

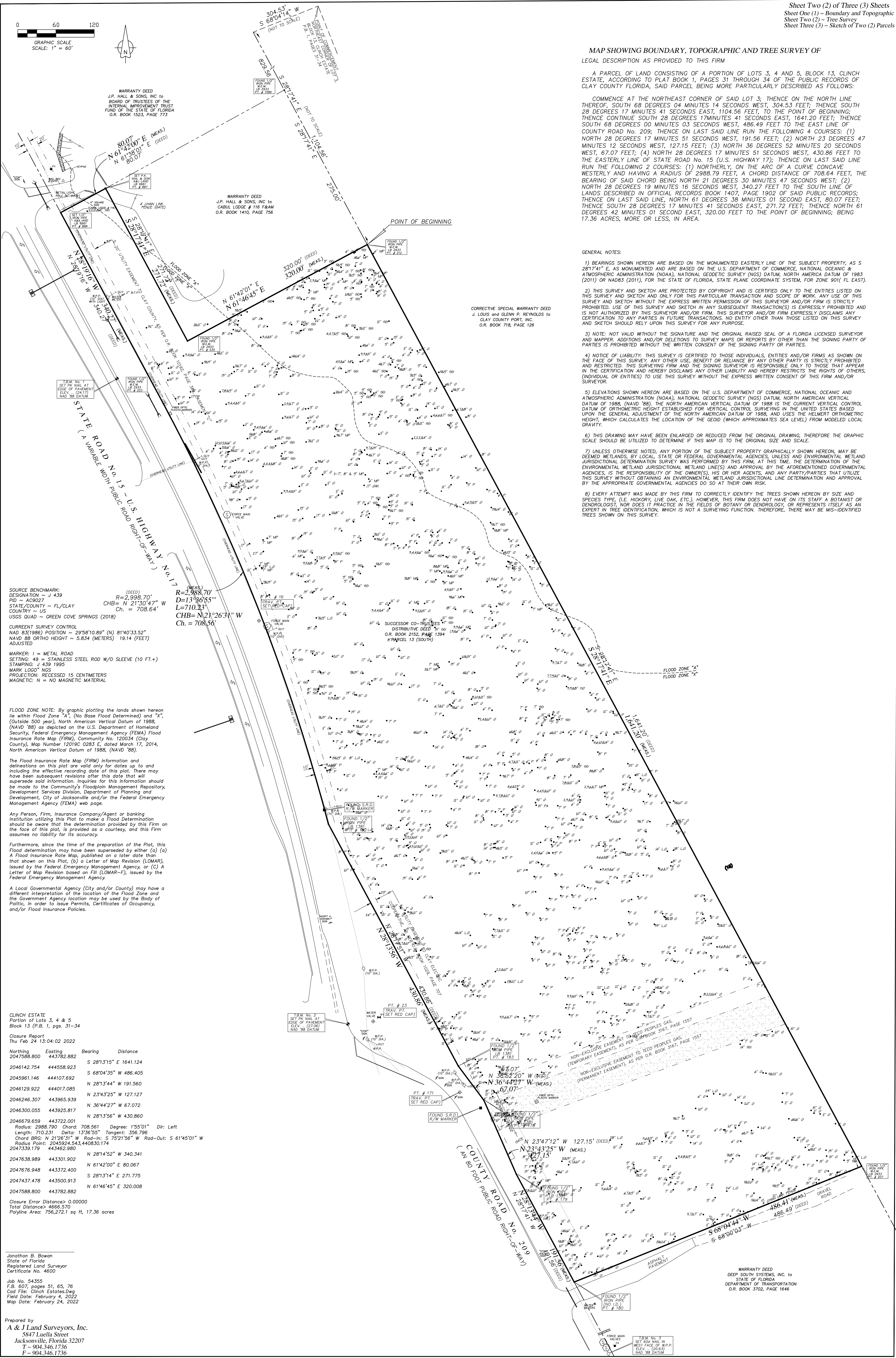
MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF
 LEGAL DESCRIPTION AS PROVIDED TO THIS FIRM

A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13, CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH LINE THEREOF SOUTH 68 DEGREES 04 MINUTES 14 SECONDS WEST, 304.53 FEET; THENCE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST, 1104.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST, 1641.20 FEET; THENCE SOUTH 68 DEGREES 00 MINUTES 03 SECONDS WEST, 486.49 FEET TO THE EAST LINE OF COUNTY ROAD No. 209; THENCE ON LAST SAID LINE RUN THE FOLLOWING 4 COURSES: (1) NORTH 28 DEGREES 17 MINUTES 51 SECONDS WEST, 191.56 FEET; (2) NORTH 23 DEGREES 47 MINUTES 12 SECONDS WEST, 127.15 FEET; (3) NORTH 36 DEGREES 52 MINUTES 20 SECONDS WEST, 67.07 FEET; (4) NORTH 28 DEGREES 17 MINUTES 51 SECONDS WEST, 430.86 FEET TO THE EASTERLY LINE OF STATE ROAD No. 15 (U.S. HIGHWAY 17); THENCE ON LAST SAID LINE RUN THE FOLLOWING 2 COURSES: (1) NORTHERLY, ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2988.79 FEET, A CHORD DISTANCE OF 708.64 FEET, THE BEARING OF SAID CHORD BEING NORTH 21 DEGREES 30 MINUTES 47 SECONDS WEST; (2) NORTH 28 DEGREES 19 MINUTES 16 SECONDS WEST, 340.27 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1407, PAGE 1902 OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE, NORTH 61 DEGREES 38 MINUTES 01 SECOND EAST, 80.07 FEET; THENCE SOUTH 28 DEGREES 17 MINUTES 41 SECONDS EAST, 271.72 FEET; THENCE NORTH 61 DEGREES 42 MINUTES 01 SECOND EAST, 320.00 FEET TO THE POINT OF BEGINNING; BEING 17.36 ACRES, MORE OR LESS, IN AREA.

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED EASTERLY LINE OF THE SUBJECT PROPERTY, AS S 28°17'41" E, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901 (FL EAST).
- 2) THIS SURVEY AND SKETCH ARE PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SURVEY AND SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SURVEY AND SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SURVEY AND SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SURVEY AND SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
- 3) NOTE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PAID SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 4) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.
- 5) ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD '88). THE NORTH AMERICAN VERTICAL DATUM OF 1988 IS THE CURRENT VERTICAL CONTROL DATUM OF ORTHOMETRIC HEIGHT ESTABLISHED FOR VERTICAL CONTROL SURVEYING IN THE UNITED STATES BASED UPON THE GENERAL ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983, AND USES THE HELMERT ORTHOMETRIC HEIGHT, WHICH CALCULATES THE LOCATION OF THE GEOID (WHICH APPROXIMATES SEA LEVEL), FROM MODELED LOCAL GRAVITY.
- 6) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.
- 7) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AN ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME, THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFORESAID GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.
- 8) EVERY ATTEMPT WAS MADE BY THIS FIRM TO CORRECTLY IDENTIFY THE TREES SHOWN HEREON BY SIZE AND SPECIES TYPE, (I.E. HICKORY, LIVE OAK, ETC.). HOWEVER, THIS FIRM DOES NOT HAVE ON ITS STAFF A BOTANIST OR DENDROLOGIST, NOR DOES IT PRACTICE IN THE FIELDS OF BOTANY OR DENDROLOGY, OR REPRESENTS ITSELF AS AN EXPERT IN TREE IDENTIFICATION, WHICH IS NOT A SURVEYING FUNCTION. THEREFORE, THERE MAY BE MIS-IDENTIFIED TREES SHOWN ON THIS SURVEY.



WARRANTY DEED
 J.P. HALL & SONS, INC. to
 BOARD OF TRUSTEES OF THE
 INTERNAL IMPROVEMENT TRUST
 FUND OF THE STATE OF FLORIDA
 O.R. BOOK 1523, PAGE 773

WARRANTY DEED
 J.P. HALL & SONS, INC. to
 CAROL LOOZE # 116 F&M
 O.R. BOOK 1410, PAGE 756

CORRECTIVE SPECIAL WARRANTY DEED
 J. LOUIS and GLENN P. REYNOLDS to
 CLAY COUNTY PORT, INC.
 O.R. BOOK 718, PAGE 128

SOURCE BENCHMARK:
 DESIGNATION ~ J 439
 PID ~ AC9027
 STATE/COUNTY ~ FL/CLAY
 COUNTRY ~ US
 USGS QUAD ~ GREEN COVE SPRINGS (2018)

CURRENT SURVEY CONTROL
 NAD 83(1986) POSITION ~ 29°58'10.89" (N) 81°40'33.52"
 NAVD 88 ORTHO HEIGHT ~ 5.834 (METERS) 19.14 (FEET)
 ADJUSTED

MARKER: 1 = METAL ROAD
 SETTING: 49 = STAINLESS STEEL ROD W/O SLEEVE (10 FT.+) STAMPING: J 439 1995
 MARK LOGO ~ NGS
 PROJECTION: RECESSED 15 CENTIMETERS
 MAGNETIC: N = NO MAGNETIC MATERIAL

FLOOD ZONE NOTE: By graphic plotting the lands shown hereon lie within Flood Zone "A", (No Base Flood Determined) and "X", (Outside 500 year, North American Vertical Datum of 1988, (NAVD '88) as depicted on the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community No. 120034 (Clay County), Map Number 12019C 0283 E, dated March 17, 2014, North American Vertical Datum of 1988, (NAVD '88).

The Flood Insurance Rate Map (FIRM) information and delineations on this plot are valid only for dates up to and including the effective recording date of this plot. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this information should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville and/or the Federal Emergency Management Agency (FEMA) web page.

Any Person, Firm, Insurance Company/Agent or banking institution utilizing this Plot to make a Flood Determination should be aware that the determination provided by this Firm on the face of this plot, is provided as a courtesy, and this Firm assumes no liability for its accuracy.

Furthermore, since the time of the preparation of the Plot, this Flood determination may have been superseded by either (a) (a) A Flood Insurance Rate Map, published on a later date than that shown on this Plot, (b) a Letter of Map Revision (LOMAR), issued by the Federal Emergency Management Agency, or (C) A Letter of Map Revision based on Fill (LOMAR-F), issued by the Federal Emergency Management Agency.

A Local Governmental Agency (City and/or County) may have a different interpretation of the location of the Flood Zone and the Government Agency location may be used by the Body of Politic, in order to issue Permits, Certificates of Occupancy, and/or Flood Insurance Policies.

CLINCH ESTATE
 Portion of Lots 3, 4 & 5
 Block 13 (P.B. 1, pgs. 31-34)

Closure Report
 Thu Feb 24 13:04:02 2022

Northing	Easting	Bearing	Distance
2047588.800	443782.882	S 28°13'15" E	1641.124
2046142.754	444558.923	S 68°04'35" W	486.405
2045961.146	444107.692	N 28°13'44" W	191.560
2046129.922	444017.085	N 23°43'25" W	127.127
2046246.307	443965.939	N 36°44'27" W	67.072
2046300.055	443925.817	N 28°13'56" W	430.860
2046679.659	443722.001	Radius: 2988.790 Chord: 708.561 Degree: 1°55'01" Dir: Left Length: 710.231 Delta: 13°36'55" Tangent: 356.796 Chord BRC: N 21°26'31" W Rad-In: S 75°21'56" W Rad-Out: S 61°45'01" W Radius Point: 2045924.543, 440630.174	
2047339.179	443462.980	N 28°14'52" W	340.341
2047638.989	443301.902	N 61°42'00" E	80.067
2047676.948	443372.400	S 28°13'14" E	271.775
2047437.478	443500.913	N 61°46'45" E	320.008
2047588.800	443782.882		

Closure Error Distance > 0.00000
 Total Distance > 4666.570
 Polyline Area: 756,272.1 sq ft, 17.36 acres

Jonathon B. Bowen
 State of Florida
 Registered Land Surveyor
 Certificate No. 4600

Job No. 54355
 F.B. 607, pages 51, 65, 76
 Cad File: Clinch Estates.Dwg
 Field Date: February 4, 2022
 Map Date: February 24, 2022

Prepared by
 A & J Land Surveyors, Inc.
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 Jacksonville, Florida 32207
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WARRANTY DEED
 DEEP SOUTH SYSTEMS, INC. to
 STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 O.R. BOOK 3702, PAGE 1646