



MAP OF

Parcel "A"  
 A tract of land in the G.I.F. Clark Grant, Section 38, Township 6 South, Range 26 East, Clay County, Florida, being a part of Sections 39 and part of Lots 2 and 3, Block 1, Gould T., Butlers survey of the Clinch Estate, according to plat recorded in Plat Book 1, pages 31 through 34 of the public records of said county, together with part of Lots 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12 and 13, Block 4, and part of Lots 8 and 9, Block 1, according to plat of South Green Cove Springs, recorded in said records in Deed Book 'Z', page 748, also part of River Road, part of Palmetto Street and part of Chestnut Avenue, as shown on both of said plats, said parcel being more particularly described as follows:

Commence at the intersection of the southerly line of State Road No. 16 with the easterly line of State Road No. 15; thence on the southerly line of State Road No. 16, North 79 degrees 05 minutes 46 seconds East, 2,150.00 feet; thence South 27 degrees 10 minutes 14 seconds East, 958.08 feet to the northwesterly line of a CSX Transportation Spur Tract as described in Official Records Book 75, page 87 of said public records; thence on said northwesterly line, South 34 degrees 26 minutes 00 seconds West, 157.88 feet to the point of beginning; thence continue on said northwesterly line, South 34 degrees 26 minutes 00 seconds West, 1,699.00 feet; thence North 89 degrees 32 minutes 05 seconds West, 192.45 feet; thence North 10 degrees 51 minutes 41 seconds West, 789.91 feet; thence South 78 degrees 30 minutes 34 seconds West, 490.80 feet; thence North 11 degrees 29 minutes 26 seconds West, 407.11 feet; thence South 79 degrees 01 minute 50 seconds West, 103.02 feet; thence North 10 degrees 58 minutes 10 seconds West, 599.78 feet; thence North 79 degrees 30 minutes 26 seconds East, 367.10 feet to the southwesterly line of those lands described in Official Records Book 4538, page 312 of said public records; thence on said southwesterly line, South 10 degrees 54 minutes 14 seconds East, 369.96 feet; thence continue on said southwesterly line, South 10 degrees 54 minutes 14 seconds East, 262.70 feet to the southeasterly line thereof; thence on said southeasterly line, and on a northeasterly extension thereof, North 79 degrees 05 minutes 46 seconds East, 1,601.08 feet to the point of beginning; being 31.23 acres, more or less, in area.

Parcel "B"  
 A tract of land in the G.I.F. Clark Grant, Section 38, Township 6 South, Range 26 East, Clay County, Florida, being a part of Sections 39 and part of Lot 6, Block 1, Gould T., Butlers survey of the Clinch Estate, according to plat recorded in Plat Book 1, pages 31 through 34 of the public records of said county, together with part of Lots 7 and 8, Block 4, and part of Lots 9 and 10, Block 1, according to plat of South Green Cove Springs, recorded in said records in Deed Book 'Z', page 748, also part of Lightwood Avenue and part of Chestnut Avenue, as shown on both of said plats, said parcel being more particularly described as follows:

Commence at the intersection of the southerly line of State Road No. 16 with the easterly line of State Road No. 15; thence on the southerly line of State Road No. 16, North 79 degrees 05 minutes 46 seconds East, 2,150.00 feet; thence South 27 degrees 10 minutes 14 seconds East, 1,071.76 feet to the southeasterly line of a CSX Transportation Railroad Spur Tract as described in Official Records Book 75, page 87 of said public records and the point of beginning; thence continue South 27 degrees 10 minutes 14 seconds East, 0.78 feet to the westerly line of those lands described in Official Records Book 111, page 125 of said public records; thence on said westerly line, South 10 degrees 17 minutes 16 seconds West, 1,460.00 feet; thence North 89 degrees 32 minutes 05 seconds West, 720.94 feet to said southeasterly line of CSX Transportation Spur Tract; thence on said southeasterly line, North 34 degrees 26 minutes 00 seconds East, 1,735.44 feet to the point of beginning; being 11.89 acres, more or less, in area.

For: Marketmasters of the Southeast, Inc. June 6, 2023

Scale 1" = 120'

*Harold T. Eiland*  
 Harold T. Eiland  
 Registered Land Surveyor  
 Florida Certificate No. 2518

Note:  
 This map was prepared for descriptive purposes only and does not represent an actual survey. Bearings shown hereon are based on the record bearing of N 79°05'46" E for the southerly line of State Road No. 16.

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