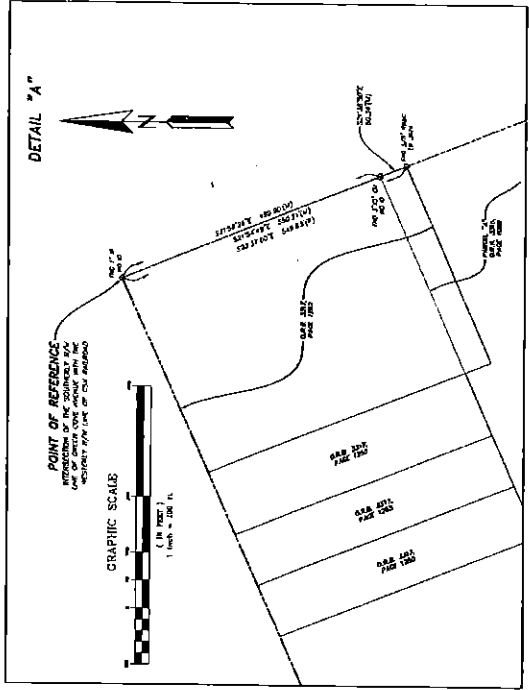
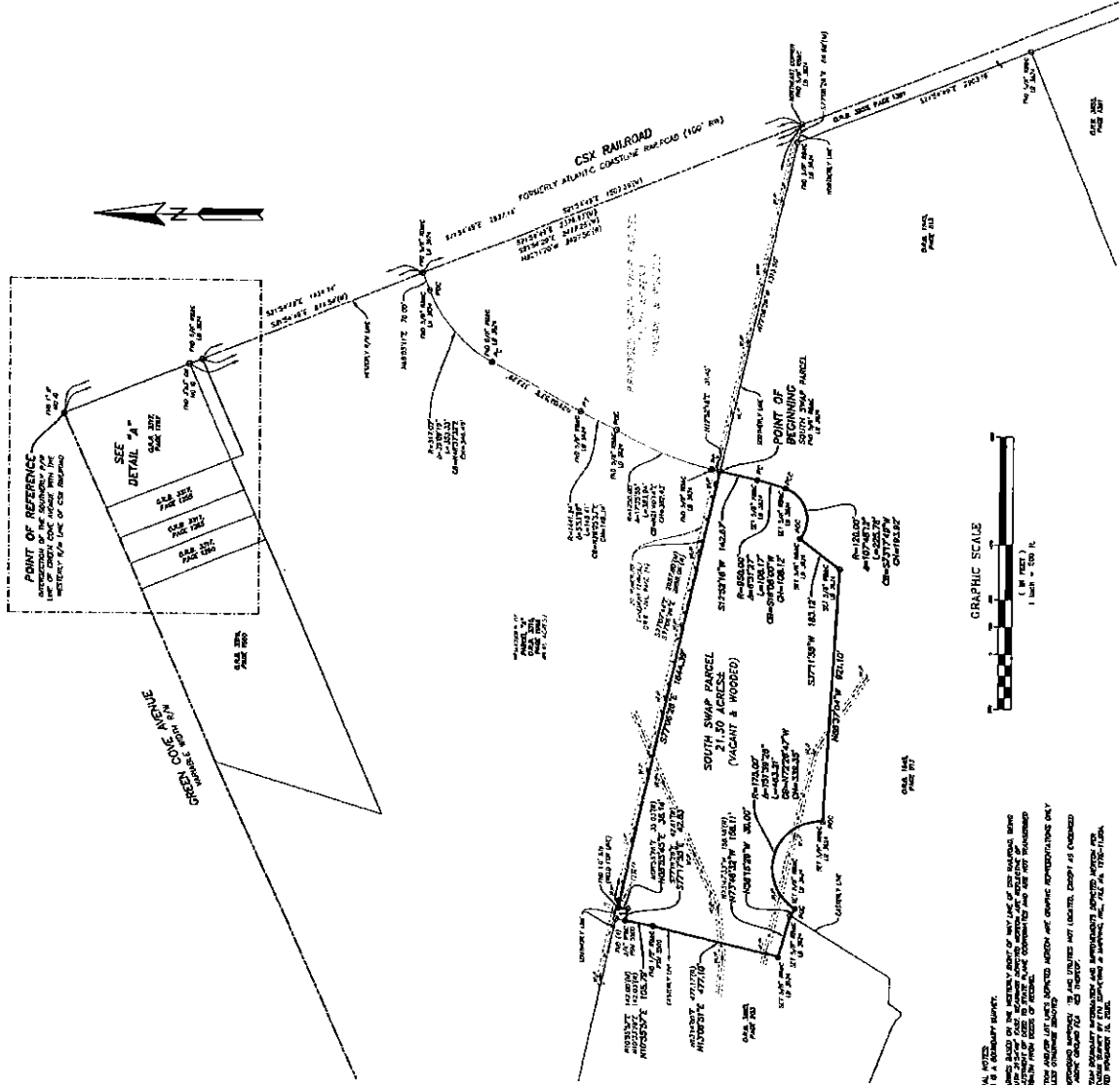


MAP SHOWING BOUNDARY SURVEY OF A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGE 513, OF THE PUBLIC RECORDS OF SAID COUNTY,

CONVEYOR'S ACKNOWLEDGMENT
A portion of Section 38 of the George I.F. Clarke Grant, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1545, Page 513 of the Public Records of said county, being more particularly described as follows:

The portion of said lands described as above is situated within the right-of-way of the former Florida Southern Railway, a public utility, and is hereby being surveyed and divided into lots for the purpose of conveying the same to the Florida Southern Railway, a public utility, for use as a right-of-way for the Florida Southern Railway, a public utility, and for other purposes. The survey was made by the Florida Southern Railway, a public utility, and is hereby being surveyed and divided into lots for the purpose of conveying the same to the Florida Southern Railway, a public utility, for use as a right-of-way for the Florida Southern Railway, a public utility, and for other purposes.

Witness my hand and seal of office at Tallahassee, Florida, this 15th day of August, 1932.



ETM
Engineering & Technical Map
1000 N. G Street, Tallahassee, Florida
Phone 1-3
DATE: AUGUST 15, 1932
BY: [Signature]

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS AND DISTANCES ARE BASED ON THE MERIDIAN SURVEY.
3. THE BOUNDARY SURVEY HAS BEEN MADE BY THE SURVEYOR AND IS NOT BASED ON ANY OTHER SURVEY.
4. THE SURVEYOR HAS BEEN PAID FOR HIS SERVICES AND HIS FEE IS \$100.00.
5. THE SURVEYOR HAS BEEN PAID FOR HIS SERVICES AND HIS FEE IS \$100.00.

February 14, 2022
Page 1 of 2

Work Order No. 20-355.07
File No. 127H-15.07A

Ayrshire South Swap Parcel

A portion of Section 38 of the George I.F. Clarke Grant, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1545, page 513, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly right of way line of Green Cove Avenue, a variable width right of way as presently established, with the Westerly right of way line of CSX Railroad, a 100 foot right of way as presently established; thence South $21^{\circ}54'49''$ East, along said Westerly right of way line, 2927.14 feet to the Southeast corner of those lands described as Parcel "A" and recorded in Official Records Book 3316, page 1098, of said Public Records; thence North $77^{\circ}06'26''$ West, departing said Westerly right of way line and along the Southerly line of said Parcel "A", 1313.50 feet to the Point of Beginning.

From said Point of Beginning, thence South $12^{\circ}52'16''$ West, departing said Southerly line, 142.67 feet to the point of curvature of a curve concave Westerly having a radius of 950.00 feet; thence Southerly along the arc of said curve, through a central angle of $06^{\circ}31'27''$, an arc length of 108.17 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $16^{\circ}08'00''$ West, 108.12 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 120.00 feet, through a central angle of $87^{\circ}21'29''$, an arc length of 182.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $63^{\circ}04'27''$ West, 165.75 feet; thence South $31^{\circ}37'11''$ West, along a non-tangent line, 86.00 feet; thence South $60^{\circ}40'11''$ East, 35.15 feet; thence South $27^{\circ}02'28''$ West, 20.00 feet; thence South $49^{\circ}36'09''$ West, 172.16 feet; thence North $77^{\circ}07'44''$ West, 945.04 feet to a point on a non-tangent curve concave Southwesterly having a radius of 175.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $67^{\circ}09'24''$, an arc length of 205.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $51^{\circ}03'13''$ West, 193.58 feet; thence North $05^{\circ}22'04''$ East, along a non-tangent line, 24.76 feet to a point on a non-tangent curve concave Southerly having a radius of 198.38 feet; thence Westerly along the arc of said curve, through a central angle of $47^{\circ}45'50''$, an arc length of 165.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $73^{\circ}41'49''$ West, 160.63 feet; thence South $41^{\circ}22'44''$ East, along a non-tangent line, 29.96 feet to a point on a non-tangent curve concave Southeasterly having a radius of 175.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $16^{\circ}53'45''$, an arc length of 51.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $40^{\circ}10'24''$ West, 51.42 feet; thence North $58^{\circ}16'29''$ West, along a non-tangent line, 30.00 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 3863, page 203, of said Public Records; thence Westerly and Northerly along said Westerly

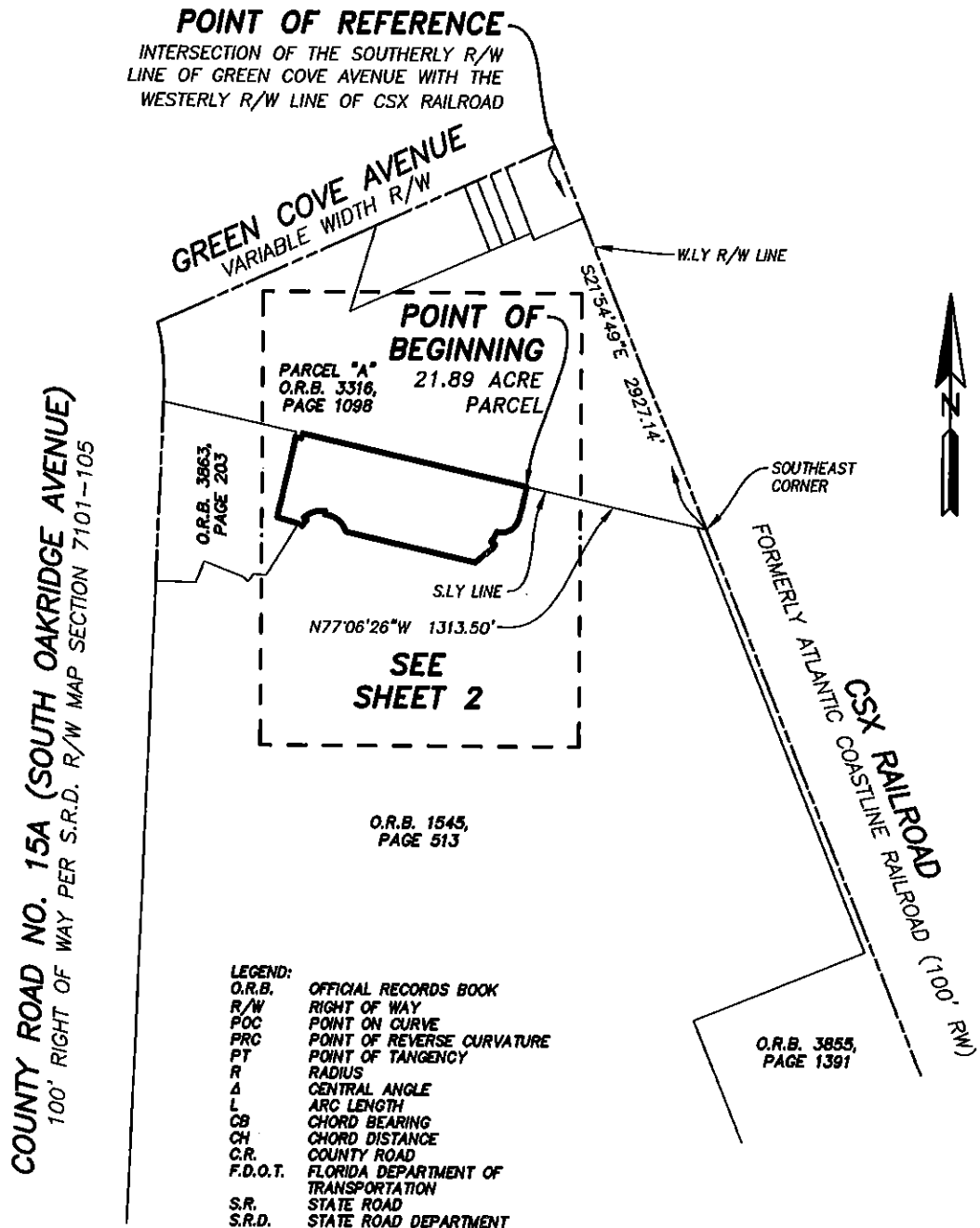
Ayrshire South Swap Parcel

line the following 3 courses: Course 1, thence North $73^{\circ}46'32''$ West, 158.11 feet; Course 2, thence North $13^{\circ}06'51''$ East, 477.10 feet; Course 3, thence North $10^{\circ}55'57''$ East, 105.79 feet to a point lying on said Southerly line of Parcel "A"; thence Easterly along said Southerly line the following 3 courses: Course 1, thence South $77^{\circ}17'55''$ East, 42.83 feet; Course 2, thence North $08^{\circ}55'45''$ East, 36.14 feet; Course 3, thence South $77^{\circ}06'26''$ East, 1644.39 feet to the Point of Beginning.

Containing 21.89 acres, more or less.

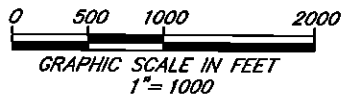
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGE 513, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 2

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF CSX RAILROAD, BEING SOUTH 21°54'49" EAST.



ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

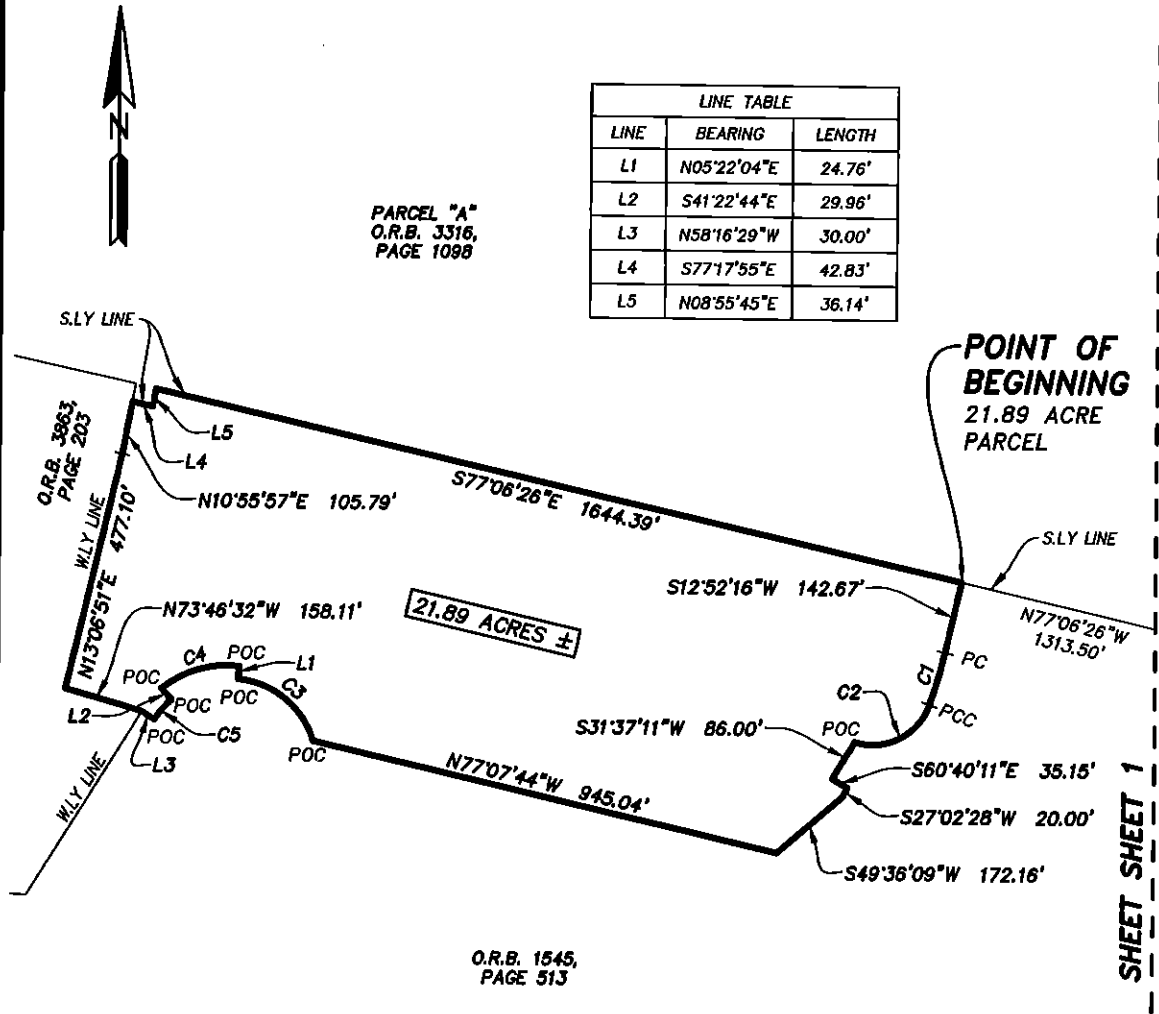
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digital Signature
by: Bob L.
Pittman, P.S.M.

SCALE: 1"=1000'
DATE: FEBRUARY 14, 2022
BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGE 513, OF THE PUBLIC RECORDS OF SAID COUNTY,



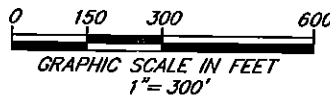
PARCEL "A"
O.R.B. 3316,
PAGE 1088

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°22'04"E	24.76'
L2	S41°22'44"E	29.96'
L3	N58°16'29"W	30.00'
L4	S77°17'55"E	42.83'
L5	N08°55'45"E	36.14'

O.R.B. 1545,
PAGE 513

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	950.00'	6°31'27"	108.17'	S16°08'00"W	108.12'
C2	120.00'	87°21'29"	182.96'	S63°04'27"W	165.75'
C3	175.00'	67°09'24"	205.12'	N51°03'13"W	193.58'
C4	198.38'	47°45'50"	165.38'	S73°41'49"W	160.63'
C5	175.00'	16°53'45"	51.61'	S40°10'24"W	51.42'

- LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
R/W RIGHT OF WAY
POC POINT ON CURVE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C.R. COUNTY ROAD
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
S.R. STATE ROAD
S.R.D. STATE ROAD DEPARTMENT



SHEET 2 OF 2

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624