

# MAP SHOWING BOUNDARY SURVEY OF :

A PORTION OF SECTIONS 18, 20 AND 21,  
TOGETHER WITH SECTION 19, ALL LYING  
IN TOWNSHIP 3 SOUTH, RANGE 23 EAST,  
JACKSONVILLE, DUVAL COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED BELOW:

**PARCEL A**  
SECTION 18, EXCEPT THE NORTH 600 FEET THEREOF, TOGETHER WITH SECTION 19, ALL LYING IN TOWNSHIP 3 SOUTH, RANGE 23 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, CONTAINING 1190.506 ACRES, MORE OR LESS.

**PARCEL B**  
A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 23 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20, AND RUN THENCE SOUTH 00°17'46" WEST, ALONG THE WEST LINE OF SAID SECTION 20, 1091.96 FEET TO THE POINT OF BEGINNING.

FROM THE ABOVE DESCRIBED POINT OF BEGINNING, RUN THENCE NORTH 89°03'11" EAST, DEPARTING SAID WEST LINE OF SECTION 20, A DISTANCE OF 1396.84 FEET; RUN THENCE SOUTH 74°29'55" EAST, A DISTANCE OF 624.12 FEET; RUN THENCE SOUTH 70°18'48" EAST, A DISTANCE OF 1692.00 FEET; RUN THENCE SOUTH 59°25'01" EAST, A DISTANCE OF 1913.07 FEET TO A POINT LYING ON THE EAST LINE OF SAID SECTION 20; RUN THENCE SOUTH 00°19'33" WEST, ALONG SAID EAST LINE, A DISTANCE OF 127.49 FEET; RUN THENCE NORTH 49°19'49" WEST, DEPARTING SAID EAST LINE OF SAID SECTION 20, A DISTANCE OF 57.82 FEET; RUN THENCE NORTH 59°25'01" WEST, A DISTANCE OF 1310.90 FEET; RUN THENCE NORTH 70°18'48" WEST, A DISTANCE OF 1678.81 FEET; RUN THENCE NORTH 74°29'55" WEST, A DISTANCE OF 605.97 FEET; RUN THENCE SOUTH 89°03'11" WEST, A DISTANCE OF 1384.55 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 20; RUN THENCE NORTH 00°17'46" EAST, A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING.

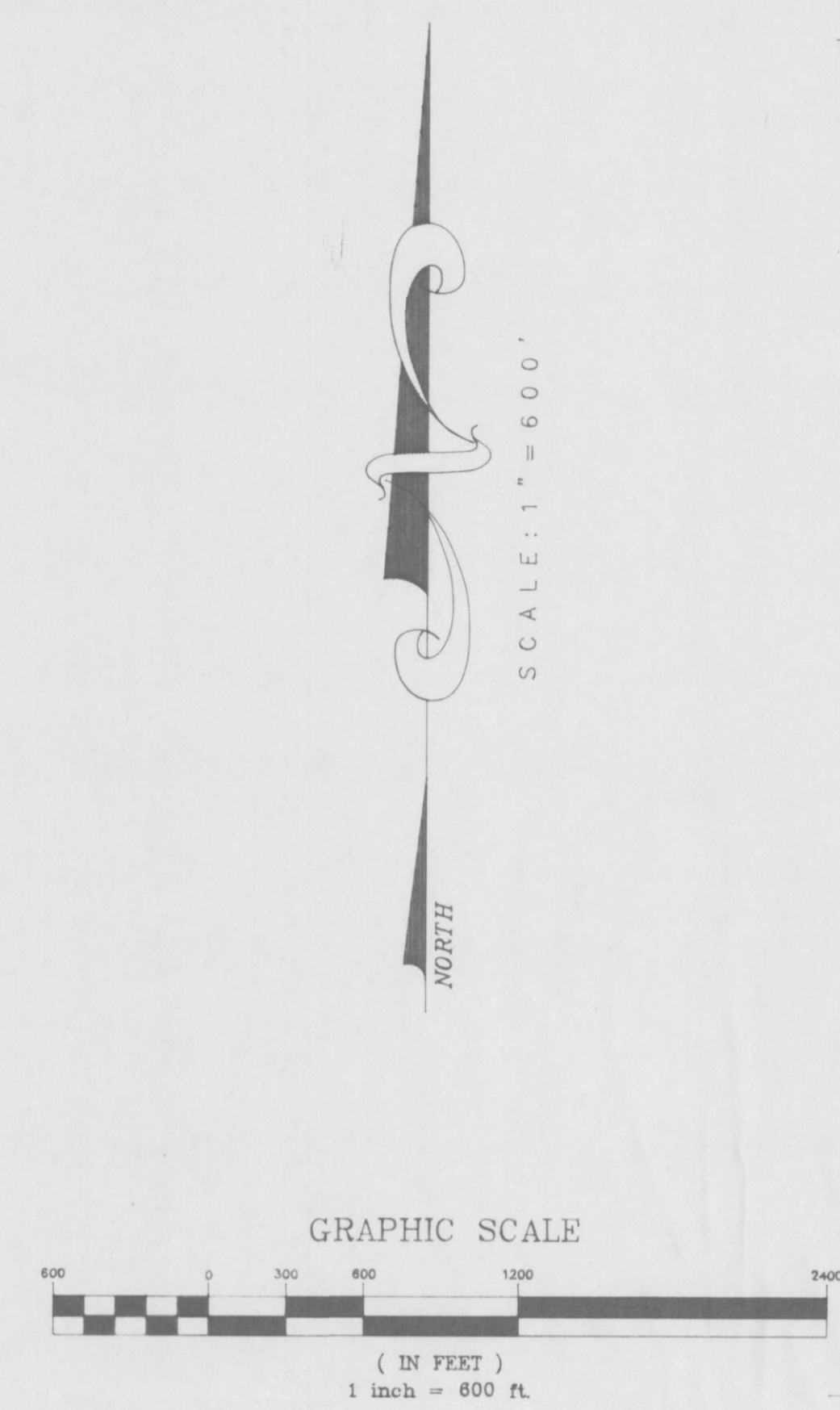
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 12.927 ACRES, MORE OR LESS.

**PARCEL C**  
A PORTION OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 23 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

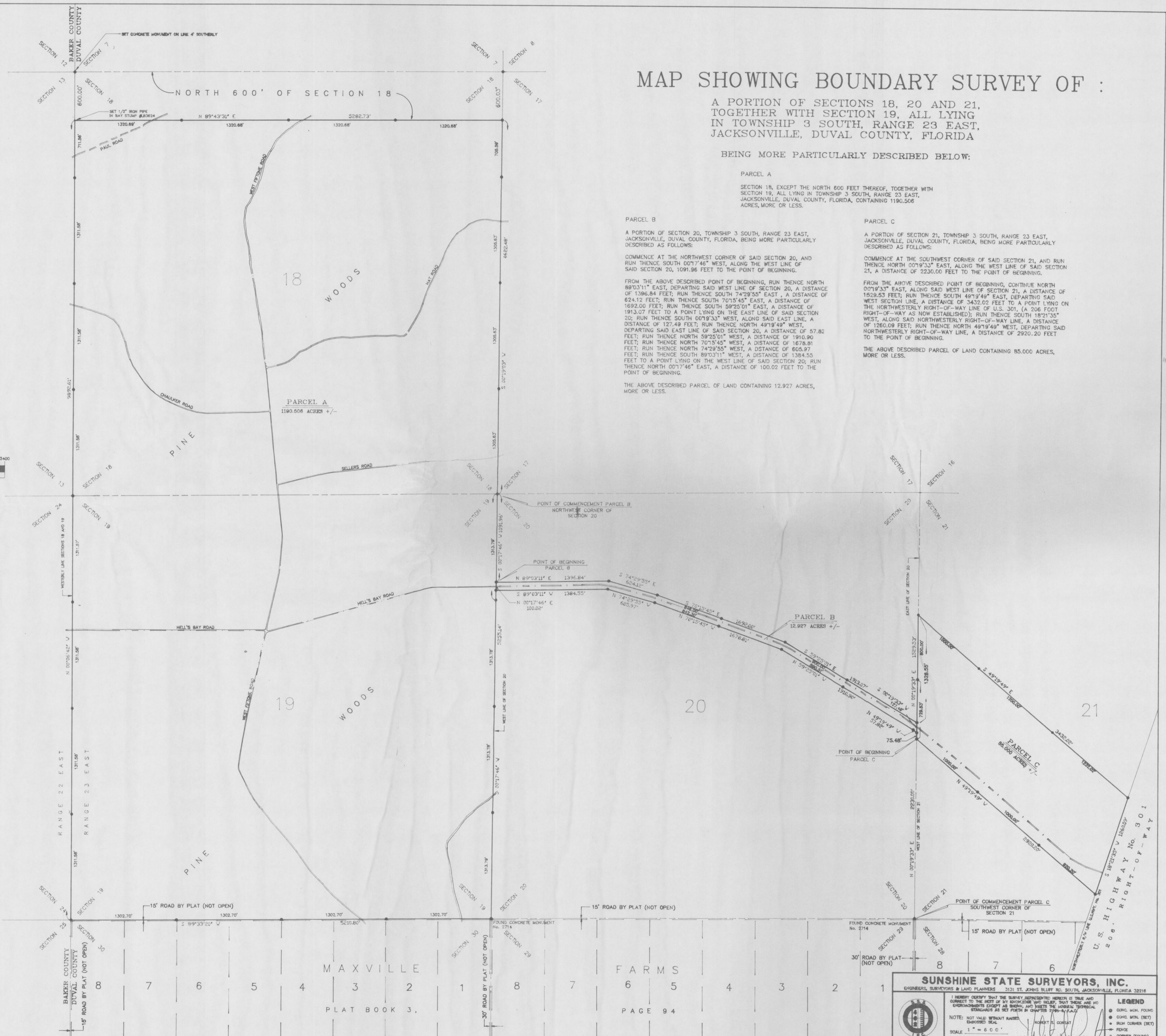
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 21, AND RUN THENCE NORTH 00°19'33" EAST, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 2230.00 FEET TO THE POINT OF BEGINNING.

FROM THE ABOVE DESCRIBED POINT OF BEGINNING, CONTINUE NORTH 00°19'33" EAST, ALONG SAID WEST LINE OF SECTION 21, A DISTANCE OF 1529.53 FEET; RUN THENCE SOUTH 49°19'49" EAST, DEPARTING SAID WEST SECTION LINE, A DISTANCE OF 3452.02 FEET TO A POINT LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. 301, (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); RUN THENCE SOUTH 18°21'35" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1260.09 FEET; RUN THENCE NORTH 49°19'49" WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2920.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 85.000 ACRES, MORE OR LESS.



- NOTES:**
- 1.) BEARINGS BASED ON THE WESTERLY LINES OF SECTIONS 18 AND 19, T-3-S, R-23-E AS BEING N 00°08'42" W.
  - 2.) TRAIL ROADS SHOWN HEREON == ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REPRESENT A FIELD LOCATION.
  - 3.) ● DENOTES FOUND CONCRETE MONUMENT.
  - 4.) ● DENOTES SET CONCRETE MONUMENT, I.B. No. 3624.
  - 5.) THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE ABSTRACT.
  - 6.) NO ATTEMPT WAS MADE TO LOCATE ANY INTERIOR FENCES OR STRUCTURES, IF ANY.



**SUNSHINE STATE SURVEYORS, INC.**  
ENGINEERS, SURVEYORS & LAND PLANNERS 3121 ST. JOHNS BILLY RD. SOUTH, JACKSONVILLE, FLORIDA 32216

NOTE: I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN, AND THAT THE USUAL TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 119A-1, F.A.C.

NOTE: NOT VALID WITHOUT RABER'S SURVEYOR SEAL.

SCALE: 1" = 600'

DATE: 3-22-90

REGISTERED SURVEYOR, No. 2541, FLORIDA

**LEGEND**

- CONC. MON. FOUND
- CONC. MON. (SET)
- IRON CORNER (SET)
- FENCE
- CORNER (FOUND)
- CHAIN CUT

FIELD BOOK NO. 252, PG. 65-74 248, PG. 81-70

DRAWN BY: J.L.K.

CHECKED BY: R.S.C.

ORDER NO. 598-1031

FILE NO. 900-3774