
L358	S 81°44'52" W	180.65'
L359	N 46°24'18" E	104.76'
L360	N 67°05'54" E	106.10'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



LEGEND

○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

GENERAL NOTE:

- 1.) HELD A BEARING OF N 84°08'09" E, SAID BEARING BEING THE SOUTHERLY RIGHT OF WAY LINE OF PLUMMER ROAD.

Richard J. Jenkins

RICHARD J. JENKINS,
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LD BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

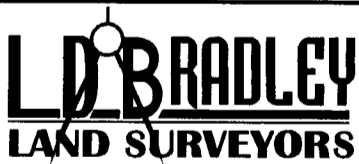
PARCEL 23

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE WEST 1/2 OF SAID SECTION 8 WITH THE SOUTH RIGHT OF WAY LINE OF PLUMMER ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 84°08'09" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 603.45 FEET; THENCE SOUTH 03°23'05" EAST, 539.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°23'05" EAST, 253.12 FEET; THENCE SOUTH 66°15'55" WEST, 85.33 FEET; THENCE SOUTH 44°51'17" WEST, 93.84 FEET; THENCE NORTH 03°23'05" WEST, 315.17 FEET; THENCE NORTH 59°18'35" EAST, 78.78 FEET; THENCE SOUTH 89°04'59" EAST, 80.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.98 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L361	S 66°15'55" W	85.33'
L362	S 44°51'17" W	93.84'
L363	N 59°18'35" E	78.78'
L364	S 89°04'59" E	80.23'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

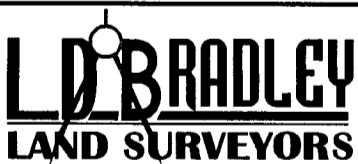
PARCEL 24

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE WEST 1/2 OF SAID SECTION 8 WITH THE SOUTH RIGHT OF WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT OF WAY (AS NOW ESTABLISHED); THENCE NORTH 84°08'09" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 433.29 FEET; THENCE SOUTH 03°23'05" EAST, 575.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°23'05" EAST, 317.02 FEET; THENCE SOUTH 87°30'46" WEST, 117.72 FEET; THENCE NORTH 37°37'07" WEST, 104.67 FEET; THENCE NORTH 27°19'51" EAST, 208.67 FEET; THENCE NORTH 51°29'19" EAST, 85.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.84 ACRES, MORE OR LESS.

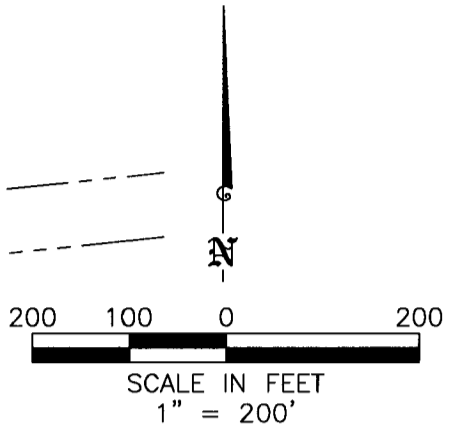
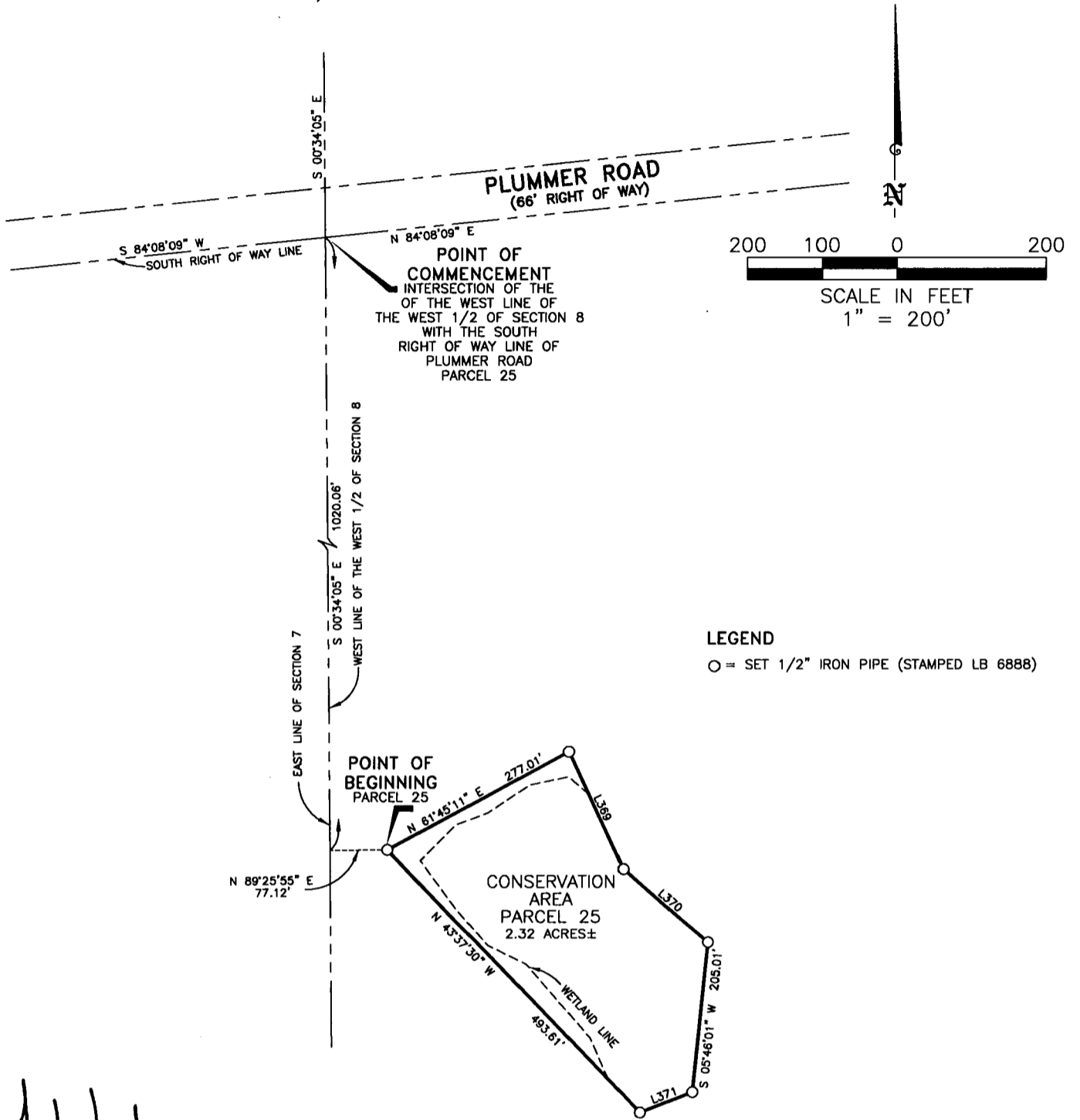
LINE TABLE		
LINE	BEARING	LENGTH
L365	S 87°30'46" W	117.72'
L366	N 37°37'07" W	104.67'
L367	N 27°19'51" E	208.67'
L368	N 51°29'19" E	85.59'



5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.



LEGEND
 ○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

GENERAL NOTE:
 1.) HELD A BEARING OF N 84°08'09" E, SAID BEARING BEING THE SOUTHERLY RIGHT OF WAY LINE OF PLUMMER ROAD.

Richard J. Jenkins

RICHARD J. JENKINS
 FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

L. D. BRADLEY
 LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF

A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA.

PARCEL 25

A PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE WEST 1/2 OF SAID SECTION 8 WITH THE SOUTH RIGHT OF WAY LINE OF PLUMMER ROAD (A 66' RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°34'05" EAST, ALONG THE SAID WEST LINE OF THE WEST 1/2 OF SECTION 8, A DISTANCE OF 1020.06 FEET; THENCE NORTH 89°25'55" EAST, 77.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 61°45'11" EAST, 277.01 FEET; THENCE SOUTH 25°07'52" EAST, 173.60 FEET; THENCE SOUTH 48°45'00" EAST, 151.46 FEET; THENCE SOUTH 05°46'01" WEST, 205.01 FEET; THENCE SOUTH 68°44'37" WEST, 75.61 FEET; THENCE NORTH 43°37'30" WEST, 493.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.32 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L369	S 25°07'52" E	173.60'
L370	S 48°45'00" E	151.46'
L371	S 68°44'37" W	75.61'

LD BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A

DATE: 3/10/05

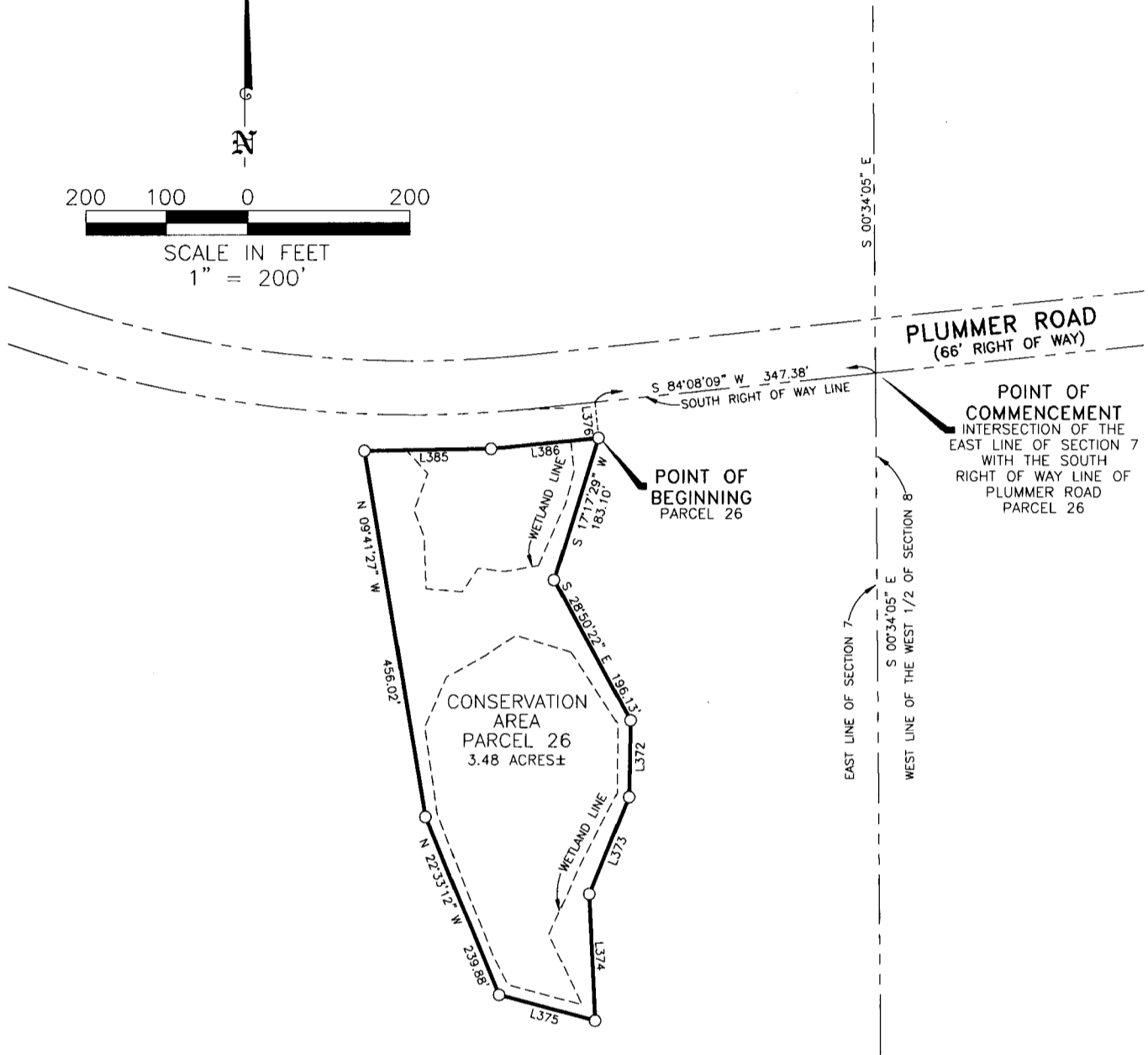
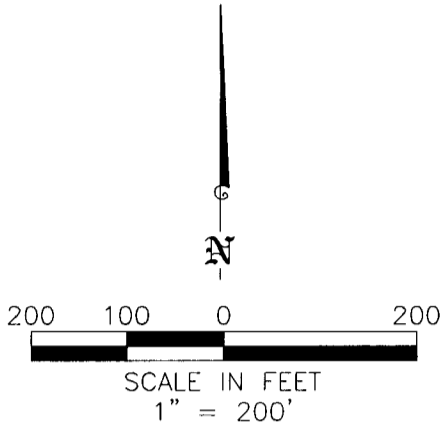
DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.



Richard J. Jenkins
 RICHARD J. JENKINS

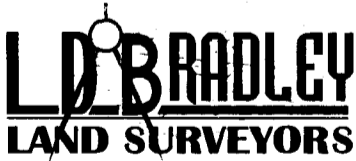
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND

○ = SET 1/2" IRON PIPE (STAMPED LB 6888)

GENERAL NOTE:

- 1.) HELD A BEARING OF N 84°08'09" E, SAID BEARING BEING THE SOUTHERLY RIGHT OF WAY LINE OF PLUMMER ROAD.



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

PARCEL 26

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 7 WITH
 THE SOUTH RIGHT OF WAY LINE OF PLUMMER ROAD (A 66' RIGHT OF WAY AS
 NOW ESTABLISHED); THENCE SOUTH 84°08'09" WEST, ALONG SAID SOUTH RIGHT
 OF WAY LINE, 347.38 FEET; THENCE SOUTH 05°51'51" EAST, 44.00 FEET TO
 THE POINT OF BEGINNING; THENCE SOUTH 17°17'29" WEST, 183.10 FEET;
 THENCE SOUTH 28°50'22" EAST, 196.13 FEET; THENCE SOUTH 00°56'36" WEST,
 94.51 FEET; THENCE SOUTH 22°15'31" WEST, 128.47 FEET; THENCE SOUTH
 02°45'02" EAST, 159.44 FEET; THENCE NORTH 74°48'32" WEST, 122.82 FEET;
 THENCE NORTH 22°33'12" WEST, 239.88 FEET; THENCE NORTH 09°41'27" WEST,
 456.02 FEET; THENCE NORTH 89°05'08" EAST, 157.04 FEET; THENCE NORTH
 84°10'17" EAST, 133.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.48 ACRES, MORE OR LESS.

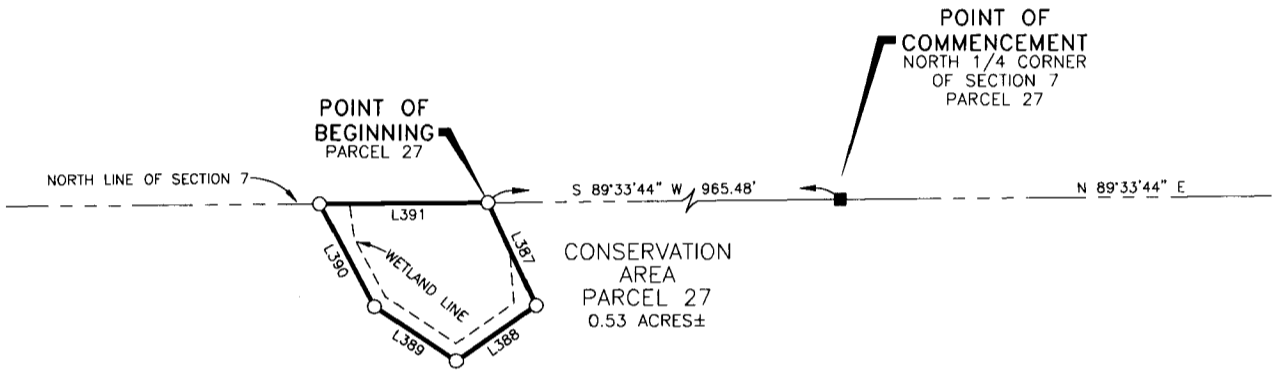
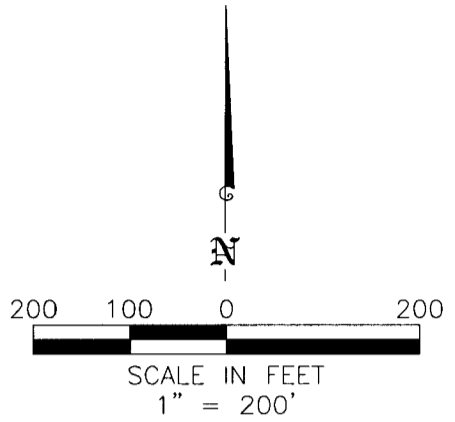
LINE TABLE		
LINE	BEARING	LENGTH
L372	S 00°56'36" W	94.51'
L373	S 22°15'31" W	128.47'
L374	S 02°45'02" E	159.44'
L375	N 74°48'32" W	122.82'
L376	S 05°51'51" E	44.00'
L385	N 89°05'08" E	157.04'
L386	N 84°10'17" E	133.35'



5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.



LEGEND

- = SET 1/2" IRON PIPE (STAMPED LB 6888)
- = FOUND 4"x4" CONC. MON. (NO ID)
- CONC. MON. = CONCRETE MONUMENT
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS

Richard J. Jenkins

RICHARD J. JENKINS

FLORIDA REGISTERED LAND SURVEYOR NO. 4421

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

GENERAL NOTE:

- 1.) HELD A BEARING OF S 88°33'44" W, SAID BEARING BEING THE NORTHERLY LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LD BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A

DATE: 3/10/05

DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA.

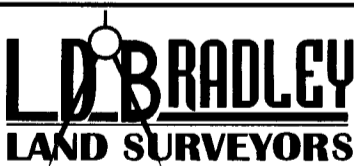
PARCEL 27

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 7; THENCE SOUTH 89°33'44" WEST, ALONG THE NORTH LINE OF SAID SECTION 7 A DISTANCE 965.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25°18'22" EAST, 117.29 FEET; THENCE SOUTH 55°08'14" WEST, 100.53 FEET; THENCE NORTH 56°35'20" WEST, 102.21 FEET; THENCE NORTH 28°24'27" WEST, 120.37 FEET TO A POINT ON SAID NORTH LINE OF SECTION 7; THENCE NORTH 89°33'44" EAST, ALONG SAID NORTH LINE, 174.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.53 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L387	S 25°18'22" E	117.29'
L388	S 55°08'14" W	100.53'
L389	N 56°35'20" W	102.21'
L390	N 28°24'27" W	120.37'
L391	N 89°33'44" E	174.94'



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A

DATE: 3/10/05

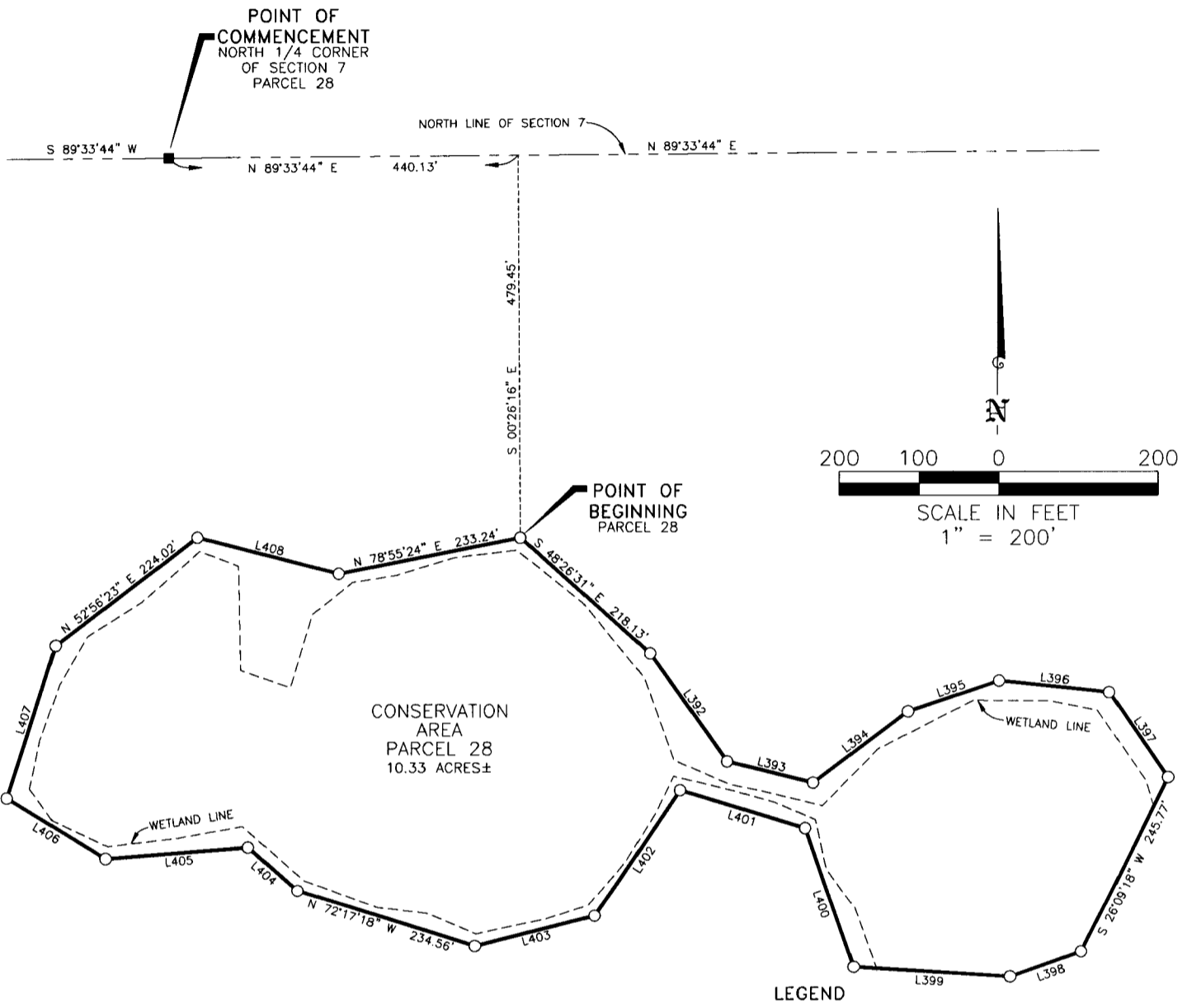
DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



- LEGEND**
- = SET 1/2" IRON PIPE (STAMPED LB 6888)
 - = FOUND 4"x4" CONC. MON. (NO ID)
 - CONC. MON. = CONCRETE MONUMENT
 - ID = IDENTIFICATION
 - LB = LICENSED BUSINESS

Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

GENERAL NOTE:
1.) HELD A BEARING OF S 88°33'44" W, SAID BEARING BEING THE NORTHERLY LINE
OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LEBRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

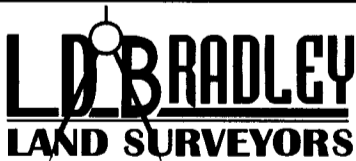
PARCEL 28

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 89°33'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF 440.13 FEET; THENCE SOUTH 00°26'16" EAST, 479.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 48°26'31" EAST, 218.13 FEET; THENCE SOUTH 35°36'04" EAST, 167.27 FEET; THENCE SOUTH 76°08'36" EAST, 111.18 FEET; THENCE NORTH 53°09'34" EAST, 148.86 FEET; THENCE NORTH 71°19'08" EAST, 120.60 FEET; THENCE SOUTH 83°57'38" EAST, 138.76 FEET; THENCE SOUTH 34°52'14" EAST, 129.79 FEET; THENCE SOUTH 26°09'18" WEST, 245.77 FEET; THENCE SOUTH 70°12'33" WEST, 94.68 FEET; THENCE NORTH 86°24'39" WEST, 196.61 FEET; THENCE NORTH 19°19'34" WEST, 186.91 FEET; THENCE NORTH 73°03'29" WEST, 164.19 FEET; THENCE SOUTH 34°08'15" WEST, 191.38 FEET; THENCE SOUTH 75°27'39" WEST, 155.24 FEET; THENCE NORTH 72°17'18" WEST, 234.56 FEET; THENCE NORTH 48°49'53" WEST, 82.62 FEET; THENCE SOUTH 85°28'37" WEST, 180.23 FEET; THENCE NORTH 58°57'04" WEST, 146.51 FEET; THENCE NORTH 17°51'52" EAST, 201.93 FEET; THENCE NORTH 52°56'23" EAST, 224.02 FEET; THENCE SOUTH 75°44'28" EAST, 182.97 FEET; THENCE NORTH 78°55'24" EAST, 233.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.33 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L392	S 35°36'04" E	167.27'
L393	S 76°08'36" E	111.18'
L394	N 53°09'34" E	148.86'
L395	N 71°19'08" E	120.60'
L396	S 83°57'38" E	138.76'
L397	S 34°52'14" E	129.79'
L398	S 70°12'33" W	94.68'
L399	N 86°24'39" W	196.61'
L400	N 19°19'34" W	186.91'
L401	N 73°03'29" W	164.19'
L402	S 34°08'15" W	191.38'
L403	S 75°27'39" W	155.24'
L404	N 48°49'53" W	82.62'
L405	S 85°28'37" W	180.23'
L406	N 58°57'04" W	146.51'
L407	N 17°51'52" E	201.93'
L408	S 75°44'28" E	182.97'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A

DATE: 3/10/05

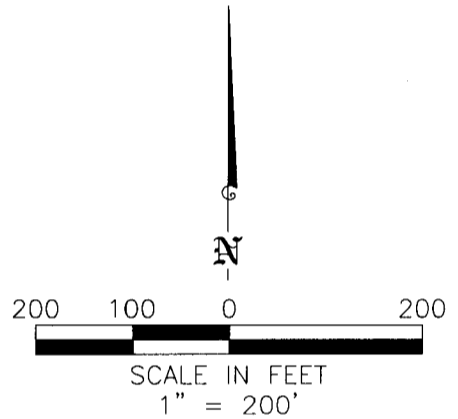
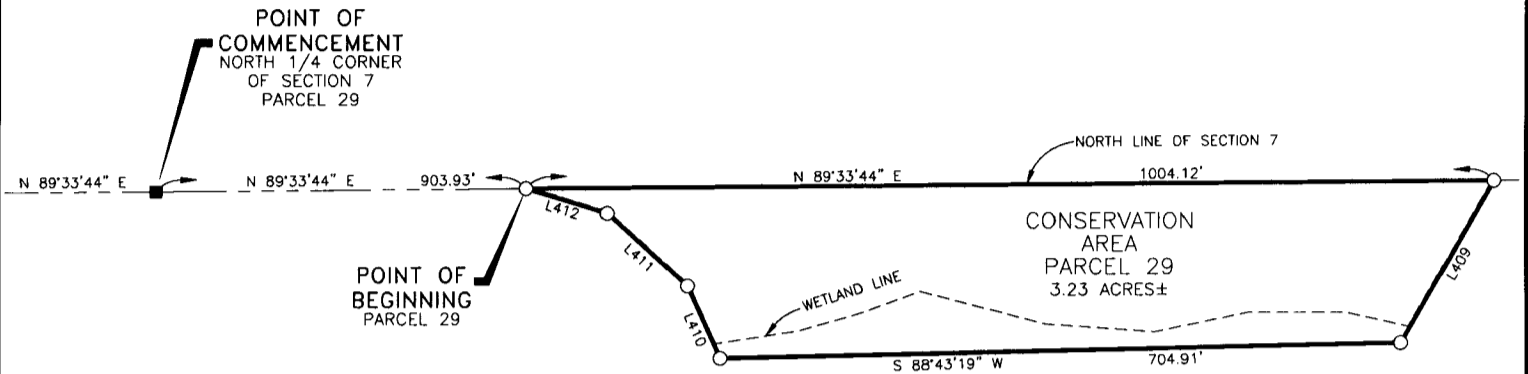
DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.



LEGEND

- = SET 1/2" IRON PIPE (STAMPED LB 6888)
- = FOUND 4"x4" CONC. MON. (NO ID)
- CONC. MON. = CONCRETE MONUMENT
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS

RICHARD J. JENKINS

FLORIDA REGISTERED LAND SURVEYOR NO. 4421
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:

- 1.) HELD A BEARING OF S 88°33'44" W, SAID BEARING BEING THE NORTHERLY LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LD BRADLEY
 LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A

DATE: 3/10/05

DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
DUVAL COUNTY, FLORIDA.

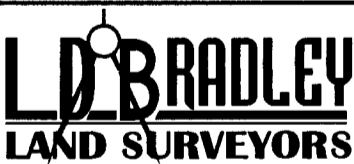
PARCEL 29

A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 7; THENCE NORTH
89°33'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF
903.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°33'44"
EAST, ALONG SAID NORTH LINE, 1004.12 FEET; THENCE SOUTH 30°01'56" WEST,
193.85 FEET; THENCE SOUTH 88°43'19" WEST, 704.91 FEET; THENCE NORTH
24°34'46" WEST, 82.42 FEET; THENCE NORTH 48°01'20" WEST, 112.52 FEET;
THENCE NORTH 73°05'17" WEST, 88.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.23 ACRES, MORE OR LESS.

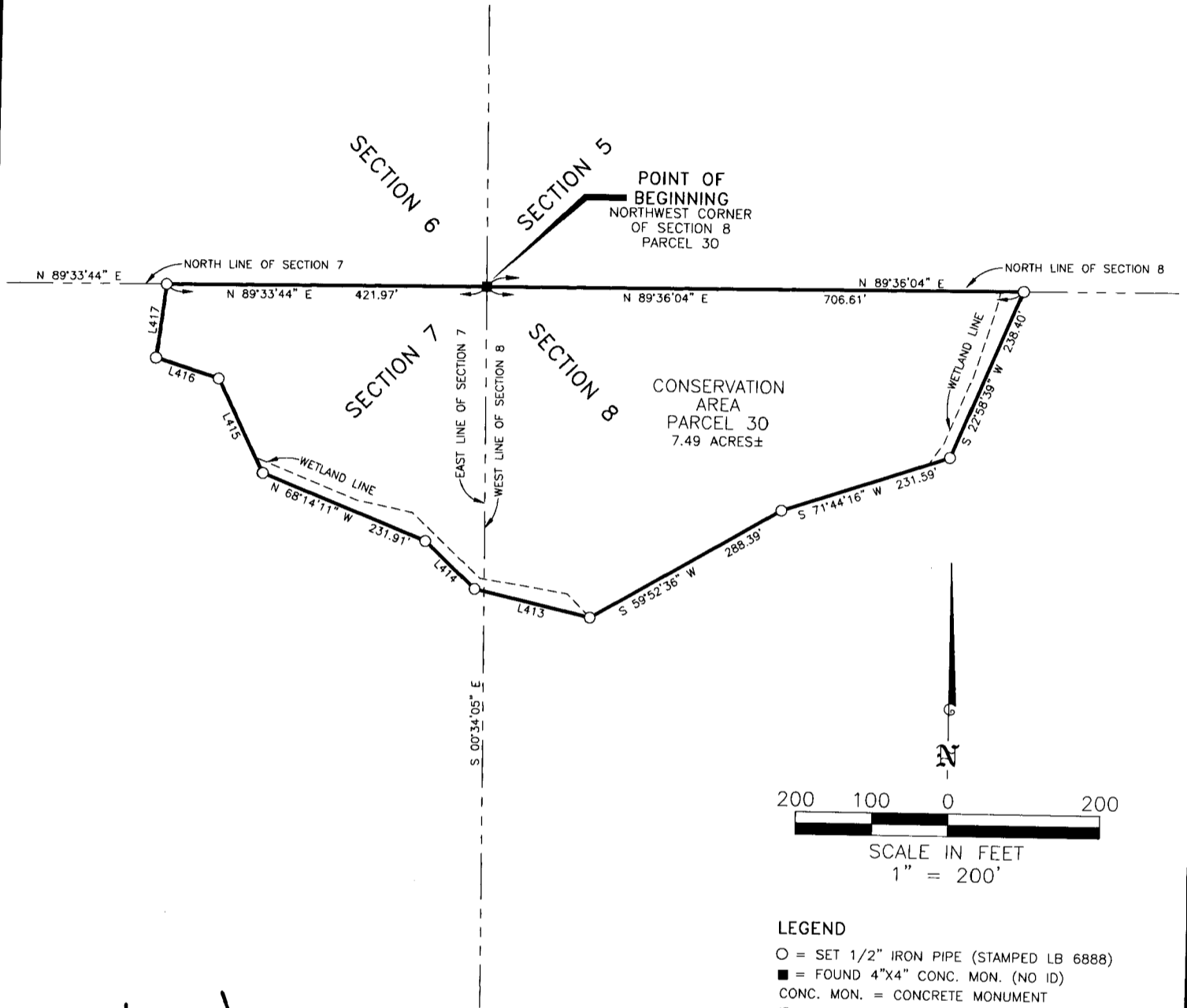
LINE TABLE		
LINE	BEARING	LENGTH
L409	S 30°01'56" W	193.85'
L410	N 24°34'46" W	82.42'
L411	N 48°01'20" W	112.52'
L412	N 73°05'17" W	88.22'



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 7 AND A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
1.) HELD A BEARING OF S 88°33'44" W, SAID BEARING BEING THE NORTHERLY LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

No. 4421
L. D. BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205**
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 7 AND A PART OF SECTION 8, TOWNSHIP 1
 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

PARCEL 30

A PART OF SECTION 7 AND A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 8, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 89°36'04" EAST, ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 706.61 FEET; THENCE SOUTH 22°58'39" WEST, 238.40 FEET; THENCE SOUTH 71°44'16" WEST, 231.59 FEET; THENCE SOUTH 59°52'36" WEST, 288.39 FEET; THENCE NORTH 77°03'18" WEST, 156.90 FEET; THENCE NORTH 46°58'36" WEST, 90.65 FEET; THENCE NORTH 68°14'11" WEST, 231.91 FEET; THENCE NORTH 26°17'44" WEST, 136.97 FEET; THENCE NORTH 72°38'35" WEST, 87.00 FEET; THENCE NORTH 07°08'57" EAST, 97.67 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 7; THENCE NORTH 89°33'44" EAST, ALONG SAID NORTH LINE OF SECTION 7 A DISTANCE OF 421.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.49 ACRES, MORE OR LESS.

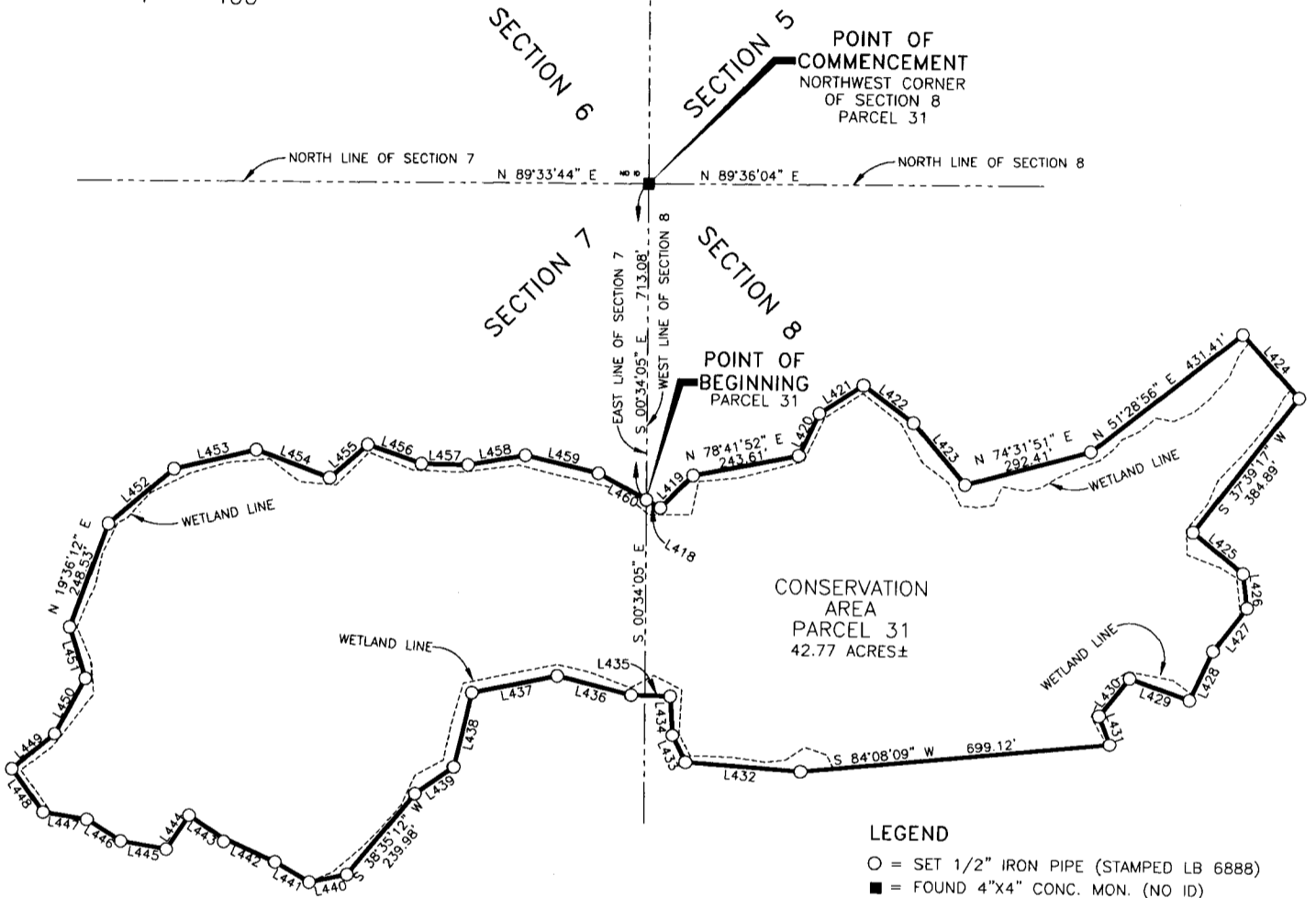
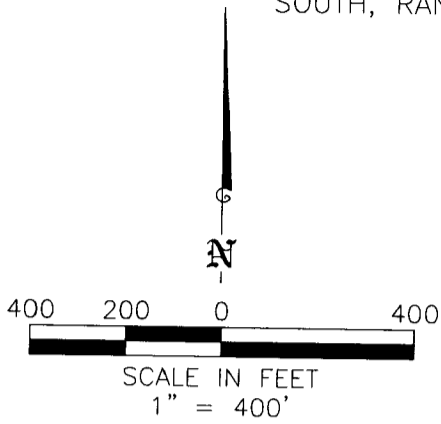
LINE TABLE		
LINE	BEARING	LENGTH
L413	N 77°03'18" W	156.90'
L414	N 46°58'36" W	90.65'
L415	N 26°17'44" W	136.97'
L416	N 72°38'35" W	87.00'
L417	N 07°08'57" E	97.67'



**5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 7 AND A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



- LEGEND**
- = SET 1/2" IRON PIPE (STAMPED LB 6888)
 - = FOUND 4"x4" CONC. MON. (NO ID)
 - CONC. MON. = CONCRETE MONUMENT
 - ID = IDENTIFICATION
 - LB = LICENSED BUSINESS

Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:

- 1.) HELD A BEARING OF S 88°33'44" W, SAID BEARING BEING THE NORTHERLY LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

STATE OF FLORIDA
L. D. BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205**
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A

DATE: 3/10/05

DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF

A PART OF SECTION 7 AND A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

PARCEL 31

A PART OF SECTION 7 AND A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH 00°34'05" EAST, ALONG THE WEST LINE OF SAID SECTION 8 SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 7 A DISTANCE OF 713.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61°45'16" EAST, 36.78 FEET; THENCE NORTH 44°15'46" EAST, 103.36 FEET; THENCE NORTH 78°41'52" EAST, 243.61 FEET; THENCE NORTH 25°00'05" EAST, 105.87 FEET; THENCE NORTH 56°52'14" EAST, 118.38 FEET; THENCE SOUTH 53°59'59" EAST, 141.73 FEET; THENCE SOUTH 40°43'40" EAST, 181.55 FEET; THENCE NORTH 74°31'51" EAST, 292.41 FEET; THENCE NORTH 51°28'56" EAST, 431.41 FEET; THENCE SOUTH 42°46'04" EAST, 192.14 FEET; THENCE SOUTH 37°39'17" WEST, 384.89 FEET; THENCE SOUTH 51°22'10" EAST, 147.01 FEET; THENCE SOUTH 07°41'34" EAST, 78.15 FEET; THENCE SOUTH 37°18'36" WEST, 123.59 FEET; THENCE SOUTH 24°47'08" WEST, 122.93 FEET; THENCE NORTH 70°35'40" WEST, 144.07 FEET; THENCE SOUTH 38°01'08" WEST, 109.29 FEET; THENCE SOUTH 20°11'56" EAST, 71.64 FEET; THENCE SOUTH 84°08'09" WEST, 699.12 FEET; THENCE NORTH 86°01'52" WEST, 261.46 FEET; THENCE NORTH 25°50'51" WEST, 69.57 FEET; THENCE NORTH 04°02'49" WEST, 89.61 FEET; THENCE NORTH 89°06'07" WEST, 89.30 FEET; THENCE NORTH 76°15'28" WEST, 172.20 FEET; THENCE SOUTH 78°06'56" WEST, 197.53 FEET; THENCE SOUTH 12°26'34" WEST, 176.48 FEET; THENCE SOUTH 53°55'24" WEST, 106.82 FEET; THENCE SOUTH 38°35'12" WEST, 239.98 FEET; THENCE SOUTH 77°33'40" WEST, 86.11 FEET; THENCE NORTH 60°23'43" WEST, 90.46 FEET; THENCE NORTH 65°49'17" WEST, 136.84 FEET; THENCE NORTH 55°54'07" WEST, 86.41 FEET; THENCE SOUTH 32°45'21" WEST, 93.94 FEET; THENCE NORTH 80°32'47" WEST, 105.06 FEET; THENCE NORTH 58°00'49" WEST, 91.66 FEET; THENCE NORTH 81°27'55" WEST, 101.57 FEET; THENCE NORTH 36°23'16" WEST, 121.91 FEET; THENCE NORTH 48°45'17" EAST, 126.95 FEET; THENCE NORTH 28°06'55" EAST, 145.20 FEET; THENCE NORTH 18°10'29" WEST, 121.53 FEET; THENCE NORTH 19°36'12" EAST, 248.53 FEET; THENCE NORTH 49°35'08" EAST, 193.36 FEET; THENCE NORTH 76°12'43" EAST, 191.58 FEET; THENCE SOUTH 69°55'41" EAST, 177.03 FEET; THENCE NORTH 48°08'11" EAST, 113.99 FEET; THENCE SOUTH 71°04'45" EAST, 128.43 FEET; THENCE SOUTH 89°22'47" EAST, 105.22 FEET; THENCE NORTH 79°47'52" EAST, 131.53 FEET; THENCE SOUTH 77°05'37" EAST, 170.70 FEET; THENCE SOUTH 61°45'16" EAST, 123.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.77 ACRES, MORE OR LESS.

L I N E T A B L E					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L418	S 61°45'16" E	36.78'	L440	S 77°33'40" W	86.11'
L419	N 44°15'46" E	103.36'	L441	N 60°23'43" W	90.46'
L420	N 25°00'05" E	105.87'	L442	N 65°49'17" W	136.84'
L421	N 56°52'14" E	118.38'	L443	N 55°54'07" W	86.41'
L422	S 53°59'59" E	141.73'	L444	S 32°45'21" W	93.94'
L423	S 40°43'40" E	181.55'	L445	N 80°32'47" W	105.06'
L424	S 42°46'04" E	192.14'	L446	N 58°00'49" W	91.66'
L425	S 51°22'10" E	147.01'	L447	N 81°27'55" W	101.57'
L426	S 07°41'34" E	78.15'	L448	N 36°23'16" W	121.91'
L427	S 37°18'36" W	123.59'	L449	N 48°45'17" E	126.95'
L428	S 24°47'08" W	122.93'	L450	N 28°06'55" E	145.20'
L429	N 70°35'40" W	144.07'	L451	N 18°10'29" W	121.53'
L430	S 38°01'08" W	109.29'	L452	N 49°35'08" E	193.36'
L431	S 20°11'56" E	71.64'	L453	N 76°12'43" E	191.58'
L432	N 86°01'52" W	261.46'	L454	S 69°55'41" E	177.03'
L433	N 25°50'51" W	69.57'	L455	N 48°08'11" E	113.99'
L434	N 04°02'49" W	89.61'	L456	S 71°04'45" E	128.43'
L435	N 89°06'07" W	89.30'	L457	S 89°22'47" E	105.22'
L436	N 76°15'28" W	172.20'	L458	N 79°47'52" E	131.53'
L437	S 78°06'56" W	197.53'	L459	S 77°05'37" E	170.70'
L438	S 12°26'34" W	176.48'	L460	S 61°45'16" E	123.80'
L439	S 53°55'24" W	106.82'			



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205**
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A

DATE: 3/10/05

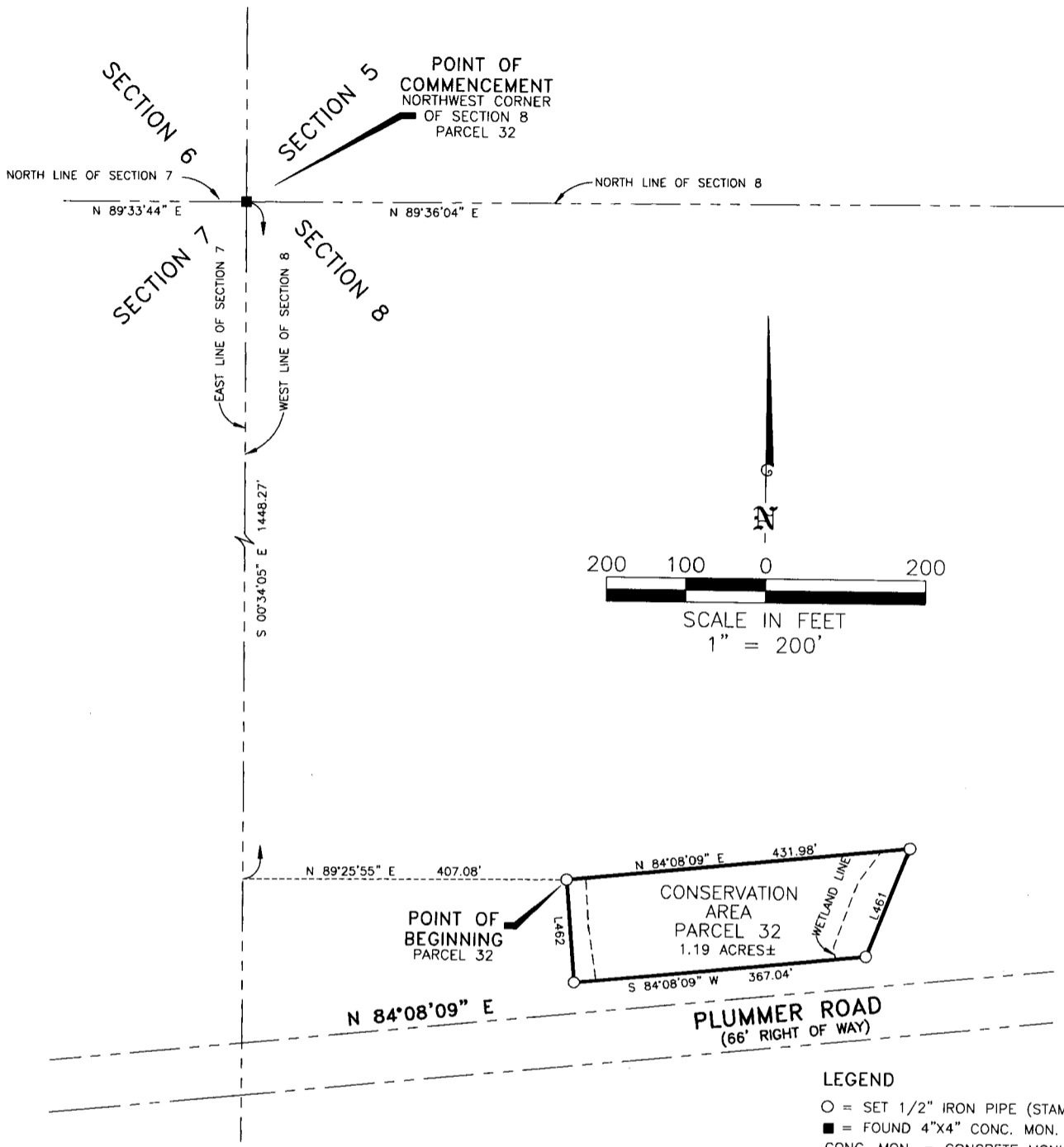
DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



- LEGEND**
- = SET 1/2" IRON PIPE (STAMPED LB 6888)
 - = FOUND 4"x4" CONC. MON. (NO ID)
 - CONC. MON. = CONCRETE MONUMENT
 - ID = IDENTIFICATION
 - LB = LICENSED BUSINESS

Richard J. Jenkins

RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:
1.) HELD A BEARING OF S 88°33'44" W, SAID BEARING BEING THE NORTHERLY LINE
OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

LD BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

PARCEL 32

A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH
 00°34'05" EAST, ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 1448.27
 FEET; THENCE NORTH 89°25'55" EAST, 407.08 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 84°08'09" EAST, 431.98 FEET; THENCE SOUTH 21°23'42" WEST,
 146.24 FEET; THENCE SOUTH 84°08'09" WEST, 367.04 FEET; THENCE NORTH 4°57'47"
 WEST, 130.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.19 ACRES, MORE OR LESS.

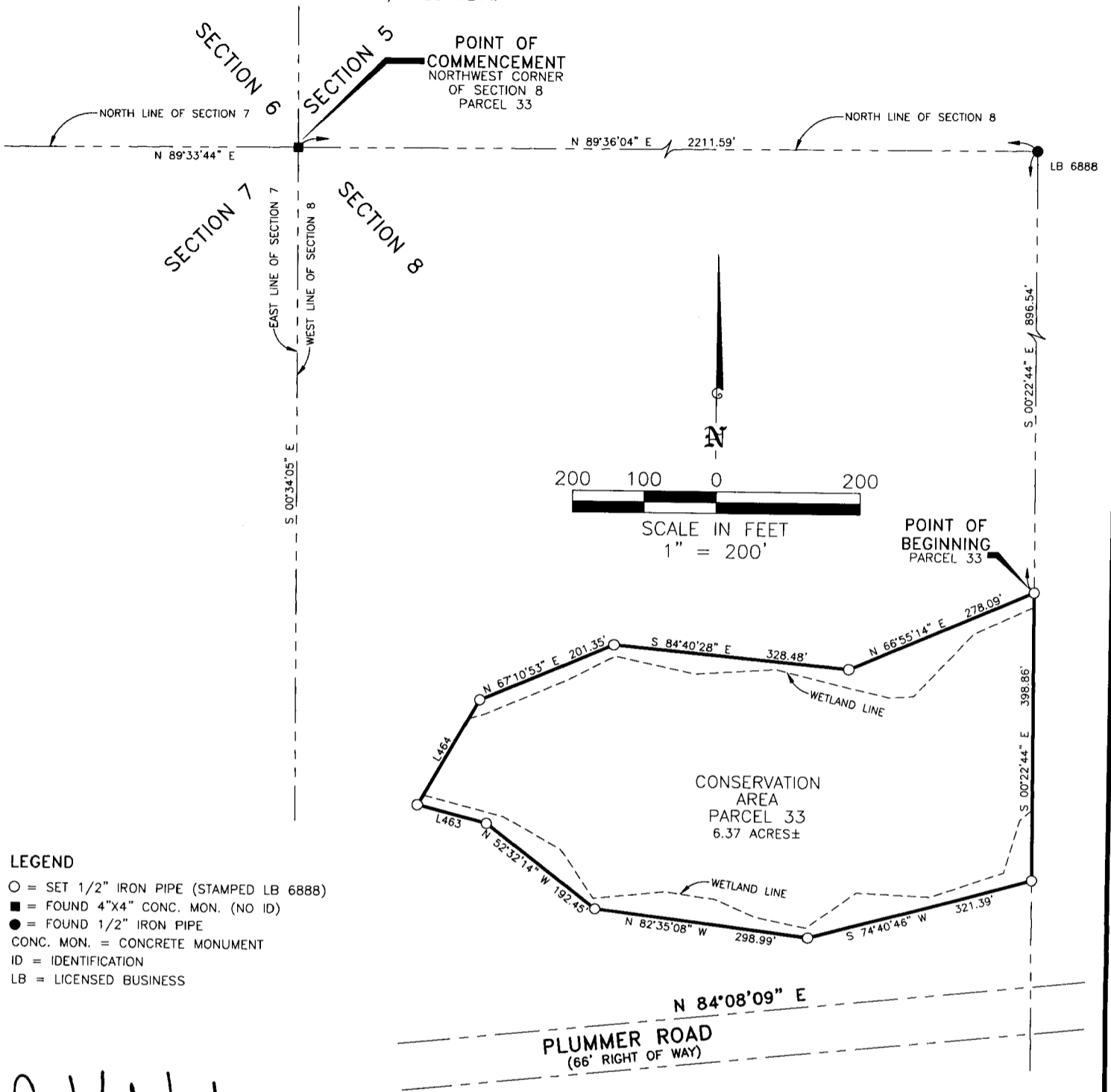
LINE TABLE		
LINE	BEARING	LENGTH
L461	S 21°23'42" W	146.24'
L462	N 04°57'47" W	130.02'



5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



LEGEND

- = SET 1/2" IRON PIPE (STAMPED LB 6888)
- = FOUND 4"x4" CONC. MON. (NO ID)
- = FOUND 1/2" IRON PIPE
- CONC. MON. = CONCRETE MONUMENT
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS

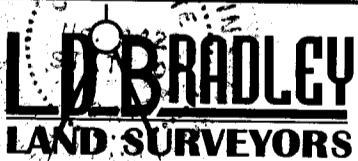
Richard J. Jenkins

RICHARD J. JENKINS

FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTE:

- 1.) HELD A BEARING OF S 88°33'44" W, SAID BEARING BEING THE NORTHERLY LINE OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 03-632-A

DATE: 3/10/05

DRAFTED BY: DMcG

CHECKED BY: AJJ

CAD FILE: 03632-WETLANDS

FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

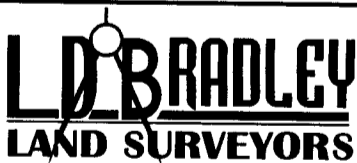
PARCEL 33

A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH
 89°36'04" EAST, ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF
 2211.59 FEET; THENCE SOUTH 00°22'44" EAST, 896.54 FEET TO THE POINT OF
 BEGINNING; THENCE CONTINUE SOUTH 00°22'44" EAST, 398.86 FEET; THENCE
 SOUTH 74°40'46" WEST, 321.39 FEET; THENCE NORTH 82°35'08" WEST, 298.99
 FEET; THENCE NORTH 52°32'14" WEST, 192.45 FEET; THENCE NORTH 75°35'43"
 WEST, 99.58 FEET; THENCE NORTH 29°56'51" EAST, 169.35 FEET; THENCE
 NORTH 67°10'53" EAST, 201.35 FEET; THENCE SOUTH 84°40'28" EAST, 328.48
 FEET; THENCE NORTH 66°55'14" EAST, 278.09 FEET TO THE POINT OF
 BEGINNING.

CONTAINING 6.37 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L463	N 75°35'43" W	99.58'
L464	N 29°56'51" E	169.35'



5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

MAP SHOWING BOUNDARY SURVEY OF
 A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
 DUVAL COUNTY, FLORIDA.

PARCEL 34

A PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY,
 FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH
 89°36'04" EAST, ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF
 1638.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH
 89°36'04" EAST, ALONG SAID NORTH LINE, 362.64 FEET; THENCE SOUTH
 37°28'51" WEST, 98.81 FEET; THENCE SOUTH 52°59'07" WEST, 91.01 FEET;
 THENCE SOUTH 53°08'40" WEST, 90.34 FEET; THENCE SOUTH 62°59'00" WEST,
 56.72 FEET; THENCE SOUTH 58°15'44" WEST, 62.76 FEET; THENCE SOUTH
 32°35'21" WEST, 58.83 FEET; THENCE SOUTH 42°56'07" WEST, 60.33 FEET;
 THENCE SOUTH 59°25'41" WEST, 67.39 FEET; THENCE NORTH 41°15'34" WEST,
 136.66 FEET; THENCE NORTH 31°52'58" EAST, 316.71 FEET TO THE POINT OF
 BEGINNING.

CONTAINING 2.11 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L465	S 37°28'51" W	98.81'
L466	S 52°59'07" W	91.01'
L467	S 53°08'40" W	90.34'
L468	S 62°59'00" W	56.72'
L469	S 58°15'44" W	62.76'
L470	S 32°35'21" W	58.83'
L471	S 42°56'07" W	60.33'
L472	S 59°25'41" W	67.39'
L473	N 41°15'34" W	136.66'



5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 03-632-A	DATE: 3/10/05	DRAFTED BY: DMcG
CHECKED BY: AJJ	CAD FILE: 03632-WETLANDS	FB N/A PG

EXHIBIT B

BOARDWALK CONSTRUCTION STANDARDS

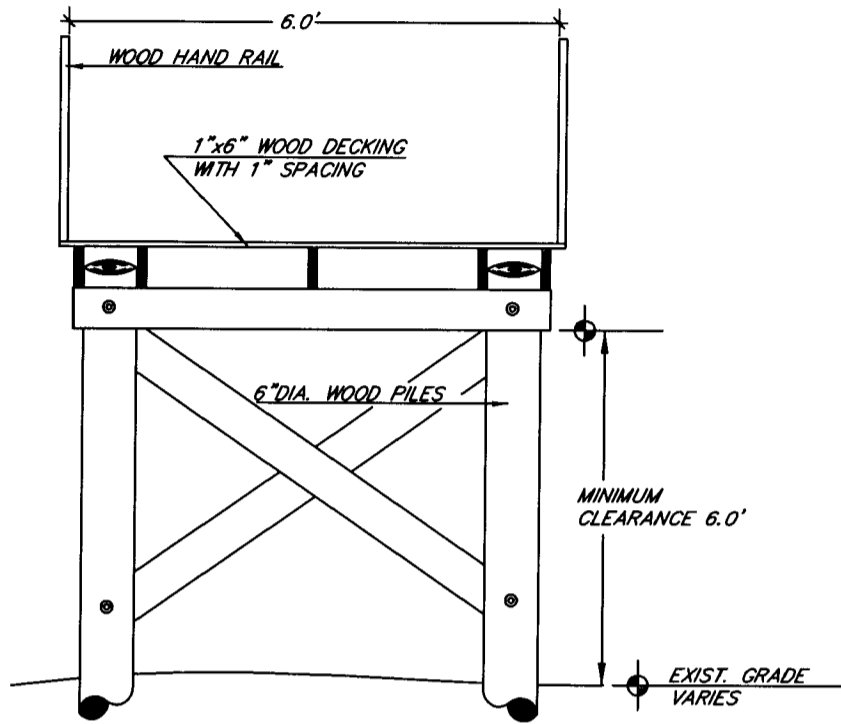
Boardwalks may be permitted by the owners for the lots which have an interest in a tract which fronts on a jurisdictional area within the development. Construction standards have been developed to ensure minimization of wetland impacts associated with the construction and presence of the proposed structures, as well as preservation of the integrity of the ecological community.

Adjacent property line setbacks of 50 feet will be adhered to.

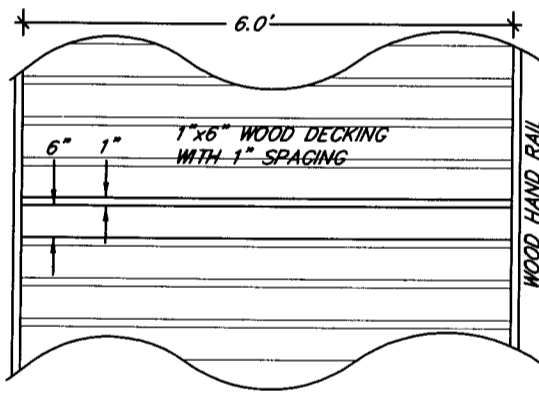
Boardwalk and associated terminal platforms must be elevated a minimum of 2 feet above the OHWL (ordinary high water line) to prevent flooding of structure during extreme high water events, to reduce shading of aquatic vegetation, and allow movement of fauna along the shoreline wetlands.

Surface planking on the boardwalks will be constructed with one inch (1") spacing between boards, to allow sunlight to penetrate the water surface, preserving grass beds and other vegetation present along the shoreline.

Boardwalks will be sited to avoid wetland trees to the extent practicable, with the intent of preserving the integrity of the existing vegetation and canopy character. No trees greater than 4 inch dbh (diameter at breast height) will be removed.



BOARDWALK SECTION TYPICAL
N.T.S.



PLAN VIEW

EXHIBIT C

EXHIBIT D

BOARDWALK CONSTRUCTION STANDARDS

Boardwalks may be permitted by the owners for the lots which have an interest in a tract which fronts on a jurisdictional area within the development. Construction standards have been developed to ensure minimization of wetland impacts associated with the construction and presence of the proposed structures, as well as preservation of the integrity of the ecological community.

Adjacent property line setbacks of 50 feet will be adhered to.

Boardwalk and associated terminal platforms must be elevated a minimum of 2 feet above the OHWL (ordinary high water line) to prevent flooding of structure during extreme high water events, to reduce shading of aquatic vegetation, and allow movement of fauna along the shoreline wetlands.

Surface planking on the boardwalks will be constructed with one inch (1") spacing between boards, to allow sunlight to penetrate the water surface, preserving grass beds and other vegetation present along the shoreline.

Boardwalks will be sited to avoid wetland trees to the extent practicable, with the intent of preserving the integrity of the existing vegetation and canopy character. No trees greater than 4 inch dbh (diameter at breast height) will be removed.