

A parcel of land consisting of a portion of Lot 1, Block 1, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book "J", pages 273 and 274, said parcel also being a portion of Section 29, Block 1, according to plat of Bayard Tract recorded in Plat Book 1, page 34 of said public records, said parcel being more particularly described as follows:

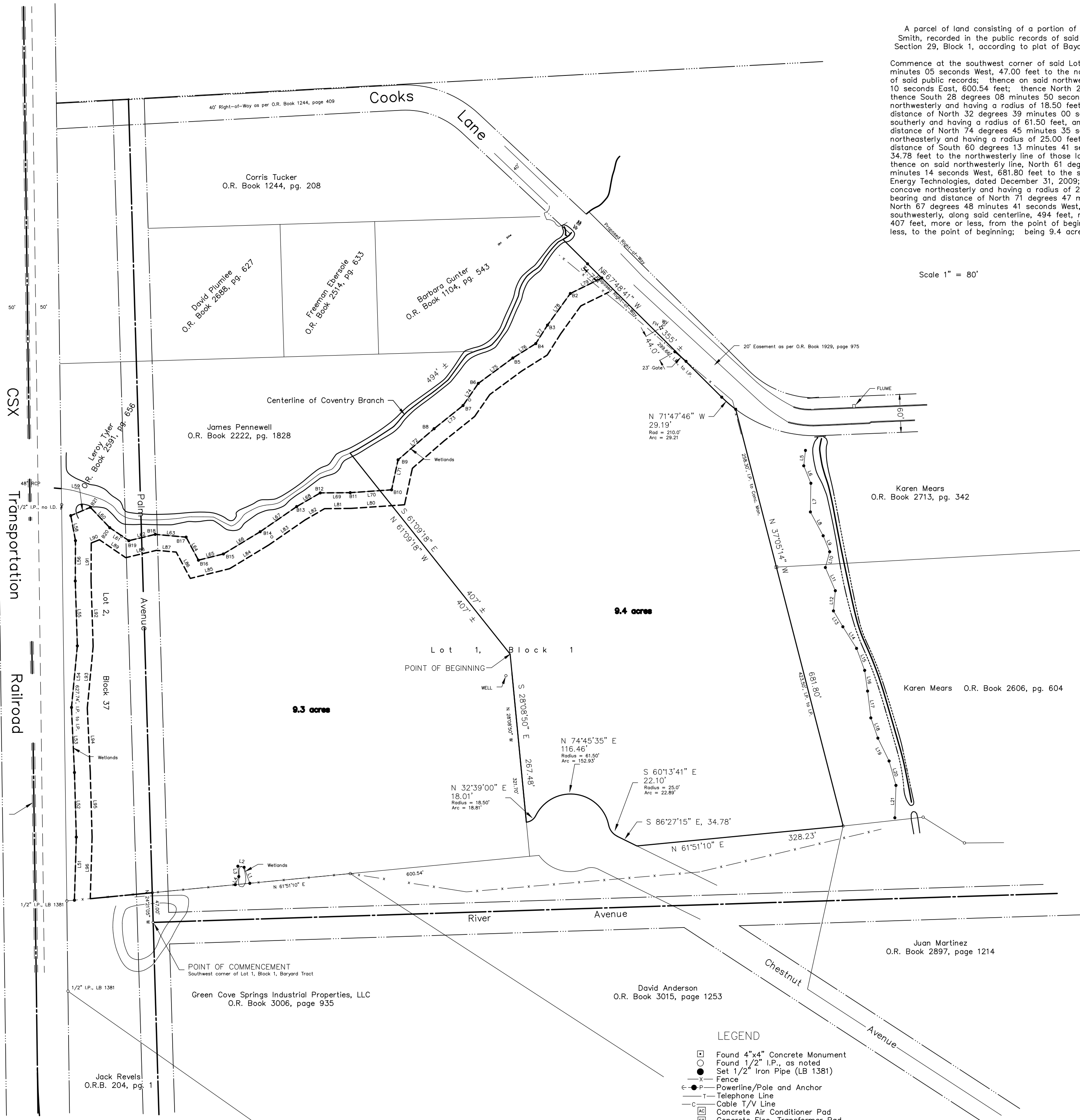
Commence at the southwest corner of said Lot 1, Block 1, Bayard Tract; thence on the west line thereof, North 24 degrees 21 minutes 05 seconds West, 47.00 feet to the northwesterly line of those lands described in Official Records Book 3006, page 935 of said public records; thence on said northwesterly line, and on a northeasterly extension thereof, North 61 degrees 51 minutes 10 seconds East, 600.54 feet; thence North 28 degrees 08 minutes 50 seconds West, 321.70 feet to the point of beginning; thence South 28 degrees 08 minutes 50 seconds East, 267.48 feet; thence northeasterly, along the arc of a curve concave northwesterly and having a radius of 18.50 feet, an arc distance of 18.81 feet, said arc being subtended by a chord bearing and distance of North 32 degrees 39 minutes 00 seconds East, 18.01 feet; thence easterly, along the arc of a curve concave southerly and having a radius of 61.50 feet, an arc distance of 152.93 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 45 minutes 35 seconds East, 116.46 feet; thence southeasterly, along the arc of a curve concave northeasterly and having a radius of 25.00 feet, an arc distance of 22.89 feet, said arc being subtended by a chord bearing and distance of South 60 degrees 13 minutes 41 seconds East, 22.10 feet; thence South 86 degrees 27 minutes 15 seconds East, 34.78 feet to the northwesterly line of those lands described in Official Records Book 3015, page 1253 of said public records; thence on said northwesterly line, North 61 degrees 51 minutes 10 seconds East, 328.23 feet; thence North 37 degrees 05 minutes 14 seconds West, 681.80 feet to the southwesterly line of Cooks Lane as per survey by Eiland & Associates for Alternate Energy Technologies, dated December 31, 2009; thence northwesterly, along said southwesterly line and along the arc of a curve concave northeasterly and having a radius of 210.00 feet, an arc distance of 29.21 feet, said arc being subtended by a chord bearing and distance of North 71 degrees 47 minutes 46 seconds West, 29.19 feet; thence continue along said southwesterly line, North 67 degrees 48 minutes 41 seconds West, 355 feet, more or less, to the centerline of Coventry Branch; thence southwesterly, along said centerline, 494 feet, more or less, to a point that bears North 61 degrees 09 minutes 18 seconds West, 407 feet, more or less, from the point of beginning; thence South 61 degrees 09 minutes 18 seconds East, 407 feet, more or less, to the point of beginning; being 9.4 acres, more or less, in area.

For: B&B Joint Venture

Scale 1" = 80'

November 1, 2010

LINE	BEARING	LENGTH
L5	S16°23'19"E	24.57
L6	S44°46'56"E	29.87
L7	S21°40'12"E	45.42
L8	S50°52'06"E	42.81
L9	S44°44'19"E	27.39
L10	S07°13'24"E	25.89
L11	S45°55'42"E	39.88
L12	S17°22'18"E	32.11
L13	S53°15'45"E	29.17
L14	S54°58'09"E	40.53
L15	S42°54'06"E	37.77
L16	S30°39'14"E	33.09
L17	S29°33'40"E	42.78
L18	S41°45'11"E	33.92
L19	S48°46'52"E	40.39
L20	S38°21'06"E	40.12
L21	S20°43'27"E	51.35
L21	N20°56'23"W	100.03
L52	N24°15'19"W	102.38
L53	N26°17'09"W	102.88
L54	N17°11'18"W	98.25
L55	N24°28'42"W	102.80
L56	N22°19'04"W	63.97
L58	N33°18'55"W	40.29
L59	N44°27'11"E	33.70
L60	S66°15'22"E	44.46
L61	S78°21'59"E	36.42
L62	N53°56'27"E	42.97
L63	N72°27'01"E	49.08
L64	S50°48'10"E	41.38
L65	N53°27'26"E	40.76
L66	N36°12'12"E	68.04
L67	N32°47'55"E	70.20
L68	N37°15'22"E	43.17
L69	N66°51'03"E	47.47
L70	N63°28'22"E	65.69
L71	N10°27'49"W	48.69
L72	N26°34'02"E	75.37
L73	N28°41'46"E	58.61
L74	N12°02'32"E	42.73
L75	N31°00'01"E	67.87
L76	N35°10'14"E	42.91
L77	N09°44'59"E	34.68
L78	N13°12'25"E	61.75
L79	N41°04'26"E	65.56
L80	N63°28'22"E	65.26
L81	N66°51'03"E	41.60
L82	N37°15'22"E	36.80
L83	N32°47'55"E	69.97
L84	N36°12'12"E	72.57
L85	N53°27'26"E	64.00
L86	S50°48'10"E	47.32
L87	N72°27'01"E	31.56
L88	N53°56'27"E	49.94
L89	S78°21'59"E	50.33
L90	N46°10'02"E	13.96
L91	N22°19'04"W	59.91
L92	N24°28'42"W	103.93
L93	N17°11'18"W	98.07
L94	N25°17'09"W	101.34
L95	N24°15'19"W	103.33
L96	N20°56'23"W	97.60



**GENERAL NOTES**

1. Bearings shown hereon are based on the record bearing of S 23°22'55" E for the easterly line of the CSX Transportation Railroad.
2. This map was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown hereon are for drainage and utilities unless noted otherwise.
5. This map was prepared for descriptive purposes only and does not represent an actual survey.

**LEGEND**

- Found 4"x4" Concrete Monument
- Found 1/2" I.P., as noted
- Set 1/2" Iron Pipe (LB 1381)
- Fence
- Powerline/Pole and Anchor
- Telephone Line
- Cable T/V Line
- Concrete Air Conditioner Pad
- Concrete Elec. Transformer Pad

**ABBREVIATIONS**

- AC Air Conditioner
- BR Building Restriction Line
- ET Electric Transformer
- FM Field Measurements
- IP Iron Pipe

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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