

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 1386.84 FEET; RUN THENCE SOUTH 74°29'55" EAST, A DISTANCE OF
624.12 FEET; RUN THENCE SOUTH 70°15'45" 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 1910.90
FEET; RUN THENCE NORTH 70°15'45" 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.

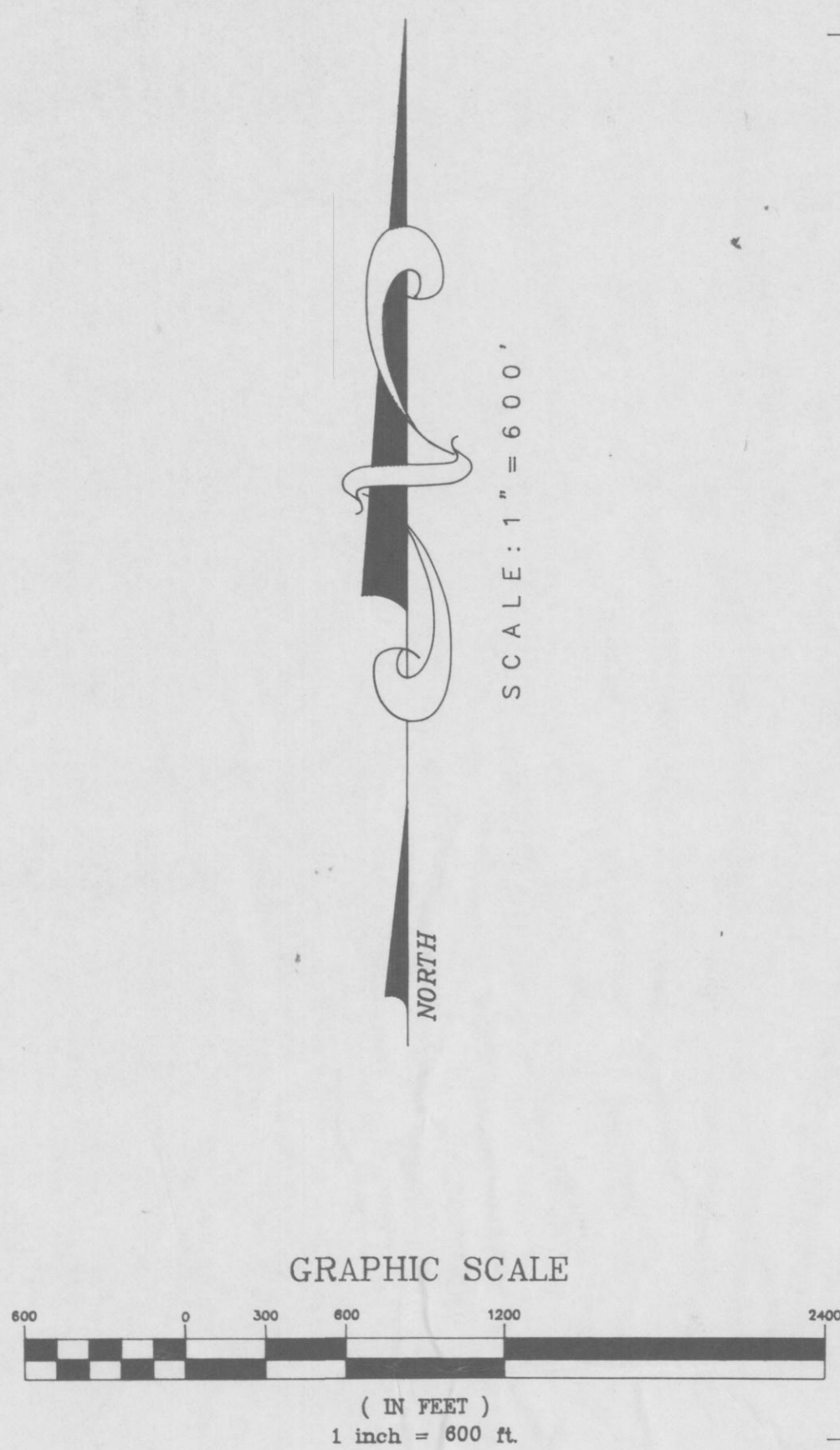
PARCEL C

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

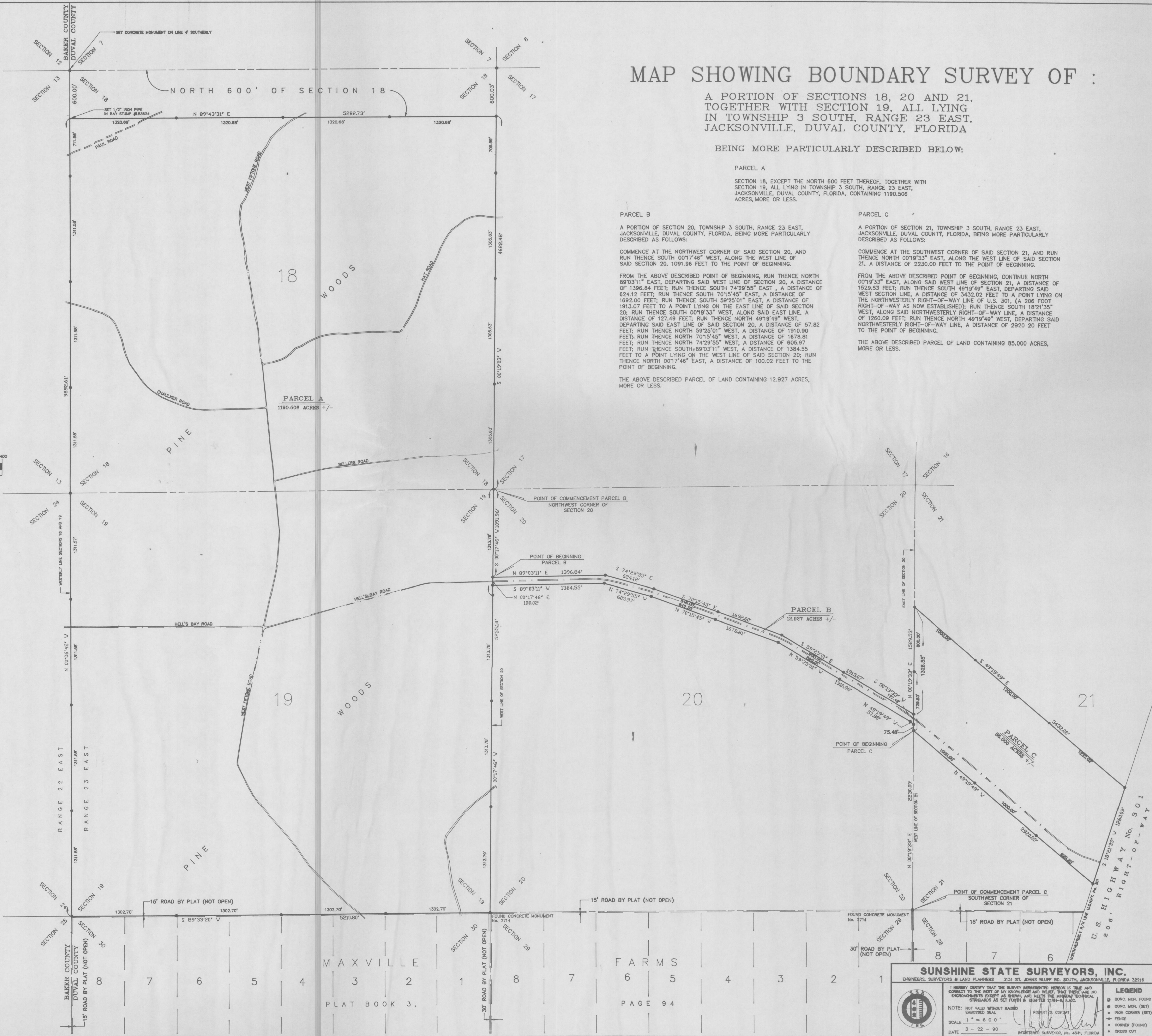
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 21, AND RUN
THENCE NORTH 00°19'33" EAST, ALONG THE WEST LINE OF SAID SECTION
21, A DISTANCE OF 2230.00 FEET TO THE POINT OF BEGINNING.

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 3432.02 FEET TO A POINT LYING ON
THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. 301, (A 206 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°06'42" 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, L.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 3131 ST. JOHNS BLUFF RD. SOUTH, JACKSONVILLE, FLORIDA 32216

NOTE: NOT VALID WITHOUT RAISED
DISPOSABLE SEAL

SCALE 1" = 600.0'

DATE 3-22-90

LEGEND

- CONC. MON. FOUND
- CONC. MON. (SET)
- IRON CORNER (SET)
- FENCE
- CORNER (FOUND)
- CORNER OUT

REGISTERED SURVEYOR, No. 4341, FLORIDA

ROBERT S. CORLIAT

FIELD BOOK NO. 252, PG. 65-74 249, PG. 61-70
DRAWN BY J.L.R.
CHECKED BY R.S.G.

ORDER NO. 589-1031
FILE NO. 900-3774