

Prepared by and Return to:

Timothy S. Franklin, Esq.
Franklin Legal, PL
60 Ocean Blvd., Suite 10
Atlantic Beach, Florida 32233
(904) 465-2208

Cross-reference with Instrument
Recorded in Book 11075, Page 252,
O.R. Duval County, Florida.

Space Above this Line for Recording Data

FIFTH AMENDMENT TO
MASTER DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
HARBORTOWN AT PABLO CREEK

THIS FIFTH AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANT, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR HARBORTOWN AT PABLO CREEK (this "Fifth Amendment") is made and entered into as of this 17 day of Nov, 2016 (the "Effective Date"), by and between FAIRFIELD HARBORTOWN, LLC, a Delaware Limited Liability Company having a registered address of, c/o: FFI, GP, Inc., 5510 Morehouse Drive, Suite 200, San Diego, California 92121 (the "Successor Developer"), and the HARBORTOWN MARINA CONDOMINIUM OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation and condominium association having a registered address of, 13846 Atlantic Boulevard, Jacksonville, Florida 32225 ("Marina Association"), and the WATERSEDGE AT HARBORTOWN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation and homeowner's association having a registered address of, c/o: May Management, 5455 A1A South, Suite Three, St. Augustine, Florida 32080 ("Watersedge"), and MIRA VISTA AT HARBORTOWN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation and condominium association having a registered address of, c/o: Kingdom Management, 12620-3 Beach Boulevard, Suite 301, Jacksonville, Florida 32246 ("Mira Vista"), and the HARBORTOWN AT PABLO CREEK MASTER ASSOCIATION, INC., a Florida not-for-profit corporation and association having a registered address of, c/o: Rizzetta & Co., 2806 North Fifth Street, St. Augustine, Florida 32084 ("Master Owners' Association"), and where all of the aforesaid parties are the Member Owners thereof such Master Owners' Association.

WITNESSETH

WHEREAS, the Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Harbortown at Pablo Creek, dated April 30, 2003 and recorded on May 6, 2003 in Official Records Book 11075, Page 252, Public Records of Duval County, Florida, as amended by First Amendment

Records Book 11075, Page 252, Public Records of Duval County, Florida, as amended by First Amendment to Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Harbortown at Pablo Creek, dated May 1, 2004 and recorded on May 6, 2004 in Official Records Book 11789, Page 1131, as amended by Second Amendment to Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Harbortown at Pablo Creek, dated February 1, 2005 and recorded on February 24, 2005 in Official Records Book 12308, Page 1792 ("Second Amendment"), as amended by Third Amendment to Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Harbortown at Pablo Creek, dated January 1, 2006 recorded on February 21, 2006 in Official Records Book 13082, Page 1925, and as amended by Fourth Amendment to Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Harbortown at Pablo Creek, dated September 20, 2007 and recorded on September 26, 2007 in Official Records Book 14200, Page 2399, all in the Public Records of Duval County, Florida, controls and governs the development of the lands owned by the parties hereto this Fifth Amendment;

WHEREAS, Fairfield Harbortown, LLC, is the "Successor Developer" as according to that instrument and assignment from Crescent Resources, LLC, recorded at Book 16168, Page 25-29 inclusive, of the current official records of Duval County, Florida, where Crescent Resources, LLC, was the prior successor developer as according to paragraph five (5) of the Fourth Amendment to Master Declaration as set forth hereinabove;

WHEREAS, Successor Developer is the owner of Parcel A and Parcel B;

WHEREAS, the Master Declaration provides at section 5.2 thereof, that all development of the properties governed thereby shall proceed in compliance with the "Zoning Conditions" as defined in section 1.1.60 thereof to include the PUD development plan(s) adopted by the City of Jacksonville, Florida, including all effective amendments thereto;

WHEREAS, City of Jacksonville, Florida Ordinance No. 2002-931-E, as amended by administrative modification dated 25 May 2005, as further amended by Minor Modification 2007-07, as further amended by Minor Modification 2012-12, as further amended by Resolution 2012-532-A, collectively allow for and require, in pertinent part to the purposes of this Fifth Amendment, that, prior to the issuance of a Certificate of Occupancy for residential units located on Parcels A and/or B (as such parcels are described in the Master Declaration), the Successor Developer shall construct the 86 dedicated marina parking spaces and convey fee title to the 86 parking spaces to Marina Association upon completion of the construction of the parking spaces;

WHEREAS, the foregoing requirement of parking lot conveyance was effected in part by and through the accession of additional lands by the Successor Developer upon which to partially construct the parking lot area, by and through City of Jacksonville right-of-way abandonment Ordinance No. 2011-428-E, such lands being legally described at Exhibit "A" attached hereto and incorporated herein;

WHEREAS, the lands described at Exhibit A have not yet been formally made subject to the terms of the Master Declaration by and through an amendment to same to incorporate the legal description of such lands into the definition of the "Project" (as such term is defined in the Master Declaration);

WHEREAS, the Successor Developer has completed construction of the 86 parking spaces and conveyed to Marina Association fee title to the land area containing such 86 spaces, such lands being legally described at Exhibit "B" attached hereto and incorporated herein, and hereinafter alternatively referred to as the "Marina Parking Lot Parcel";

WHEREAS, the Marina Parking Lot Parcel is now a part of those certain lands described as Parcel B in the Master Declaration, and whereas there are certain conditions, restrictions and easements encumbering and/or benefitting Parcel B relative to other separately described parcels under the terms of the Master Declaration;

WHEREAS, the parties hereto find it necessary to adopt this Fifth Amendment in order to:

- 1) Formally make the lands abandoned by the City of Jacksonville to Successor Developer subject to the governance and control of the Master Declaration and/or ratify any self-effectuation of same which occurred upon abandonment by operation of law; and,
- 2) Properly address the creation and governance of the Marina Parking Lot Parcel under the terms of the Master Declaration and especially relative to the conditions, restrictions and easements already in place and legal force.

NOW, THEREFORE, in consideration of the foregoing premises, the agreements herein made, Ten and No/100 Dollars (\$ 10.00) paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Board of Directors of the Master Owners' Association and the other undersigned members/parties hereto, intending to be legally bound, do hereby agree as follows:

1. Defined Terms; Binding Effect. All capitalized terms not otherwise defined in this Fifth Amendment shall have the meaning given such terms in the Master Declaration, as amended hereby. Terms which are defined in this Fifth Amendment shall have the meanings set forth herein when used in other provisions of the Master Declaration. This Fifth Amendment shall be binding upon the Project, all Owners and Occupants and everyone else having an interest in or dealing with the Project.

2. Addition of Real Property Abandoned by the City of Jacksonville. That certain land and real property abandoned by the City of Jacksonville pursuant to right-of-way abandonment Ordinance No. 2011-428-E, being legally described at Exhibit A attached hereto and by this reference made a part hereof, is hereby formally annexed into those lands comprising the Project and made subject to all provisions of the Master Declaration, as amended through the effective date of this Fifth Amendment, as according to its clear terms.

3. Revision to Definition of "Assessment Ratio II". Effective as of January 1, 2017, the definition of "Assessment Ratio II" as set forth in Article I, Section 1.1.3. of the *Definitions*, is hereby deleted and replaced with the following:

1.1.3. "Assessment Ratio II" of a Building Site shall mean (i) 33% with respect to Parcel A, (ii) 40.14% with respect to Parcel B, (iii) 2.46% with respect to Parcel C, (iv) 3.5% with respect to Parcel D, and (v) 20.9% with respect to Parcel E.

4. Creating and Defining "Marina Parking Lot Parcel". Article 1, *Definitions*, is hereby amended to create a new section 1.1.32.1 to read as follows:

1.1.32.1 "Marina Parking Lot Parcel" shall mean that certain tract of land located within the Project legally described at Exhibit B attached to the Fifth Amendment to Master Declaration and by this reference made a part hereof, which shall be owned by the Harbortown Marina Condominium Owner's Association, Inc. (the "Marina Association"). The Marina Parking Lot Parcel shall be utilized primarily for the purpose of parking vehicles of the Owners of Parcel C

and their contractors or guests, and may be used for lesser, ancillary purposes, and shall not be construed to constitute Common Area. Notwithstanding the foregoing, to the extent any Project Infrastructure Improvements which constitute Common Facilities, including but not limited to perimeter fencing/wall, perimeter landscaping or Primary Driveway landscaping, signage or lighting, may be located or installed within the boundaries of the Marina Parking Lot Parcel, these Common Facilities shall not be construed to be a part of the Marina Parking Lot Parcel but shall be maintained by the Master Owners' Association as intended by the Master Declaration.

5. Revision to Definition and Description of "Parcel B". Section 1.1.44 is hereby amended to add an additional sentence at the end thereof, to read as follows:

Provided that, Parcel B shall include the Marina Parking Lot Parcel.

6. Revision to Definition and Description of "Project". Section 1.1.51 is hereby amended to add an additional sentence at the end thereof, to read as follows:

The term Project shall include also those lands described at Exhibit A attached to the Fifth Amendment to Master Declaration and by this reference made a part thereof, together with all Improvements now or hereafter located thereon.

7. Revision to Definition and Description of "Primary Driveway". The definition of "Primary Driveway" as set forth in Article I, Section 1.1.49. of the *Definitions*, is hereby deleted and replaced with the following:

1.1.49. "Primary Driveway" shall mean the private driveway constructed within the Road Parcel.

8. Approval by DRC. The Design Review Committee of the Master Owners' Association is deemed to have approved this Fifth Amendment and creation of the new Marina Parking Lot Parcel in compliance with section 6.1.1 of the Master Declaration as according to the affirmation and consent of the Master Owners' Association attached to and made a part of this Fifth Amendment.

9. Relocation of Primary Driveway and Road Parcel. As contemplated by Paragraph number two (2) of the Fourth Amendment to Master Declaration, the Successor Developer has relocated the portion of the Road Parcel located north of Parcel D to the area described on Exhibit "C" attached hereto and incorporated herein. From and after the date hereof: (a) the Road Parcel shall mean the tract of land described on Exhibit C attached hereto and incorporated herein; and (b) the Master Owners' Association shall be responsible for the maintenance, repair and replacement of the Road Parcel, the Primary Driveway constructed on the Road Parcel and ancillary sidewalks, landscaping and Common Areas located adjacent to and along the Road Parcel. The description of the Road Parcel set forth on Exhibit "G" to the Master Declaration is hereby deleted and replaced with the description of the Road Parcel set forth on Exhibit C attached hereto and incorporated herein. Promptly following execution of this Fifth Amendment, Successor Developer shall convey title to the Road Parcel to the Master Owners' Association.

10. Deletion of Paragraph Eight of the Fourth Amendment. Paragraph number eight (8) of the Fourth Amendment to Master Declaration, which paragraph deleted sections 6.1.8.2 and 11.7 of the Master Declaration in their entirety, and added alternate language referencing the provision of twelve (12) parking spaces for marina use, is itself hereby deleted in its entirety, provided that this deletion shall not have the effect of reinstating the former section 6.1.8.2 and 11.7 which shall remain deleted from the Master Declaration.

11. Use Restrictions of Marina Parking Lot Parcel. Article 6, *Use and Operations*, is hereby amended to create a new section 6.1.2.4.1 to read as follows:

6.1.2.4.1 No Improvements shall be constructed, developed, owned, operated, and/or leased on the Marina Parking Lot Parcel, except for Improvements used for the parking of vehicles, and other lesser ancillary Improvements necessary or convenient in connection with the use of the Marina Parking Lot Parcel and/or the Marina Parcel, including but not limited to a dumpster (properly screened), restroom/wash facilities or storage facilities, so long as all uses are permitted under the Master Declaration and that of the Marina Association, and so long as all Improvements are approved in compliance with the terms of same.

12. Revision to Parking Restrictions. Section 6.1.8.3 is hereby deleted in its entirety and replaced with the following provision to read as follows:

6.1.8.3 Parking for marina uses (except for the temporary parking in the boat loading/unloading area as provided for elsewhere herein) shall be contained entirely within the Marina Parking Lot Parcel; provided that, this provision shall not be construed to prohibit parking for marina use within any area that is striped or otherwise designated as an area in or upon which on-street parking is permitted. The Marina Association, at its sole cost and expense, shall have the right to install security gating and/or fencing within such parcel to control access thereto, and may institute reasonable rules for allocating use of spaces therein by and between non-resident and resident Occupants of boat slips and the guests and/or commercial users thereof, and may lease spaces in the event supply exceeds demand, so long as spaces leased for non-commercial uses are first offered to the members of the Master Owners' Association (and their tenants) prior to offering same to the public on same or similar terms. Notwithstanding anything to the contrary, the Marina Association shall at all times provide access to Owners and Occupants of boat slips and the guests and/or commercial users thereof.

13. Revision to Require Customary Maintenance. Section 6.2 is hereby amended to add the following sentence at the end thereof to read as follows:

Notwithstanding anything to the contrary, the Marina Parking Lot Parcel shall be required to be maintained in accordance with all of the aforementioned provisions as a Building Site.

14. Easement to Power Center Building. Successor Developer has relocated the "power center building" as described in Paragraph 10.A. of the Fourth Amendment to Master Declaration to the area described on **Exhibit "D"** attached hereto and incorporated herein. As contemplated by Paragraph 10.A. of the Fourth Amendment to Master Declaration, it is necessary that the Owner of the Marina Parcel have access to the "power center building". In order to establish and confirm such access, Successor Developer hereby declares, establishes, creates and reserves for its own benefit and for the benefit of the Owner of the Marina Parcel (but not any other Owners, Occupants or other Persons) a non-exclusive easement over and across the portion of Parcel B described on **Exhibit D** attached hereto and incorporated herein (the "PCB Electrical Easement Area") for the operation, use, maintenance, repair and replacement of an underground electrical utility lines and appurtenant facilities (the "PCB Electrical Facilities"). The easement established herein is not exclusive. Successor Developer retains and reserves the right to use the PCB Electrical Easement Area for any purpose which does not materially and adversely affect use of the PCB Electrical Easement Area by the Owner of the Marina Parcel for the purposes set forth herein. The easement established herein shall constitute an "easement" for purposes of Article 11 of the Master Declaration and, except as provided herein, shall be subject to all of the terms and provisions of the Master Declaration. The

Owner of the Marina Parcel shall be responsible for the operation, maintenance, repair and replacement of the PCB Electrical Easement Area and the PCB Electrical Facilities and the costs incurred in connection therewith.

15. Irrigation Well.

(a) Successor Developer hereby declares, establishes, creates and reserves for its own benefit and the benefit of the Master Owners' Association (but not any other Owners, Occupants or other Persons) a non-exclusive easement over and across the portion of Parcel B described on Exhibit "E" attached hereto and incorporated herein (the "Irrigation Well Easement Area") for the operation, use, maintenance, repair and replacement of an irrigation well, water lines and appurtenant facilities (the "Irrigation Facilities"). The easement established herein is not exclusive. Successor Developer retains and reserves the right to use the Irrigation Well Easement Area for any purpose which does not materially and adversely affect use of the Irrigation Well Easement Area by the Master Owners' Association for the purposes set forth herein. The easement established herein shall constitute an "easement" for purposes of Article 11 of the Master Declaration and, except as provided herein, shall be subject to all of the terms and provisions of the Master Declaration.

(b) The Irrigation Well Easement Area shall constitute a Common Area, and the Irrigation Facilities shall constitute Common Facilities, for purposes of the Master Declaration. The Master Owners' Association shall be responsible for the operation, maintenance, repair and replacement of the Irrigation Well Easement Area and the Irrigation Facilities, and the costs incurred in connection therewith shall constitute "Category I Common Expenses" for purposes of the Master Declaration.

16. Common Facilities. Section 1.1.16 of the Master Declaration as amended by the Second Amendment is hereby amended by deleting the last sentence thereof and replacing it with the following:

"The sea wall or bulkhead system (approximately 3,159 linear feet) installed within the Project as of the effective date of the Fifth Amendment shall be a Common Facility and shall NOT be a Common Area. Notwithstanding anything to the contrary, the Marina Association shall have an easement over, upon, across and through the sea wall installed around the edge of the Marina Parcel relative to the provision of access to slips from the Promenade, utility lines providing service to the docks and facilities and for all security gating as now installed along and into the seawall as of the effective date of the Fifth Amendment, and may utilize, repair and maintain same in compliance with the Master Declaration.

17. Maintenance of Sea Wall and Assessments for Sea Wall Expenses. Effective as of January 1, 2017, the costs and expenses associated with the maintenance, operation and repair of the portion of the sea wall or bulkhead system installed within the Project as of the effective date of this Fifth Amendment shall constitute Common Expenses which, for purposes of Section 3.8 of the Master Declaration, shall be allocated among the Building Sites and the Marina Parcel as follows: (i) 47% to Parcels A and B; (ii) 25% to the Marina Parcel; (iii) 11% to Parcel D; and (iv) 17% to Parcel E. It is the intent of the parties that the sea wall/bulkhead system shall be maintained in good condition and repair and in sound and functional condition at all times, such maintenance to include, when prudent, preventative maintenance designed to forestall deterioration.

18. Allocation of Category I Common Expenses. The parties hereby agree that, for purposes of Section 3.8.2.2 of the Master Declaration, Assessment Ratio I, which is collectively allocated sixty percent (60%) to Parcel B, Parcel D and the Marina Parcel pursuant to Section 1.1.2 of the Master Declaration, shall

be allocated between such Parcels on the following basis:

Parcel B	52.76%
Parcel D	4%
Marina Parcel	<u>3.24%</u>
	60%

19. Revision to Additional Storm Water Drainage Easements. Sections 11.4.3 and 11.4.4 of the Master Declaration, created by the First Amendment thereto, which sections provide for certain additional storm water drainage easements affecting Parcels B & D, is hereby amended to add an additional sentence at the end of each such section, in order to properly account for the dedication of the Marina Parking Lot Parcel from Parcel B, and the incorporation of new lands not heretofore included within that area governed by the Master Declaration, to read as follows:

Notwithstanding anything to the contrary, the easements and benefits created hereby relative to Parcel B shall continue in full force and effect relative to the Marina Parking Lot Parcel (whose lands comprised a portion of Parcel B prior to the effective date of the Fifth Amendment), and the Marina Parking Lot Parcel shall have a valid easement for drainage and attenuation into the master stormwater system as designed and constructed under the environmental resource permits and plans approved pursuant to same in force on the effective date hereof this Fifth Amendment, and provided that the Marina Parking Lot Parcel shall be treated as a separate parcel for purposes of maintenance, repair and/or replacement of drainage lines and related facilities.

20. Ratification. Except as modified by this Fifth Amendment, all terms of the Master Declaration remain in full force and effect, and the Master Declaration as herein amended is hereby ratified and confirmed.

21. Counterparts. The parties hereto acknowledge that this Fifth Amendment may be executed in several counterparts, each of which shall be effective as and shall constitute an original instrument binding on the party or parties signing same. It shall not be necessary for each party to execute all copies of this Fifth Amendment, provided that each party has executed at least one copy.

22. Successors and Assigns. The Master Declaration, as hereby amended, shall be binding upon and shall inure to the benefit of each Owner and Occupant of the Project, and their respective successors, assigns, heirs, administrators, executors and legal representatives.

23. Entire Agreement. This Fifth Amendment constitutes the entire agreement among the parties hereto. The parties do not rely upon any statement, promise or representation not herein expressed, and this Fifth Amendment once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by the Master Declaration. This Fifth Amendment shall be governed by and construed in accordance with the laws of the State of Florida.

ADOPTED AND DECLARED by the SUCCESSOR DEVELOPER this 17 day of Nov., 2016.

SUCCESSOR DEVELOPER:

[Signature]
Fairfield Harbortown, LLC, by,
FFI Harbortown LLC, its Manager, by,
FFI, GP Inc., its Manager

[Signature]
Witness 1 Signature

Kimberly Bosnak
Witness 1 Printed Name

[Signature]
Witness 2 Signature

BRYAN CROFT
Witness 2 Printed Name

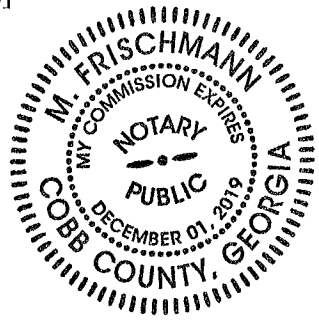
STATE OF Georgia
COUNTY OF Cobb

SWORN TO AND SUBSCRIBED before me this 17 day of Nov., 2016, by C. Thomas Brunson, as Vice President of the Managing Member of the last-described entity, witnessed as set forth above and being identified as follows:

Personally Known:
Produced I.D. _____
Type of I.D. _____

[Signature]
Notary Signature
Michele Frischmann
Notary Printed Name

My Commission Expires: _____ [SEAL]



AGREED AND DECLARED by MARINA ASSOCIATION this 15 day of NOV., 2016.

ASSOCIATION:

Garret Baldwin
Garret Baldwin, President,
Harbortown Marina Condominium Association,
Inc.

Peter A. Tuorburn

Witness 1 Signature
PETER A. TUORBURN
Witness 1 Printed Name

Tim Franklin
Witness 2 Signature
TIM FRANKLIN
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

SWORN TO AND SUBSCRIBED before me this 15 day of NOV., 2016, by Garret Baldwin, as President of the above-described corporation, witnessed as set forth above and being identified as follows:

Personally Known:
Produced I.D. _____
Type of I.D. _____

Timothy S. Franklin
Notary Signature

Notary Printed Name

My Commission Expires:

[SEAL]



AGREED AND DECLARED by MIRA VISTA this 14th day of Nov, 2016.

ASSOCIATION:

Mary Jo Ferr President
Mary Jo Ferr

MIRA VISTA AT HARBORTOWN
CONDOMINIUM ASSOCIATION, INC., a Florida
not-for-profit corporation and condominium
association

[Signature]

Witness 1 Signature
John A. Ferr

Witness 1 Printed Name

[Signature]

Witness 2 Signature
Jackie Tacandong

Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

SWORN TO AND SUBSCRIBED before me this 14th day of November 2016, by
Mary Jo Ferr, as President of the above-described corporation, witnessed as
set forth above and being identified as follows:

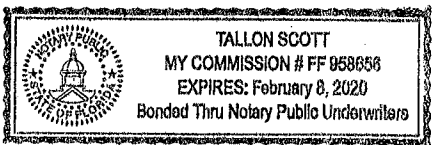
Personally Known: _____
Produced I.D. [initials]
Type of I.D. PL DL

[Signature]

Notary Signature

Tallon Scott
Notary Printed Name

My Commission Expires: _____ [SEAL]



AGREED AND DECLARED by MASTER OWNERS' ASSOCIATION this 17 day of Nov, 2016.

ASSOCIATION:

[Signature]
HARBORTOWN AT PABLO CREEK MASTER ASSOCIATION, INC., a Florida not-for-profit corporation and association

[Signature]
Witness 1 Signature
Kimberly Bosnak
Witness 1 Printed Name
[Signature]
Witness 2 Signature
BRYAN CROFT
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

SWORN TO AND SUBSCRIBED before me this 17th day of Nov, 2016, by C. Thomas Brunson as President of the above-described corporation, witnessed as set forth above and being identified as follows:

Personally Known: ✓
Produced I.D. _____
Type of I.D. _____

[Signature]
Notary Signature
Michele Frischmann
Notary Printed Name

My Commission Expires: 12/1/16 [SEAL]

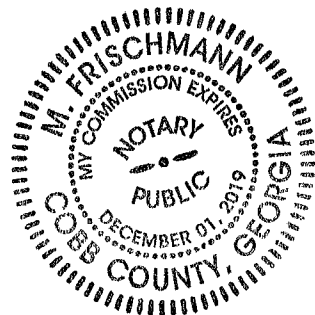


EXHIBIT "A"

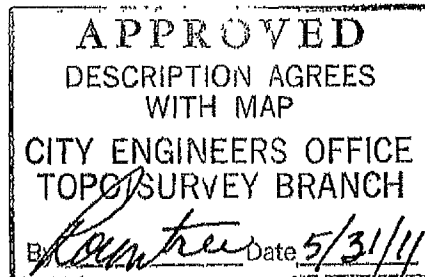
MAP OF

A PART OF RIVERVIEW DRIVE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) LYING IN THE BARTOLOMEO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND BEING SHOWN ON THE PLAT OF ATLANTIC HIGHLANDS, AS RECORDED IN PLAT BOOK 9, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 1, EXHIBIT A, IN OFFICIAL RECORDS BOOK 14200, PAGE 2438 OF SAID PUBLIC RECORDS; THENCE SOUTH 37°39'25" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RIVERVIEW DRIVE (THE SAME BEING THE WESTERLY LINE OF SAID LANDS DESCRIBED AS PARCEL 1, EXHIBIT A, IN OFFICIAL RECORDS BOOK 14200, PAGE 2438), A DISTANCE OF 57.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED LINE, SOUTH 37°39'25" EAST, A DISTANCE OF 348.04 FEET; THENCE CONTINUE ALONG LAST SAID LINE, SOUTH 44°50'14" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 37°39'25" WEST, A DISTANCE OF 269.77 FEET; THENCE NORTH 23°16'42" WEST, A DISTANCE OF 47.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 95.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.32 FEET, MAKING A CENTRAL ANGLE OF 24°11'25" AND HAVING A CHORD BEARING OF NORTH 11°11'00" WEST AND A CHORD DISTANCE OF 40.02 FEET TO THE POINT OF BEGINNING.

NOTES:

THIS IS A MAP TO ACCOMPANY A PROPERTY DESCRIPTION.
BOUNDARY DATA AS PER DEEDS AND PLAT AND PREVIOUS SURVEYS FILE No. 2006-1307 AND FILE No. 2005-861.

P.C. DENOTES POINT OF CURVATURE



SHEET 2 OF 2 SHEETS FOR MAP

IF WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN W. CREWS, PSM
FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

ED BY: _____
BY: MCC
2011-379

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MAY 27, 2011
SHEET 1 OF 2
Exhibit 1

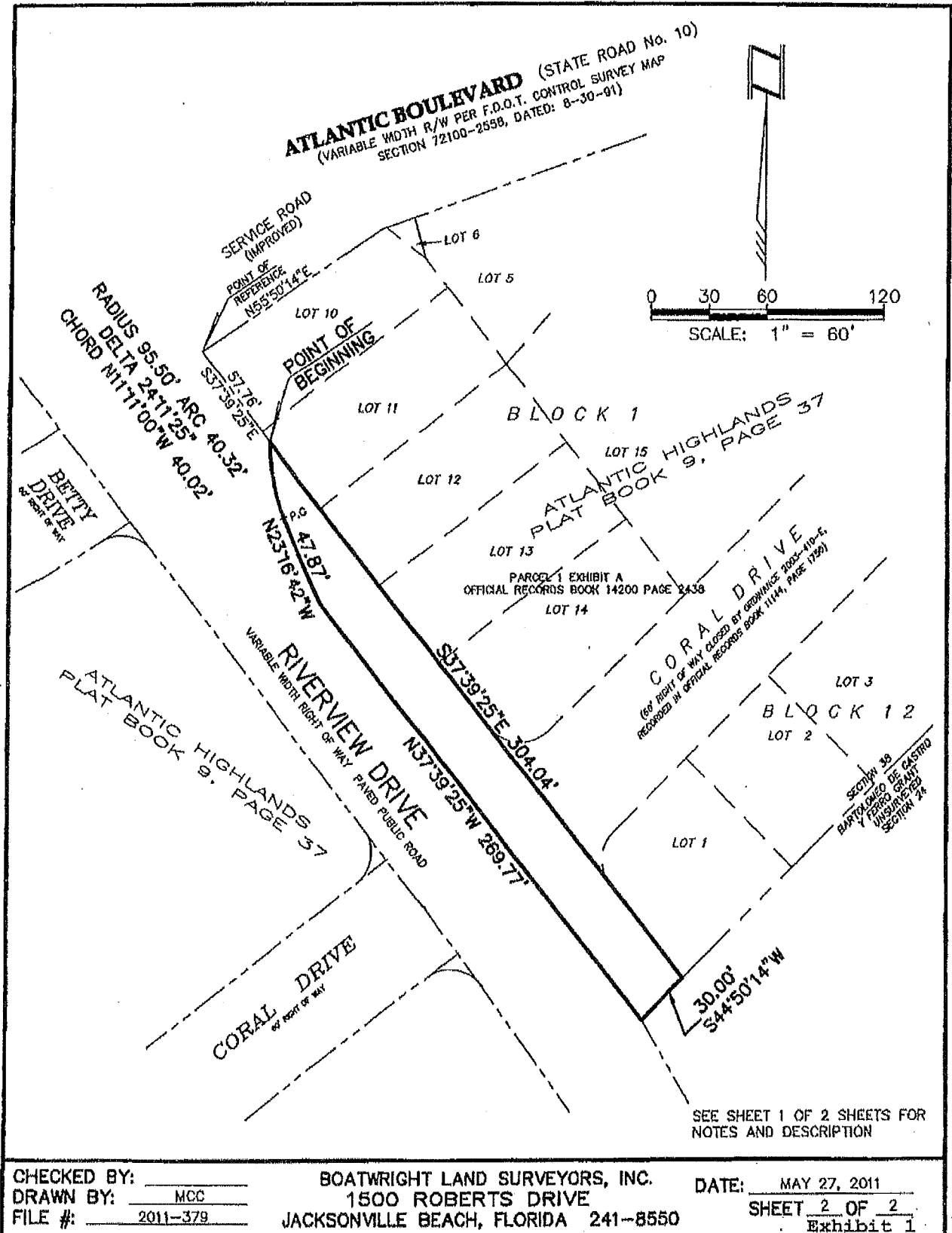


EXHIBIT "B"
MARINA PARKING LOT PARCEL

A portion of Lots 10, 11, 12, 13 and 14, Block 1; together with a portion of Lot 1, Block 12, together with a part of Riverview Drive, all lying in the plat of Atlantic Highlands, as recorded in Plat Book 9, Page 37, of the Current Public Records of Duval County, Florida; together with that portion of Coral Drive, (a 60 foot right of way closed by Ordinance 2003-410-E, being described and recorded in Official Records Book 11144, Page 1756, of said Current Public Records; all lying in a portion of unsurveyed Section 24 and a portion of Section 38, The Bartolomeo de Castro y Ferrer Grant, Township 2 South, Ranger 28 East; being more particularly described as follows:

For a point of reference commence at the northwest corner of those lands described as Parcel 1, Exhibit A, in Official Records Book 14200, Page 2438 of said Public Records; thence south $37^{\circ}39'25''$ east, along the easterly right of way line of Riverview Drive as shown on said plat of Atlantic Highlands a variable width right of way (the same being the westerly line said lands described as Parcel 1, Exhibit A, in Official Records Book 14200, Page 2438). A distance of 57.76 feet to the point of beginning; thence $N.80^{\circ}58'18''E.$, a distance of 20.39 feet to a point on a curve concave to the southeast having a radius of 75.50 feet; thence northeasterly along said curve a distance of 48.22 feet, making a central angle of $36^{\circ}35'25''$ and having a chord bearing and distance of $N.21^{\circ}52'44''E.$ 47.40 feet to the point of terminus of said curve; thence $S.50^{\circ}12'20''E.$ a distance of 13.70 feet to the point of curvature of a curve concave to the north and having a radius of 4.50 feet; thence easterly along the arc of said curve a distance of 6.71 feet, making a central angle of $85^{\circ}22'28''$ having a chord bearing and distance of $N.87^{\circ}06'26''E.$ 6.10 feet to the point of reverse curvature with a curve concaved to the southeast and having a radius of 57.50 feet; thence northeasterly along the arc of said curve a distance of 19.33 feet, making a central angle of $19^{\circ}15'54''$ and having a chord bearing and distance of $N.54^{\circ}03'09''E.$ 19.24 feet to the point of terminus of said curve; thence $S.16^{\circ}49'21''E.$ a distance of 34.28 feet; thence $S.15^{\circ}58'56''E.$ a distance of 21.69 feet; thence $N.71^{\circ}10'39''E.$ a distance of 0.50 feet to a point on a curve concaved to the northeast and having a radius of 125.23 feet; thence southeasterly along the arc of said curve a distance of 47.64 feet, making a central angle of $25^{\circ}06'24''$ having a chord bearing and distance of $S.30^{\circ}16'57''E.$ 47.35 feet to the point of reverse curvature with a curve concave to the southwest and having a radius of 86.50 feet; thence southeasterly along the arc of said curve a distance of 37.90 feet, making a central angle of $25^{\circ}06'24''$ having a chord bearing and distance of $S.25^{\circ}06'13''E.$ 37.60 feet; to the point of reverse curvature with a curve concave to the northeast and having a radius of 113.50 feet; thence along the arc of said curve a distance of 49.74 feet, making a central angle of $25^{\circ}06'24''$ having a chord bearing and distance of $S.25^{\circ}06'34''E.$ 49.34 feet to the point of tangency of said curve; thence $S.37^{\circ}39'25''E.$ a distance of 163.61 feet to the point of curvature with a curve concave to the southwest and having a radius of 86.50 feet; thence along the arc of said curve a distance of 11.31 feet, making a central angle of $07^{\circ}29'20''$ having a chord bearing and distance of $S.33^{\circ}54'45''E.$ 11.30 feet to the point of tangency of said curve; thence $S.30^{\circ}10'05''E.$ a distance of 70.07 feet to the point of curvature with a curve concave to the southwest and having a radius of 30.95 feet; thence southerly along the arc of said curve a distance of 13.63 feet, making a central angle of $25^{\circ}13'38''$ having a chord bearing and distance of $S.19^{\circ}24'32''E.$ 13.52 feet to the point of terminus of said curve; thence $N.86^{\circ}31'09''E.$ a distance of 6.01 feet to a point on a curve concave to the west and having a radius of 36.50 feet; thence

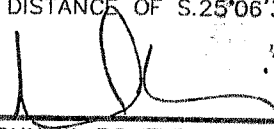
southerly along the arc of said curve a distance of 6.01 feet, making a central angle of $09^{\circ}26'09''$, having a chord bearing and distance of S. $01^{\circ}26'58''$ E. 6.00 feet; thence S. $03^{\circ}16'06''$ W. a distance of 10.04 feet; thence S. $09^{\circ}09'38''$ W. a distance of 38.20 feet; thence S. $56^{\circ}47'56''$ W. a distance of 8.64 feet; thence S. $77^{\circ}11'41''$ W. a distance of 10.50 feet; thence N. $12^{\circ}48'19''$ W. a distance of 8.00 feet; thence S. $77^{\circ}11'41''$ W. a distance of 5.82 feet; thence S. $31^{\circ}55'14''$ W. a distance of 9.39 feet; thence S. $63^{\circ}31'43''$ W. a distance of 11.12 feet; thence N. $30^{\circ}10'28''$ W. a distance of 121.86 feet; thence N. $37^{\circ}39'25''$ W. a distance of 269.77 feet; thence N. $23^{\circ}16'42''$ W. a distance of 47.87 feet to the point of curvature of a curve concave to the east and having a radius of 95.50 feet; thence northerly along the arc of said curve a distance of 40.32 feet, making a central angle of $24^{\circ}11'25''$ and having a chord bearing and distance of N. $11^{\circ}11'00''$ W. 40.02 feet to the point of terminus of said curve and the point of beginning.

**EXHIBIT "C"
ROAD PARCEL**

MAP OF

A PORTION OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 1; TOGETHER WITH A PORTION OF LOTS 1 AND 2, BLOCK 12, TOGETHER WITH THAT PORTION OF CORAL DRIVE, (A 60 FOOT RIGHT OF WAY CLOSED BY ORDINANCE 2003-410-E, BEING DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11144, PAGE 1756, OF SAID CURRENT PUBLIC RECORDS, ALL LYING IN THE PLAT OF ATLANTIC HIGHLANDS, AS RECORDED IN PLAT BOOK 9, PAGE 37, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN A PORTION OF UNSURVEYED SECTION 24, AND A PORTION OF THE BARTOLOMEO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 1, EXHIBIT A, IN OFFICIAL RECORDS BOOK 14200, PAGE 2438 OF SAID PUBLIC RECORDS; THENCE SOUTH 37°39'25" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE AS SHOWN ON SAID PLAT OF ATLANTIC HIGHLANDS A VARIABLE WIDTH RIGHT OF WAY (THE SAME BEING THE WESTERLY LINE OF SAID LANDS DESCRIBED AS PARCEL 1, EXHIBIT A, IN OFFICIAL RECORDS BOOK 14200, PAGE 2438), A DISTANCE OF 57.76 FEET TO THE MOST NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17194, PAGE 87 OF SAID PUBLIC RECORDS; THENCE, ALONG THE NORTH AND EAST LINES OF LAST SAID LANDS THE FOLLOWING TWENTY (20) COURSES: NO. 1 - N.80°58'18"E. A DISTANCE OF 20.39 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 75.50 FEET; No. 2 - THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 48.22 FEET, MAKING A CENTRAL ANGLE OF 36°35'25" AND HAVING A CHORD BEARING AND DISTANCE OF N.21°52'44"E. 47.40 FEET TO THE POINT OF TERMINUS OF SAID CURVE; No. 3 - THENCE S.50°12'20"E. A DISTANCE OF 13.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 4.50 FEET; No. 4 - THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 6.71 FEET, MAKING A CENTRAL ANGLE OF 85°22'28" AND HAVING A CHORD BEARING AND DISTANCE OF N.87°06'26"E. 6.10 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 57.50 FEET; No. 5 - THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.33 FEET, MAKING A CENTRAL ANGLE OF 19°15'54" AND HAVING A CHORD BEARING AND DISTANCE OF N.54°03'09"E. 19.24 FEET TO THE POINT OF TERMINUS OF SAID CURVE; No. 6 - THENCE S.16°49'21"E. A DISTANCE OF 34.28 FEET; No. 7 - THENCE S.15°58'56"E. A DISTANCE OF 21.69 FEET; No. 8 - THENCE N.71°10'39"E. A DISTANCE OF 0.50 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 125.23 FEET; No. 9 - THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.64 FEET, MAKING A CENTRAL ANGLE OF 25°06'24" HAVING A CHORD BEARING AND DISTANCE OF S.30°16'57"E. 47.35 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 86.50 FEET; No. 10 - THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.90 FEET, MAKING A CENTRAL ANGLE OF 25°06'24" AND HAVING A CHORD BEARING AND DISTANCE OF S.25°06'13"E. 37.60 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 113.50 FEET; No. 11 - THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.74 FEET, MAKING A CENTRAL ANGLE OF 25°06'24" AND HAVING A CHORD BEARING AND DISTANCE OF S.25°06'34"E. 49.34 FEET


DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. 3295
 FLA. LIC. SURVEYING AND MAPPING BUSINESS No. 3672

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

SCALE: _____
 DRAWN BY: SWC/DWB
 FILE #: 2016-1049A

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE
 JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: NOVEMBER 2, 2016
 SHEET 1 OF 6

TO THE POINT OF TANGENCY OF SAID CURVE; No. 12 – THENCE S.37°39'25"E. A DISTANCE OF 163.61 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 86.50 FEET; No. 13 – THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.31 FEET, MAKING A CENTRAL ANGLE OF 07°29'20" AND HAVING A CHORD BEARING AND DISTANCE OF S.33°54'45"E. 11.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; No. 14 – THENCE S.30°10'05"E. A DISTANCE OF 70.07 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 30.95 FEET; No. 15 – THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.63 FEET, MAKING A CENTRAL ANGLE OF 25°13'38" AND HAVING A CHORD BEARING AND DISTANCE OF S.19°24'32"E. 13.52 FEET TO THE POINT OF TERMINUS OF SAID CURVE; No. 16 – THENCE N.86°31'09"E. A DISTANCE OF 6.01 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 36.50 FEET; No. 17 – THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 6.01 FEET, MAKING A CENTRAL ANGLE OF 09°26'09" AND HAVING A CHORD BEARING AND DISTANCE OF S.01°26'58"E. 6.00 FEET; No. 18 – THENCE S.03°16'06"W. A DISTANCE OF 10.04 FEET; No. 19 – THENCE S.09°09'38"W. A DISTANCE OF 38.20 FEET; No. 20 – THENCE S.56°47'56"W. A DISTANCE OF 1.39 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 9.74 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.58 FEET, MAKING A CENTRAL ANGLE OF 56°19'43" AND HAVING A CHORD BEARING AND DISTANCE OF S.22°49'29" E. 9.20 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 167.96 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.89 FEET, MAKING A CENTRAL ANGLE OF 22°28'40" AND HAVING A CHORD BEARING AND DISTANCE OF S.05°53'57"E. 65.47 FEET TO THE NORTH LINE OF WATERSEDGE AT HARBORTOWN AS RECORDED IN PLAT BOOK 62, PAGES 108 AND 109 OF SAID PUBLIC RECORDS; THENCE N.46°27'26"E., ALONG SAID NORTH LINE, A DISTANCE OF 40.50 FEET; THENCE N.02°33'08"W. A DISTANCE OF 22.44 FEET; THENCE NORTH 39°33'30"E. A DISTANCE OF 35.71 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 33.97 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.87 FEET, MAKING A CENTRAL ANGLE OF 77°21'50" AND HAVING A CHORD BEARING AND DISTANCE OF N.00°52'35"E. 42.47 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 193.45 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.09 FEET, MAKING A CENTRAL ANGLE OF 06°14'42" AND HAVING A CHORD BEARING AND DISTANCE OF N.51°00'21"W. 21.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 52.13 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.87 FEET, MAKING A CENTRAL ANGLE OF 24°02'19" AND HAVING A CHORD BEARING AND DISTANCE OF N.42°06'33"W. 21.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.30°05'23"W., A DISTANCE OF 75.91 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 158.07 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.00 FEET, MAKING A CENTRAL ANGLE OF 07°36'37" AND HAVING A CHORD BEARING OF NORTH 33°53'41"W. 20.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.37°42'00"W., A DISTANCE OF 161.26 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 81.64 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.30 FEET, MAKING A CENTRAL ANGLE OF 25°28'22" AND HAVING A CHORD

SCALE: _____
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DATE: NOVEMBER 2, 2016
 SHEET 2 OF 6

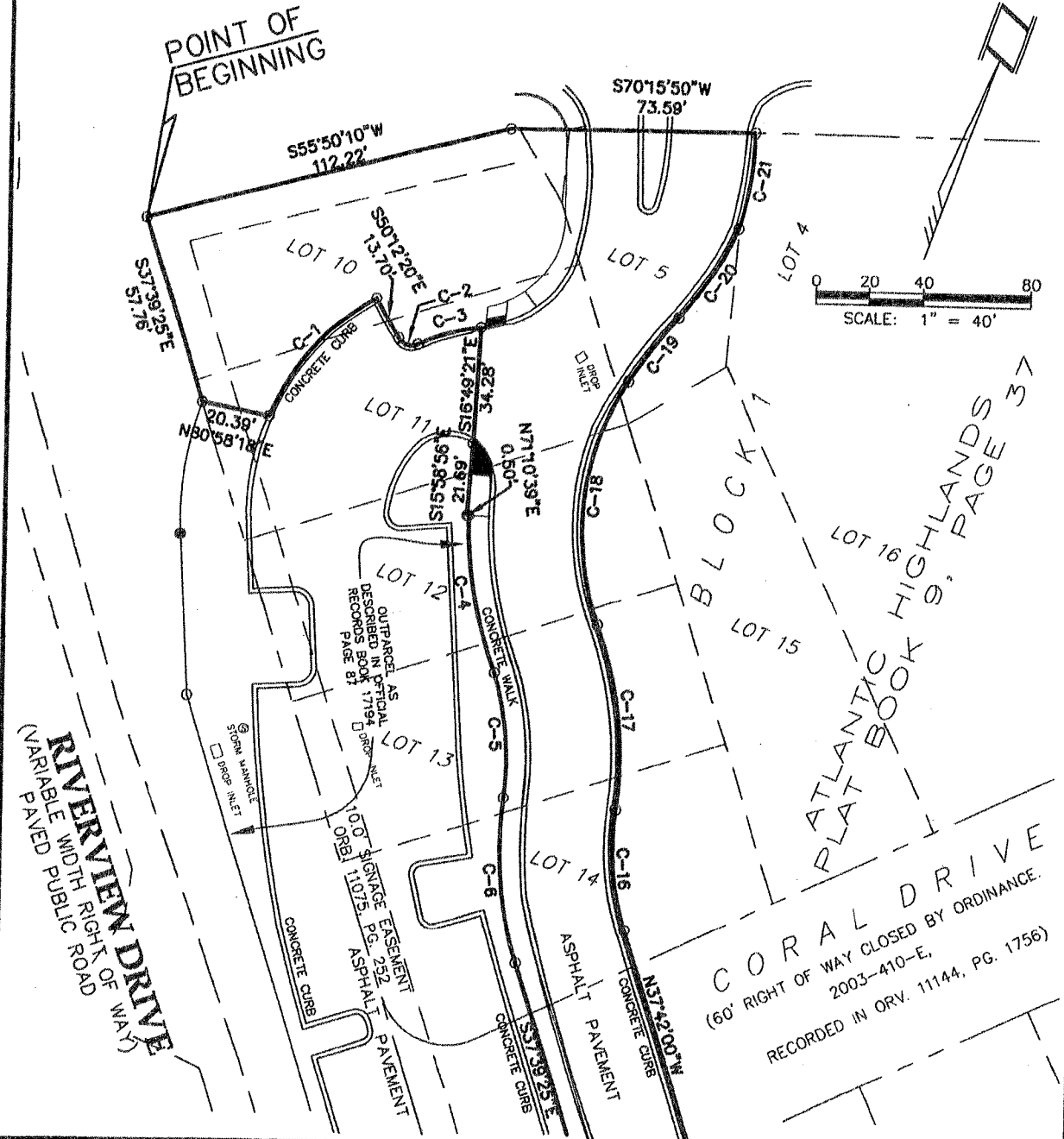
BEARING AND DISTANCE OF N.24°57'49"E. 36.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 113.90 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.06 FEET, MAKING A CENTRAL ANGLE OF 28°12'04" AND HAVING A CHORD BEARING AND DISTANCE OF N.26°19'40"W. 55.50 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 80.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.82 FEET, MAKING A CENTRAL ANGLE OF 53°50'13" AND HAVING A CHORD BEARING AND DISTANCE OF N.13°d30'35"W. 73.06 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 161.59 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.19 FEET, MAKING A CENTRAL ANGLE OF 08°34'41" AND HAVING A CHORD BEARING AND DISTANCE OF N.17°41'52"E. 24.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 103.40 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.44 FEET, MAKING A CENTRAL ANGLE OF 17°58'41" AND HAVING A CHORD BEARING AND DISTANCE OF N.12°59'52"E. 32.31 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 84.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.94 FEET, MAKING A CENTRAL ANGLE OF 19°35'42" AND HAVING A CHORD BEARING AND DISTANCE OF N.10°06'22"W. 28.80 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14200, PAGE 2438, AND TO THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (STATE ROAD No. 10, A VARIABLE WIDTH RIGHT OF WAY); THENCE S.70°15'50"W., ALONG SAID NORTH LINE, A DISTANCE OF 73.59 FEET; THENCE S.55°50'10"W., CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 112.22 FEET TO THE POINT OF BEGINNING.

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DATE: NOVEMBER 2, 2016
 SHEET 3 OF 6

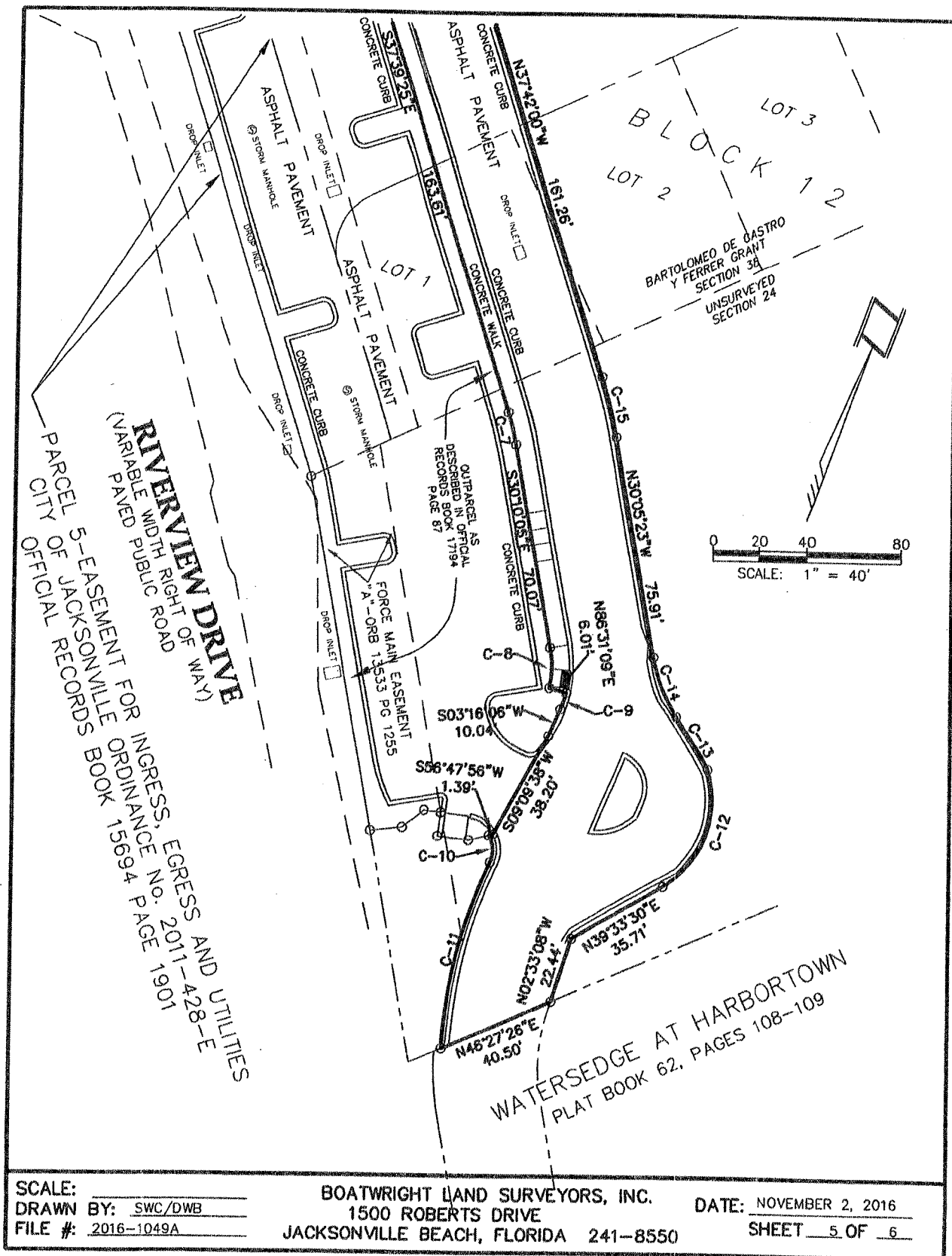
ATLANTIC BOULEVARD (STATE ROAD No. 10)
 (VARIABLE WIDTH R/W PER F.D.O.T. CONTROL SURVEY MAP
 SECTION 72100-2558, DATED: 8-30-91)



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DATE: NOVEMBER 2, 2016
 SHEET 4 OF 6



GENERAL SURVEY NOTES:

1. THIS IS A MAP ONLY.
2. BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AS BEING N74°45'17"E AS PER DEEDS OF RECORD.
3. EASEMENTS AS PER OFFICIAL RECORDS BOOK 11075, PAGE 252 PER MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR HARBORTOWN AT PABLO CREEK, ARE PROVIDED 5 FEET EITHER SIDE OF ALL SANITARY SEWER, WATER AND STORM SEWER LINES AND SERVICE LINES AND ARE NOT SHOWN ON THIS SURVEY.

C-1 DENOTES CURVE NUMBER

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA ANGLE
C-1	48.22'	75.50'	N21°52'44"E	47.40'	36°35'25"
C-2	6.71'	4.50'	N87°06'26"E	6.10'	85°22'28"
C-3	19.33'	57.50'	N54°03'09"E	19.24'	19°15'54"
C-4	47.64'	125.23'	S30°16'57"E	47.35'	21°47'38"
C-5	37.90'	86.50'	S25°06'13"E	37.60'	25°06'24"
C-6	49.73'	113.50'	S25°06'13"E	49.34'	25°06'24"
C-7	11.31'	86.50'	S33°54'45"E	11.30'	7°29'20"
C-8	13.63'	30.95'	S19°24'32"E	13.52'	25°13'38"
C-9	6.01'	36.50'	S01°26'58"E	6.00'	9°26'09"
C-10	9.58'	9.74'	S22°49'29"E	9.20'	56°19'43"
C-11	65.89'	167.96'	S05°53'57"E	65.47'	22°28'40"
C-12	45.87'	33.97'	N00°52'35"E	42.47'	77°21'50"
C-13	21.09'	193.45'	N51°00'21"W	21.08'	6°14'42"
C-14	21.87'	52.13'	N42°06'33"W	21.71'	24°02'19"
C-15	21.00'	158.07'	N33°53'41"W	20.98'	7°36'37"
C-16	36.30'	81.64'	N24°57'49"W	36.00'	25°28'22"
C-17	56.06'	113.90'	N26°19'40"W	55.50'	28°12'04"
C-18	75.82'	80.69'	N13°30'35"W	73.06'	53°50'13"
C-19	24.19'	161.59'	N17°41'52"E	24.17'	8°34'41"
C-20	32.44'	103.40'	N12°59'52"E	32.31'	17°58'41"
C-21	28.94'	84.62'	N10°06'22"W	28.80'	19°35'42"

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DATE: NOVEMBER 2, 2016
 SHEET 6 OF 6


EXHIBIT "D"
PCB ELECTRICAL EASEMENT AREA

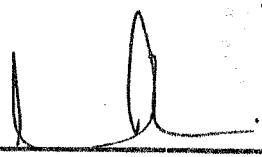
MAP OF

A PART OF UNSURVEYED SECTION 24, TOWNSHIP 2 SOUTH, RANGE 28 EAST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 1, EXHIBIT "A" IN OFFICIAL RECORDS BOOK 14200, PAGE 2438 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 37°39'25" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE AS SHOWN ON THE PLAT OF ATLANTIC HIGHLANDS AS RECORDED IN PLAT BOOK 9, PAGE 37 OF SAID PUBLIC RECORDS (A VARIABLE WIDTH RIGHT OF WAY, THE SAME BEING THE WESTERLY LINE OF SAID LANDS DESCRIBED AS PARCEL 1, EXHIBIT "A" IN OFFICIAL RECORDS BOOK 14200, PAGE 2438) TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 95.50 FEET; THENCE SOUTHEASTERLY, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RIVERVIEW DRIVE THE FOLLOWING FOUR (4) COURSES: No. 1 - SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.32 FEET, MAKING A CENTRAL ANGLE OF 24°11'25" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 11°11'00" EAST, 40.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; No. 2 - THENCE SOUTH 23°16'42" EAST, A DISTANCE OF 47.87 FEET; No. 3 - SOUTH 37°39'25" EAST, A DISTANCE OF 269.77 FEET; No. 4 - SOUTH 30°10'28" EAST, A DISTANCE OF 201.90 FEET TO THE NORTH LINE OF WATERSEDGE AT HARBORTOWN AS RECORDED IN PLAT BOOK 62, PAGES 108 AND 109 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH AND EAST LINE OF SAID WATEREDGE AT HARBORTOWN THE FOLLOWING TWO (2) COURSES: No. 1 - NORTH 46°27'26" EAST, A DISTANCE OF 137.00 FEET; No. 2 - SOUTH 43°07'44" EAST, A DISTANCE OF 17.59 FEET TO THE NORTH LINE OF THE HARBORTOWN MARINA AS DESCRIBED IN OFFICIAL RECORDS BOOK 12024, PAGE 816 OF SAID PUBLIC RECORDS; THENCE NORTH 46°05'26" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 425.8 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43°32'49" WEST, A DISTANCE OF 62.41 FEET; THENCE NORTH 46°27'11" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 43°32'49" EAST, A DISTANCE OF 62.34 FEET TO THE AFOREMENTIONED NORTH LINE OF THE HARBORTOWN MARINA; THENCE SOUTH 46°05'26" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

GENERAL SURVEY NOTES:

1. THIS IS A MAP ONLY.
2. BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AS BEING N74°45'17"E AS PER DEEDS OF RECORD.





DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. 3295
 FLA. LIC. SURVEYING AND MAPPING BUSINESS No. 3672

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

SCALE: _____
DRAWN BY: SWC/DWB
FILE #: 2016-1049B

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DATE: NOVEMBER 2, 2016
SHEET 1 **OF** 3

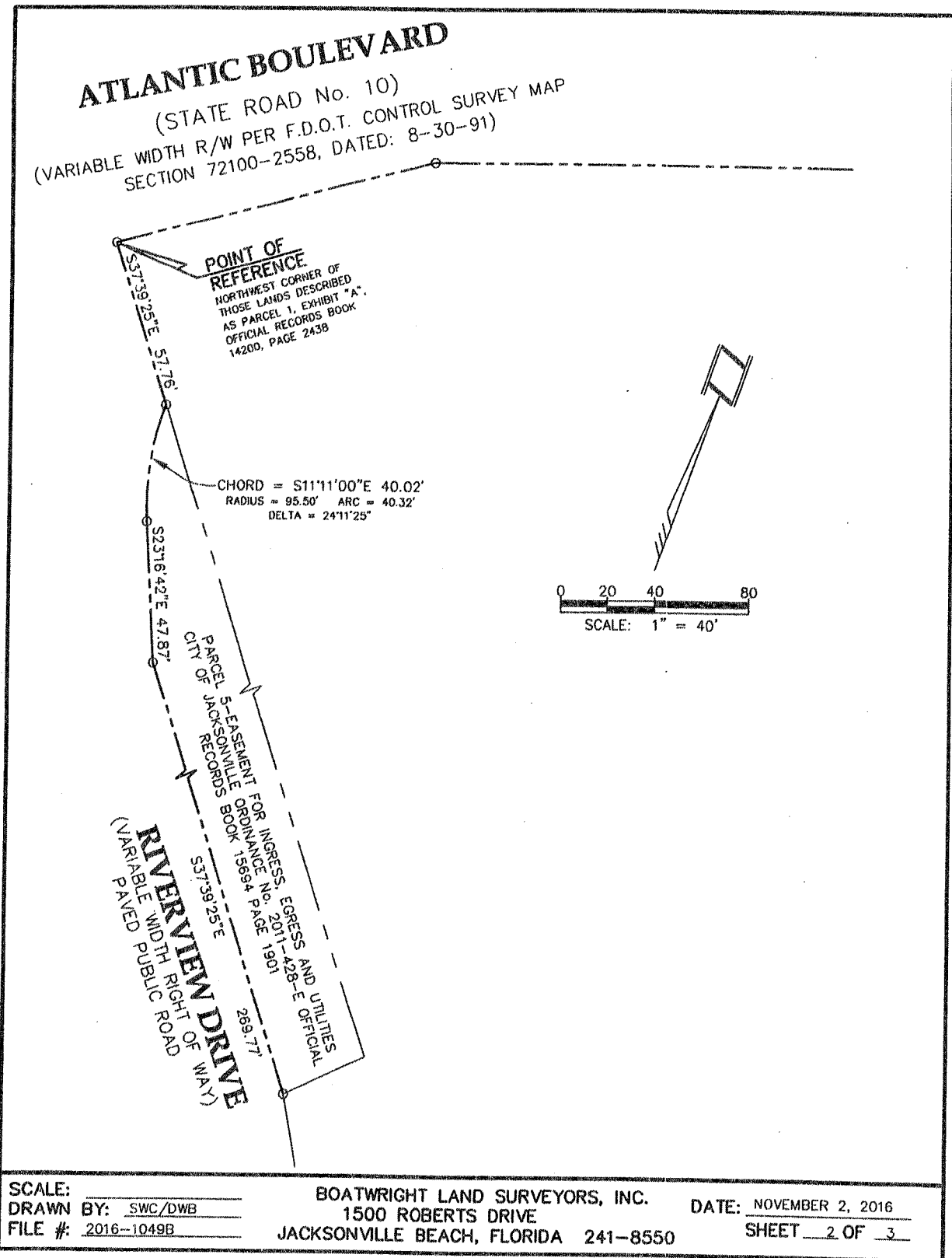
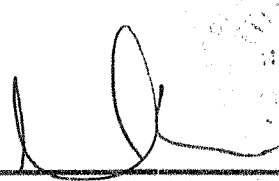


EXHIBIT "E"
IRRIGATION WELL EASEMENT AREA

MAP OF

A PART OF UNSURVEYED SECTION 24, TOWNSHIP 2 SOUTH, RANGE 28 EAST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 1, EXHIBIT "A" IN OFFICIAL RECORDS BOOK 14200, PAGE 2438 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 37°39'25" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE AS SHOWN ON THE PLAT OF ATLANTIC HIGHLANDS AS RECORDED IN PLAT BOOK 9, PAGE 37 OF SAID PUBLIC RECORDS (A VARIABLE WIDTH RIGHT OF WAY, THE SAME BEING THE WESTERLY LINE OF SAID LANDS DESCRIBED AS PARCEL 1, EXHIBIT "A" IN OFFICIAL RECORDS BOOK 14200, PAGE 2438) TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 95.50 FEET; THENCE SOUTHEASTERLY, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RIVERVIEW DRIVE THE FOLLOWING FOUR (4) COURSES: No. 1 - SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.32 FEET, MAKING A CENTRAL ANGLE OF 24°11'25" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 11°11'00" EAST, 40.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; No. 2 - THENCE SOUTH 23°16'42" EAST, A DISTANCE OF 47.87 FEET; No. 3 - SOUTH 37°39'25" EAST, A DISTANCE OF 269.77 FEET; No. 4 - SOUTH 30°10'28" EAST, A DISTANCE OF 201.90 FEET TO THE NORTH LINE OF WATERSEDEGE AT HARBORTOWN AS RECORDED IN PLAT BOOK 62, PAGES 108 AND 109 OF SAID PUBLIC RECORDS; THENCE NORTH 46°27'26" EAST, ALONG THE NORTH LINE OF SAID WATEREDGE AT HARBORTOWN, A DISTANCE OF 52.58 FEET; THENCE NORTH 02°33'08" WEST, A DISTANCE OF 22.44 FEET; THENCE NORTH 39°33'30" EAST, A DISTANCE OF 35.71 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 33.97 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.87 FEET, MAKING A CENTRAL ANGLE OF 77°21'50" AND HAVING A CHORD BEARING OF NORTH 00°52'35" EAST AND A CHORD DISTANCE OF 42.47 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 193.45 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.09 FEET, MAKING A CENTRAL ANGLE OF 06°14'42" AND HAVING A CHORD BEARING OF NORTH 51°00'21" WEST AND A CHORD DISTANCE OF 21.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 52.13 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.04 FEET, MAKING A CENTRAL ANGLE OF 04°26'43" AND HAVING A CHORD BEARING OF NORTH 51°54'21" WEST AND A CHORD DISTANCE OF 4.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 52.13 FEET, A DISTANCE OF 10.02 FEET, MAKING A CENTRAL ANGLE OF 11°00'31" AND HAVING A CHORD BEARING OF NORTH 44°10'44" WEST AND A CHORD DISTANCE OF 10.00 FEET; THENCE NORTH 46°27'11" EAST, A DISTANCE OF 14.71 FEET; THENCE SOUTH 43°32'49" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 46°27'11" WEST, A DISTANCE OF 14.60 FEET TO THE POINT OF BEGINNING.



DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. 3295
 FLA. LIC. SURVEYING AND MAPPING BUSINESS No. 3672

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

SCALE: _____
 DRAWN BY: SWC/DWB
 FILE #: 2016--1314

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: NOVEMBER 2, 2016
 SHEET 1 OF 3

