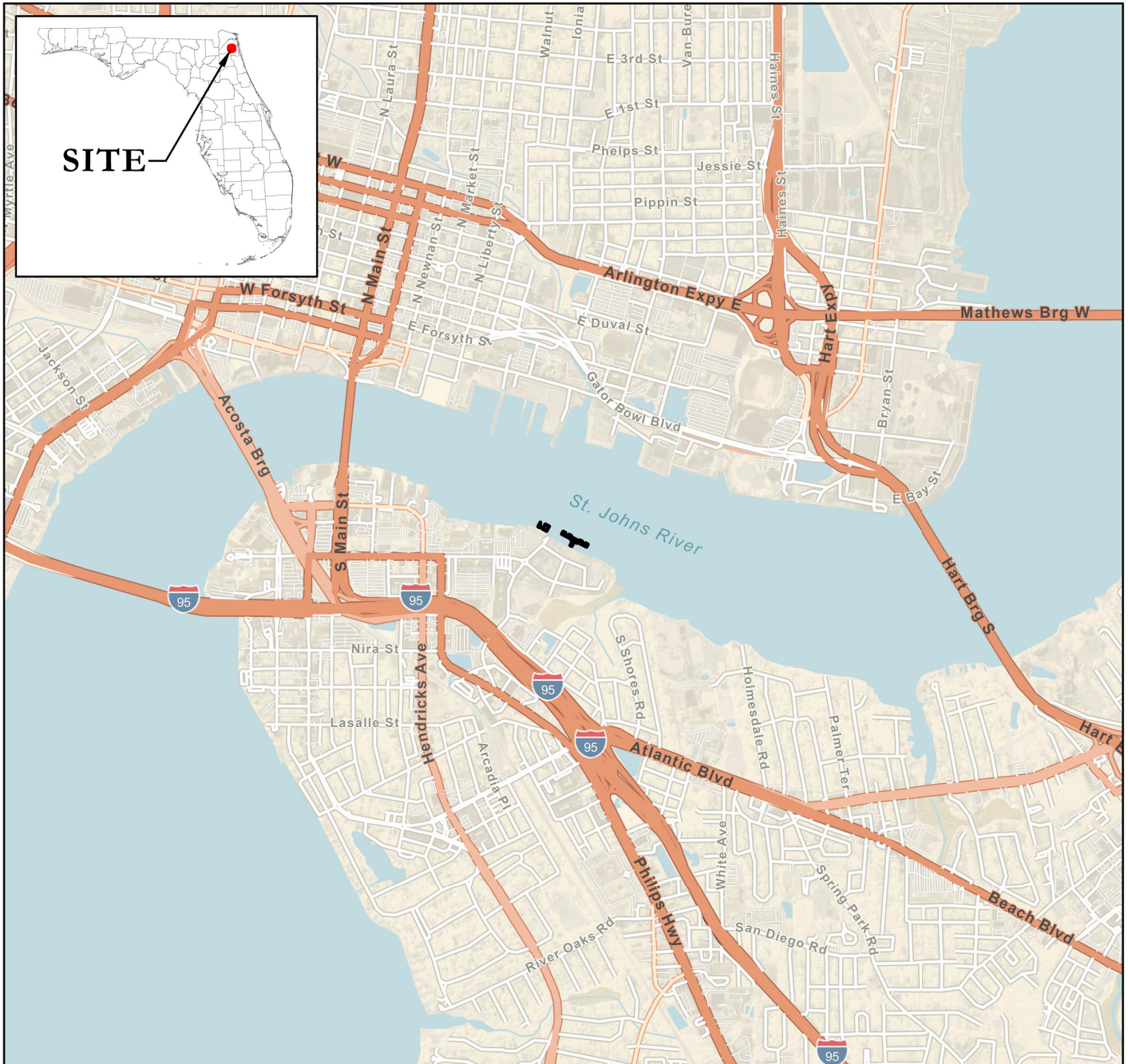
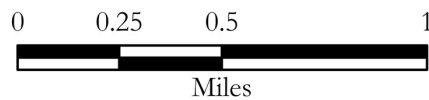
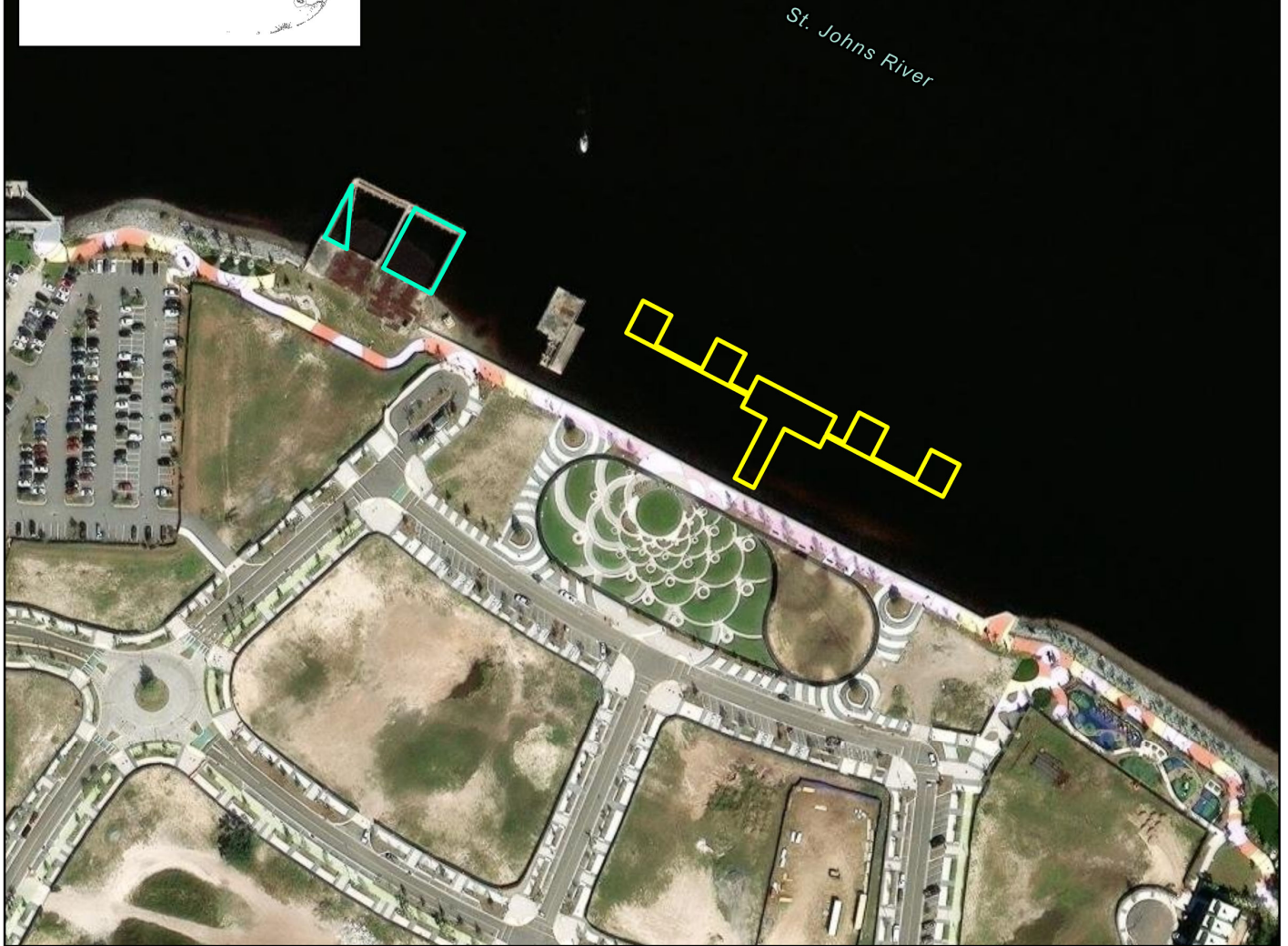




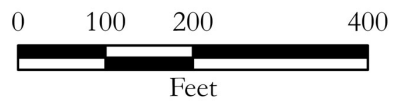
 Subject Parcels



Elements Development of Jacksonville, LLC
Duval County, Florida



-  Portion of Disclaimer #42071 (14,751 sq. ft.)
-  Sovereignty Submerged Lands (7,093 sq. ft.)



Elements Development of Jacksonville, LLC
Duval County, Florida



Florida Department of Environmental Protection
Division of State Lands
Bureau of Appraisal
Appraisal Approval Checklist

MEMORANDUM

To: Lisa Kremer, Senior Program Analyst, Division of State Lands

FROM: Clay Courson, Senior Appraiser, Bureau of Appraisal

SUBJECT: Appraisal Approval Memorandum

DATE: May 14, 2026

Project Name: RiversEdge Marina Exchange

BA File Number: 26-8999

County: Duval

Appraiser: Matthew Jehs, MAI

Date of Value: May 1, 2026

Check: Yes, No, or N/A. If no, explain whether acceptable or not above signature on next page.

- | | | | |
|---|-----------------------------|---|--|
| ☒ Yes | ☐ No | ☐ N/A | The correct owner names are appraised. |
| ☒ Yes | ☐ No | ☐ N/A | The correct parcel numbers are appraised. |
| ☒ Yes | ☐ No | ☐ N/A | The client is correctly identified. |
| ☒ Yes | ☐ No | ☐ N/A | The date of value is correct and consistent with the reconciliation section. |
| ☒ Yes | ☐ No | ☐ N/A | Special assumptions are acceptable. |
| ☒ Yes | ☐ No | ☐ N/A | Special assumptions are stated in the letter of transmittal, summary of salient facts and with the reconciliation. |
| ☒ Yes | ☐ No | ☐ N/A | Value conclusions of each approach are consistent with those in the reconciliation and the executive summary. |
| ☒ Yes | ☐ No | ☐ N/A | The letter of transmittal and the certification(s) have been signed by the appropriate persons. |
| ☒ Yes | ☐ No | ☐ N/A | The personal inspection statement is accurate. |
| ☒ Yes | ☐ No | ☐ N/A | Definition of value is appropriate. |
| ☒ Yes | ☐ No | ☐ N/A | Statement included that appraisal conforms to USPAP. |
| ☒ Yes | ☐ No | ☐ N/A | Statement included that appraisal conforms to the Supplemental Appraisal Standards for the Board of Trustees. |
| ☒ Yes | ☐ No | ☐ N/A | Appraisal checklist included. |
| ☐ Yes | ☐ No | ☒ N/A | Owner contact letter or notification included. |
| ☒ Yes | ☐ No | ☐ N/A | Report type consistent with task assignment. |
| ☒ Yes | ☐ No | ☐ N/A | Parcels are appraised with or without access, as applicable. |
| ☐ Yes | ☐ No | ☒ N/A | Parcels are appraised recognizing outstanding oil, gas and mineral interests. |
| ☒ Yes | ☐ No | ☐ N/A | Compliance with all requirements of task assignment. |

Parcel ID	Owner	Land Size	Appraised Value	Approved Value
Elements Development, LLC Parcel	Elements Development, LLC	14,751± SF	\$37,000	\$37,000
State of Florida Parcels	TIITF (sovereignty submerged land)	7,093±SF	\$17,800	\$17,800

I recommend approval of the appraisal report and the appraised value.

<u><i>Clay Courson</i></u>	<u>5/14/2026</u>
Signature (Staff Appraiser) ¹	Date

The report and value are approved.

<u><i>Jay Scott</i></u>	<u>5/14/2026</u>
Signature (Chief Appraiser) ¹	Date

¹The signing of this form is not to be construed as a USPAP Standard 3 review of the appraisal(s).

cc: Review file—blue or red or electronic folder
 Contract file—manila or electronic folder

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

PARCEL A/B:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, THE ISAAC HENDRICKS GRANT, AND SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF "RIVERWALK PARCEL #1" AS RECORDED IN OFFICIAL RECORDS BOOK 19523, PAGE 1444 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N27°38'14"E, A DISTANCE OF 28.35 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 2 COURSES: COURSE 1; THENCE N72°33'56"E, 61.48 FEET; COURSE 2; THENCE S73°04'04"E, 200.23 FEET; THENCE S27°17'20"W, DEPARTING LAST SAID LINE, A DISTANCE OF 2.18 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER AND THE POINT OF BEGINNING; THENCE S66°37'11"E, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 20.02 FEET TO A POINT ON SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE FACE OF A SEAWALL; THENCE N27°29'56"E, ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 29.81 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 3.41 FEET; THENCE N27°23'17"E, DEPARTING SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS, A DISTANCE OF 74.59 FEET; THENCE N04°20'32"E, A DISTANCE OF 10.63 FEET; THENCE S63°08'50"E, A DISTANCE OF 157.41 FEET; THENCE S28°09'45"W, A DISTANCE OF 86.76 FEET TO SAID FACE OF A SEAWALL; THENCE S61°50'15"E, ALONG SAID FACE OF A SEAWALL, A DISTANCE OF 0.33 FEET; THENCE S28°09'45"W, ALONG SAID FACE OF A SEAWALL, A DISTANCE OF 1.30 FEET; THENCE N64°02'02"W, ALONG SAID FACE OF A SEAWALL, A DISTANCE OF 3.34 FEET; THENCE S26°43'58"W, ALONG SAID FACE OF A SEAWALL, A DISTANCE OF 8.28 FEET TO THE SAID MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING THREE (3) COURSES: COURSE ONE (1); S36°13'16"E, 67.15 FEET; COURSE TWO (2); S58°32'34"E, 47.49 FEET TO THE FACE OF A SEAWALL; COURSE THREE (3); S62°36'57"E, ALONG SAID FACE OF A SEAWALL, 117.74 FEET SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS; THENCE N71°02'59"E, DEPARTING SAID MEAN HIGH WATER LINE AND SAID FACE OF A SEAWALL AND ALONG SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS, A DISTANCE OF 27.25 FEET; THENCE S62°38'03"E, CONTINUING ALONG SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS, A DISTANCE OF 323.29 FEET; THENCE N27°22'08"E, DEPARTING LAST SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS, A DISTANCE OF 414.27 FEET; THENCE N62°32'03"W, A DISTANCE OF 958.57 FEET; THENCE S27°37'03"W, A DISTANCE OF 116.40 FEET; THENCE S62°30'53"E, A DISTANCE OF 126.49 FEET; THENCE S27°37'03"W, A DISTANCE OF 147.21 FEET; THENCE S62°38'15"E, A DISTANCE OF 93.07 FEET; THENCE S27°17'20"W, A DISTANCE OF 159.04 FEET TO SAID MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER AND THE POINT OF BEGINNING

SAID PARCEL CONTAINING 303,037 SQUARE FEET / 7.65 ACRES, MORE OR LESS.

CERTIFIED TO: THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

SHEET 1 OF 17

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LEGEND

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
P.O.C. POINT ON CURVE
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
B.R.L. BUILDING RESTRICTION LINE
CLF CHAIN LINK FENCE
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
O/L ON LINE
—v— BREAK LINE
S.P.C. STATE PLANE COORDINATES

R RADIUS
Δ or D DELTA (CENTRAL ANGLE)
A or L ARC LENGTH
C or CH CHORD
CB CHORD BEARING
(R) LINE RADIAL TO CURVE
A/C AIR CONDITIONER
CONC. CONCRETE
FD. FOUND
I.P. IRON PIPE
(M) MEASURED
(D) DEED
—*— FENCE
P.O.B. POINT OF BEGINNING



SCALE 1"=60'

4-22-2024

DATE OF FIELD SURVEY

NATHAN P. PERRET, FLA. CERT. NO. 6900

LB ~ 6715

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

PARCEL C:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "F", RIVERSEDGE AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 82, PAGE 114 THROUGH 121, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID MOST NORTHERLY CORNER LYING ON THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S62°38'03"E, ALONG LAST SAID BOUNDARY LINE, A DISTANCE OF 223.83 FEET; THENCE S62°38'03"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 26.66 FEET; THENCE S62°38'03"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 72.80 FEET; THENCE S62°38'03"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 124.67 FEET; THENCE S62°16'36"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 36.94 FEET TO THE POINT OF BEGINNING; THENCE S62°16'36"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 101.68 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER AND THE FACE OF A SEAWALL; THENCE ALONG SAID MEAN HIGH WATER LINE, THE FOLLOWING NINE (9) COURSES: COURSE ONE (1): N72°27'27"E, CONTINUING ALONG SAID FACE OF A SEAWALL, 2.58 FEET; COURSE TWO (2): S63°06'27"E, CONTINUING ALONG SAID FACE OF A SEAWALL, 17.53 FEET; COURSE THREE (3): S27°42'57"W, CONTINUING ALONG SAID FACE OF A SEAWALL, 1.78 FEET; COURSE FOUR (4): S88°34'51"E, DEPARTING SAID FACE OF A SEAWALL, 25.45 FEET; COURSE FIVE (5): S78°14'41"E, 14.41 FEET; COURSE SIX (6): S69°24'49"E, 33.17 FEET; COURSE SEVEN (7): S62°47'30"E, 11.70 FEET; COURSE EIGHT (8): S55°20'24"E, 121.33 FEET; COURSE NINE (9): S57°18'16"E, 129.85 FEET; THENCE N27°20'41"E, DEPARTING SAID MEAN HIGH WATER LINE, A DISTANCE OF 270.27 FEET; THENCE N62°10'31"W, A DISTANCE OF 452.09 FEET; THENCE S27°20'28"W, A DISTANCE OF 264.93 FEET TO SAID LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 116,982 SQUARE FEET / 2.69 ACRES, MORE OR LESS.

PARCEL D:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "9B", RIVERSEDGE AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 82, PAGES 114 THROUGH 121 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE N23°45'12"E, A DISTANCE OF 75.46 FEET TO THE MOST SOUTHERLY CORNER OF TRACT "F-2" OF SAID RIVERSEDGE; THENCE N72°27'52"E, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "F-2", A DISTANCE OF 15.93 FEET TO THE INTERSECTION OF THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING SEVEN (7) COURSES: COURSE ONE (1): S01°22'41"E, 24.66 FEET; COURSE TWO (2): S05°59'21"E, 23.44 FEET; COURSE THREE (3): S10°00'48"E, 35.30 FEET TO THE POINT OF BEGINNING; COURSE FOUR (4): S14°58'28"E, 21.08 FEET; COURSE FIVE (5): S26°54'49"E, 13.63 FEET; COURSE SIX (6): S44°56'37"E, 13.36 FEET; COURSE SEVEN (7): S39°42'01"E, 36.70 FEET; THENCE N51°11'23"E, DEPARTING SAID MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER, A DISTANCE OF 14.33 FEET; THENCE N38°48'37"W, A DISTANCE OF 40.00 FEET; THENCE S51°11'23"W, A DISTANCE OF 5.00 FEET; THENCE N38°48'37"W, A DISTANCE OF 42.61 FEET TO SAID MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 909 SQUARE FEET / 0.02 ACRES, MORE OR LESS.

PARCEL E:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF "RIVERWALK PARCEL #1" AS RECORDED IN OFFICIAL RECORDS BOOK 19523, PAGE 1444 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N27°38'14"E, A DISTANCE OF 28.35 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 2 COURSES: COURSE 1: THENCE N72°33'56"E, 61.48 FEET; COURSE 2: THENCE S73°04'04"E, 200.23 FEET; THENCE S27°17'20"W, DEPARTING LAST SAID LINE, A DISTANCE OF 2.18 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE S66°37'11"E, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 20.02 FEET TO A POINT ON SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE FACE OF A SEAWALL; THENCE N27°29'56"E, ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 29.81 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 3.41 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 5.91 FEET TO THE POINT OF BEGINNING; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 20.98 FEET; THENCE N28°36'55"E, DEPARTING LAST SAID LINE, A DISTANCE OF 5.71 FEET; THENCE N10°47'27"E, A DISTANCE OF 19.32 FEET; THENCE N04°20'32"E, A DISTANCE OF 39.81 FEET; THENCE S27°23'17"W, A DISTANCE OF 60.73 FEET TO SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 744 SQUARE FEET / 0.02 ACRES, MORE OR LESS.

SHEET 2 OF 17

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LB ~ 6715

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

PARCEL F:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF "RIVERWALK PARCEL #1" AS RECORDED IN OFFICIAL RECORDS BOOK 19523, PAGE 1444 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N27°38'14"E, A DISTANCE OF 28.35 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 2 COURSES: COURSE 1: THENCE N72°33'56"E, 61.48 FEET; COURSE 2: THENCE S73°04'04"E, 200.23 FEET; THENCE S27°17'20"W, DEPARTING LAST SAID LINE, A DISTANCE OF 2.18 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE S66°37'11"E, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 20.02 FEET TO A POINT ON SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE FACE OF A SEAWALL; THENCE N27°29'56"E, ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 29.81 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 3.41 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 5.91 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 20.98 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 1.73 FEET TO THE POINT OF BEGINNING; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 3.19 FEET; THENCE N04°20'32"E, DEPARTING LAST SAID LINE, A DISTANCE OF 13.54 FEET; THENCE S10°50'10"W, A DISTANCE OF 7.52 FEET; THENCE S27°41'59"W, A DISTANCE OF 5.23 FEET TO SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 14 SQUARE FEET, MORE OR LESS.

PARCEL G:

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF "RIVERWALK PARCEL #1" AS RECORDED IN OFFICIAL RECORDS BOOK 19523, PAGE 1444 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N27°38'14"E, A DISTANCE OF 28.35 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 2 COURSES: COURSE 1: THENCE N72°33'56"E, 61.48 FEET; COURSE 2: THENCE S73°04'04"E, 200.23 FEET; THENCE S27°17'20"W, DEPARTING LAST SAID LINE, A DISTANCE OF 2.18 FEET TO THE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE S66°37'11"E, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 20.02 FEET TO A POINT ON SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE FACE OF A SEAWALL; THENCE N27°29'56"E, ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 29.81 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE AND SAID FACE OF A SEAWALL, A DISTANCE OF 3.41 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 5.91 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 20.98 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 1.73 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 3.19 FEET; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 51.76 FEET TO THE POINT OF BEGINNING; THENCE S62°16'12"E, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 66.55 FEET; THENCE N28°32'05"E, DEPARTING LAST SAID LINE, A DISTANCE OF 78.82 FEET; THENCE N63°04'46"W, A DISTANCE OF 67.07 FEET; THENCE S28°09'45"W, A DISTANCE OF 77.87 FEET TO SAID BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5,233 SQUARE FEET / 0.12 ACRES, MORE OR LESS.

SHEET 3 OF 17

PERRET AND ASSOCIATES, INC.

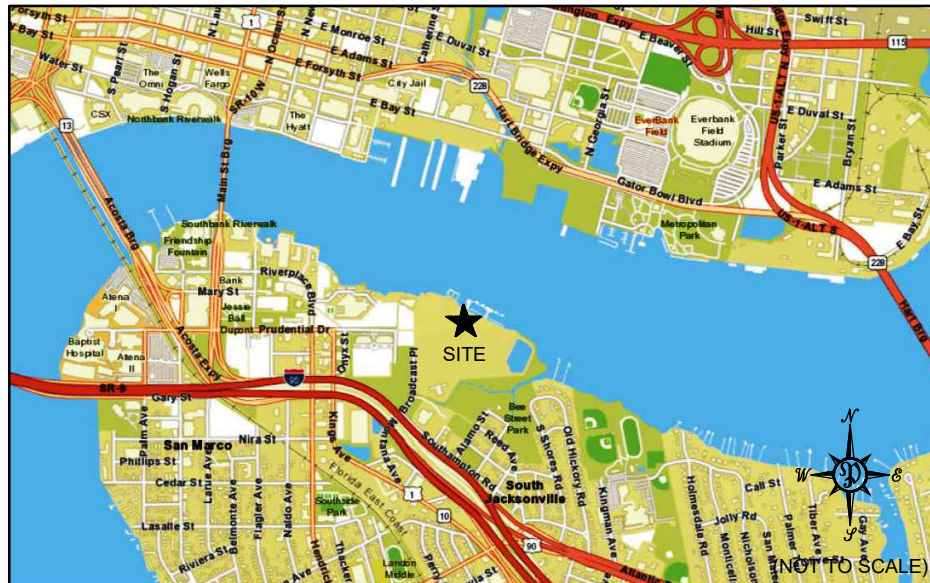
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LB ~ 6715

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, THE ISAAC HENDRICKS GRANT, AND SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

VICINITY MAP



NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
- 2.) ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD-88.
- 3.) THIS IS A SPECIFIC PURPOSE FIELD SURVEY.
- 4.) THE MEAN HIGH WATER LINE LOCATION WAS ACCOMPLISHED VIA TOTAL STATION AND RADIAL SURVEYING METHOD.
- 5.) MEAN HIGH WATER ELEVATION 0.62 FEET, NAVD 88, 1983-2001 TIDAL EPOCH, WAS EXTENDED FROM TIDE INTERPOLATION POINT 4614 AS SHOWN IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEY AND MAPPING, TIDAL WATER SURVEY PROCEDURAL APPROVAL DATED 04/19/2024.
- 6.) REFERENCE BENCHMARK: NAIL/DISK IN ANGLE POINT IN TOP OF CURB ON THE EAST SIDE OF HEALTH WALK WAY, SOUTH OF RIVERSEDGE BOULEVARD AND NORTH OF PRUDENTIAL DRIVE, NORTHING = 2175267.9120, EASTING = 451792.1960, ELEVATION = 8.19 (NAVD-88).
- 7.) STATE PLANE COORDINATES DETERMINED AND VERIFIED BY TRIMBLE VRS NETWORK, NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- 8.) THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYORS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATES STATUTES.
- 9.) SLIP NUMBERS SHOWN THUS ①
- 10.) PROPOSED STRUCTURES INDICATED BY CROSS HATCHED AREA.
- 11.) THERE ARE NOT ANY STAGING AREAS.
- 12.) LANDS LABELED PORTION OF FILL ACT CLAIM REFERENCE LANDS ACCEPTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PER FLORIDA STATUES 253.12 (9).
- 13.) LINEAR FOOTAGE OF SHORELINE BETWEEN RIPARIAN LINES = 2101'

SHEET 4 OF 17

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LB ~ 6715

F.B. 566; 681 PG. 1-6; 79

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2015-535-120

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, THE ISAAC HENDRICKS GRANT, AND SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.35'	N27°38'14"E
L2	2.18'	S27°17'20"W
L3	20.02'	S66°37'11"E
L4	29.81'	N27°29'56"E
L5	3.41'	S62°16'12"E
L6	74.59'	N27°23'17"E
L7	10.63'	N04°20'32"E
L8	86.76'	S28°09'45"W
L9	0.33'	S61°50'15"E
L10	1.30'	S28°09'45"W
L11	3.34'	N64°02'02"W
L12	8.28'	S26°43'58"W
L13	67.15'	S36°13'16"E
L14	47.49'	S58°32'34"E
L15	117.74'	S62°36'57"E
L16	27.25'	N71°02'59"E
L17	33.00'	N62°38'03"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	15.81'	N27°21'57"E
L19	45.48'	N27°21'57"E
L20	40.00'	S62°38'03"E
L21	42.48'	S27°21'57"W
L22	65.00'	S62°38'03"E
L23	42.48'	N27°21'57"E
L24	40.00'	S62°38'03"E
L25	42.48'	S27°21'57"W
L26	27.00'	S62°38'03"E
L27	24.00'	N27°21'57"E
L28	24.00'	S27°21'57"W
L29	22.47'	S62°38'03"E
L30	5.91'	S62°16'12"E
L31	20.98'	S62°16'12"E
L32	5.71'	N28°36'55"E
L33	19.32'	N10°47'27"E
L34	39.81'	N04°20'32"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	60.73'	S27°23'17"W
L36	1.73'	S62°16'12"E
L37	3.19'	S62°16'12"E
L38	13.54'	N04°20'32"E
L39	7.52'	S10°50'10"W
L40	5.23'	S27°41'59"W
L41	26.66'	S62°38'03"E
L42	72.80'	S62°38'03"E
L43	99.49'	N27°22'08"E
L44	22.47'	N62°38'03"W
L45	15.81'	S27°21'57"W
L46	50.34'	N62°38'03"W
L47	36.94'	S62°16'36"E
L48	2.58'	N72°27'27"E
L49	17.53'	S63°06'27"E
L50	1.78'	S27°42'57"W
L51	25.45'	S88°34'51"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L52	14.41'	S78°14'41"E
L53	33.17'	S69°24'49"E
L54	11.70'	S62°47'30"E
L55	121.33'	S55°20'24"E
L56	129.85'	S57°18'16"E
L57	15.93'	N72°27'52"E
L58	24.66'	S01°22'41"E
L59	23.44'	S05°59'21"E
L60	35.30'	S10°00'48"E
L61	21.08'	S14°58'28"E
L62	13.63'	S26°54'49"E
L63	13.36'	S44°56'37"E
L64	36.70'	S39°42'01"E
L65	14.33'	N51°11'23"E
L66	40.00'	N38°48'37"W
L67	5.00'	S51°11'23"W
L68	42.61'	N38°48'37"W

STATE PLANE COORDINATES TABLE			
NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901			
POINT	NORTHING	EASTING	DESCRIPTION
1	2176040.5100	451156.136	POINT OF COMMENCEMENT PARCELS "A/B", "E", "F", "G"
2	2175689.8515	452078.8251	POINT OF BEGINNING PARCEL "A/B"
3	2175723.3145	452014.1741	SOUTHEAST CORNER OF PARCEL "A/B"
4	2175615.3590	452222.2441	POINT OF BEGINNING PARCEL "C"
5	2175175.3377	452645.7290	POINT OF COMMENCEMENT PARCEL "D"
6	2175166.4785	452700.4865	POINT OF BEGINNING PARCEL "D"
7	2176037.9634	451458.8822	POINT OF BEGINNING PARCEL "E"
8	2176027.3936	451478.9892	POINT OF BEGINNING PARCEL "F"
9	2176001.8277	451527.6231	POINT OF BEGINNING PARCEL "G"
10	2175838.4593	451791.7126	POINT OF COMMENCEMENT PARCEL "C"

SHEET 5 OF 17

PERRET AND ASSOCIATES, INC.

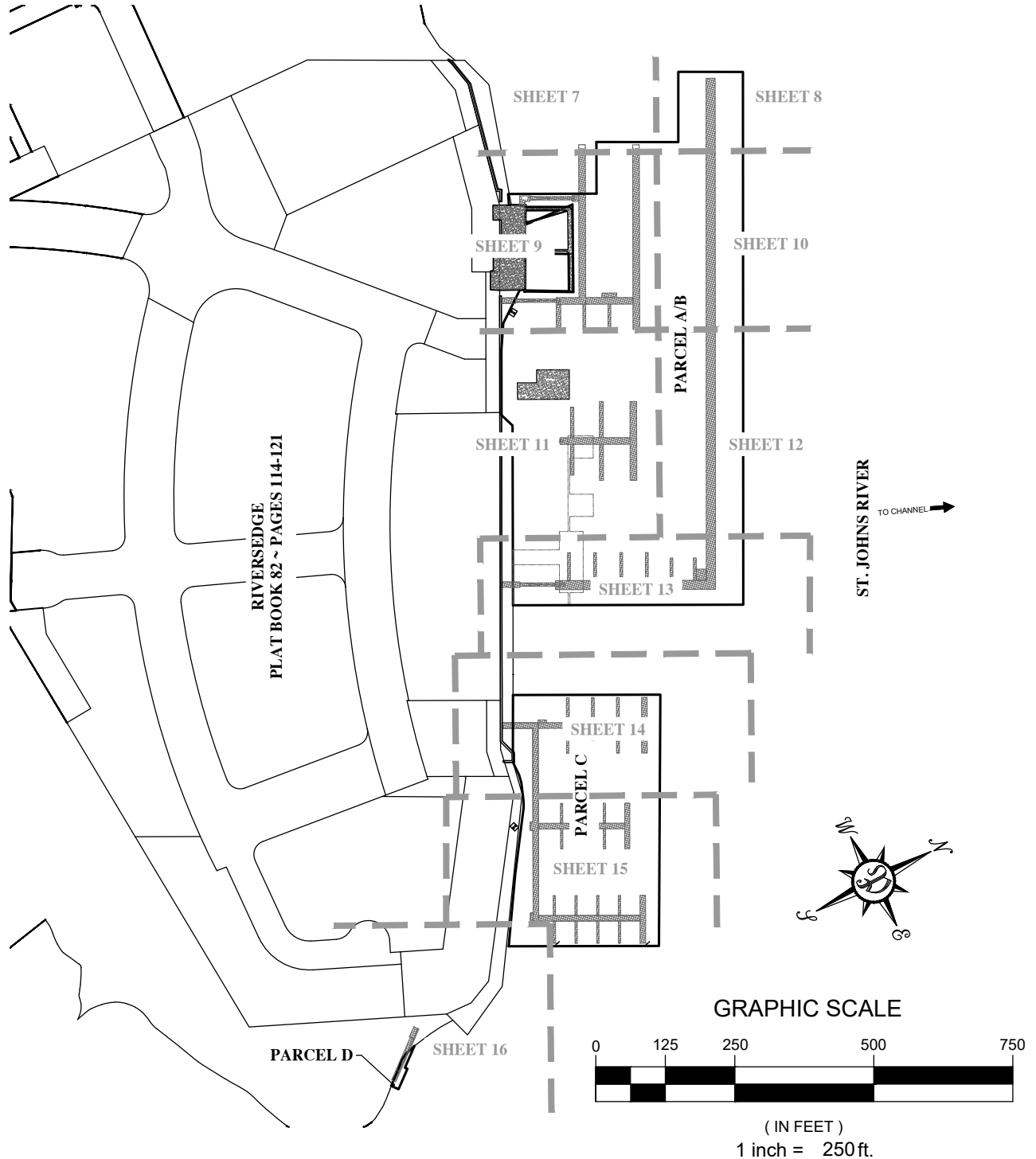
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LB ~ 6715

MAP SHOWING SOVEREIGN SUBMERGED LAND LEASE SURVEY OF

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 45, THE ISAAC HENDRICKS GRANT, AND SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

KEY SHEET



SHEET 6 OF 17

PERRET AND ASSOCIATES, INC.

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LB ~ 6715

F.B. 566; 681 PG. 1-6; 79

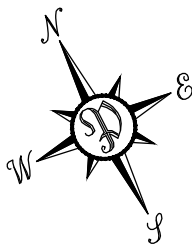
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(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

SEE SHEET 8

↑
RIPARIAN LINE
TO CHANNEL



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

MEAN HIGH WATER
ELEVATION = 0.62 FEET, NAVD 83
AS LOCATED ON 4-22-2024

BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910

POINT OF COMMENCEMENT
PARCELS "A/B", "E", "F", "G"
NORTHWEST CORNER OF
"RIVERWALK PARCEL #1"
AS RECORDED IN OFFICIAL RECORDS
BOOK 19523, PAGE 1444
STATE PLANE COORDINATE #1
FD. #5 REBAR #6715 "PRM"

O.R.B. 12267
PAGE 2446

61.48'
N72°33'56"E
ORB 20519
PAGE 395
TRACT "E"
S73°04'04"E 200.23'
RIP RAP
EXISTING CONC. BULKHEAD

ORB 19523
PAGE 1444
TRACT "E-1"

O.R.B. 20032 ~ PAGE 912

SECTION 45
SECTION 44

SEE SHEET 9

SHEET 7 OF 17

PERRET AND ASSOCIATES, INC.

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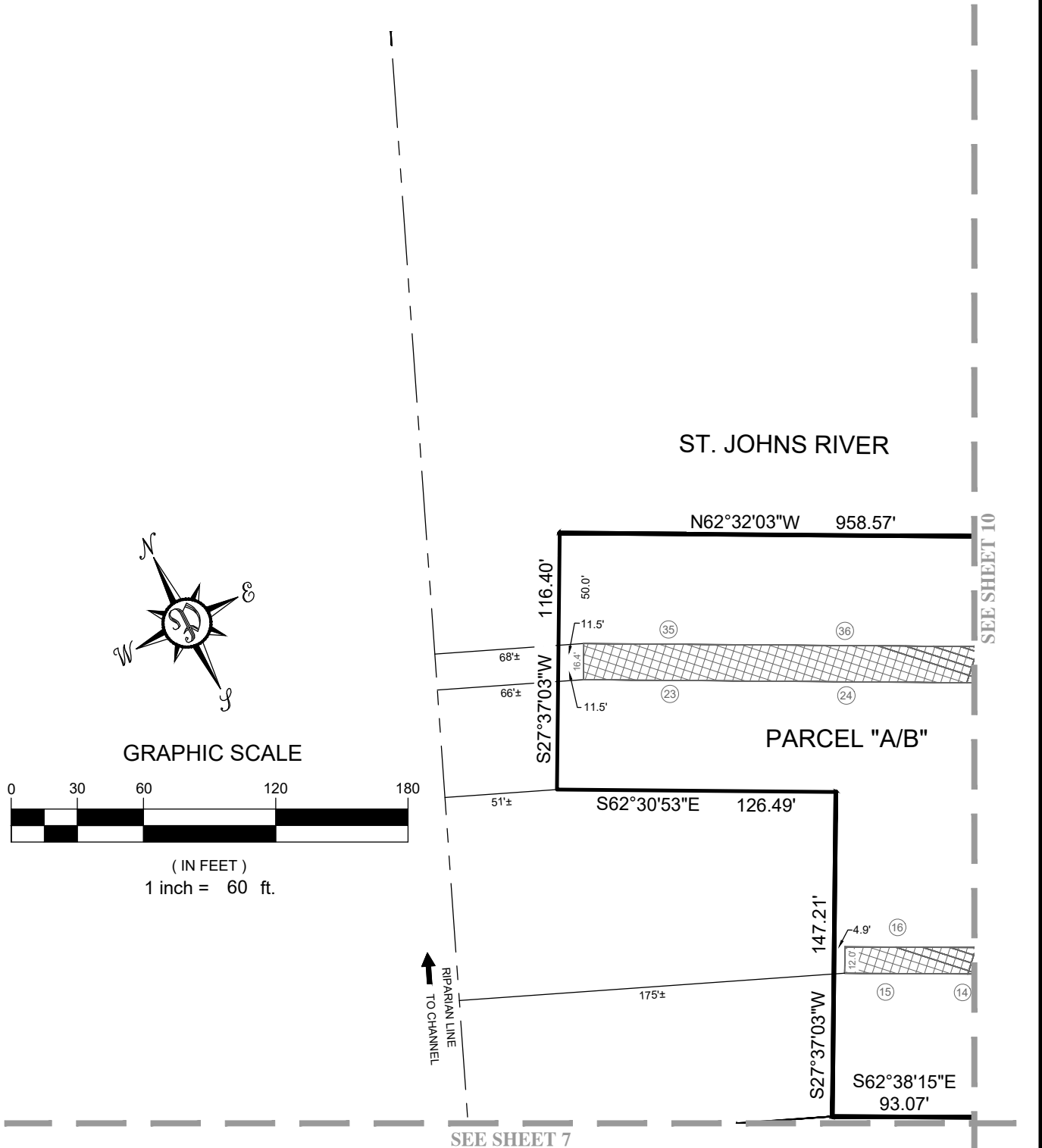
LB ~ 6715

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SHEET 8 OF 17

PERRET AND ASSOCIATES, INC.

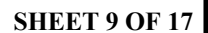
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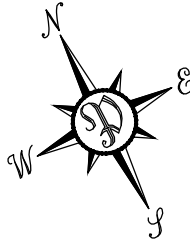
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GRAPHIC SCALE

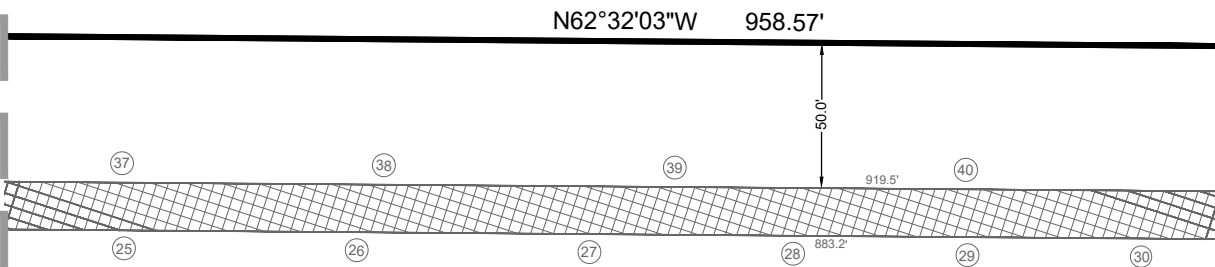


(IN FEET)
1 inch = 60 ft.

SEE SHEET 8

SEE SHEET 12

ST. JOHNS RIVER



PARCEL "A/B"

SEE SHEET 9

SHEET 10 OF 17

PERRET AND ASSOCIATES, INC.

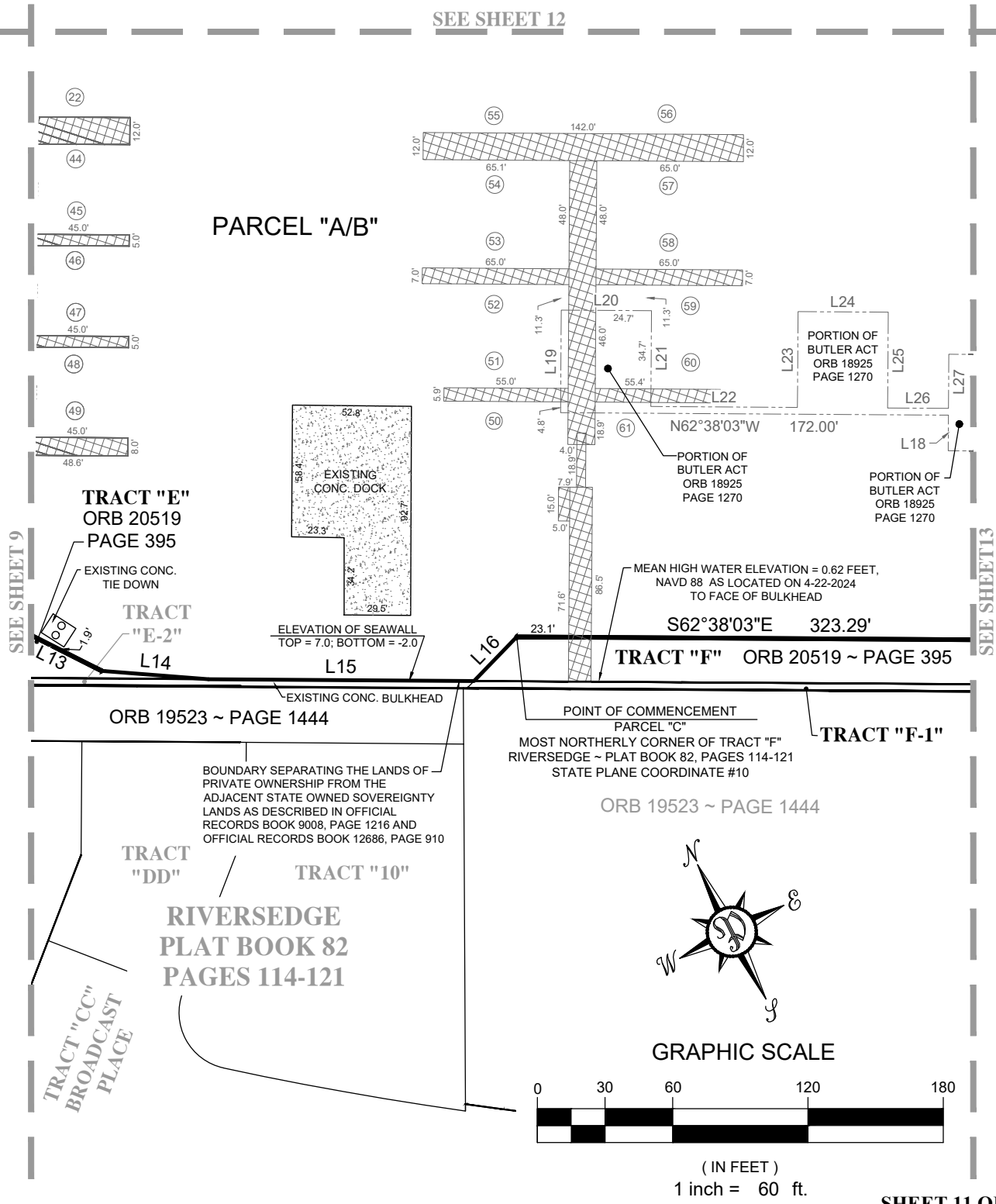
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SEE SHEET 12



SHEET 11 OF 17

PERRET AND ASSOCIATES, INC.

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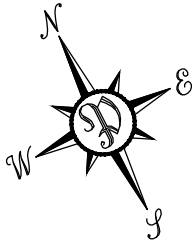
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GRAPHIC SCALE



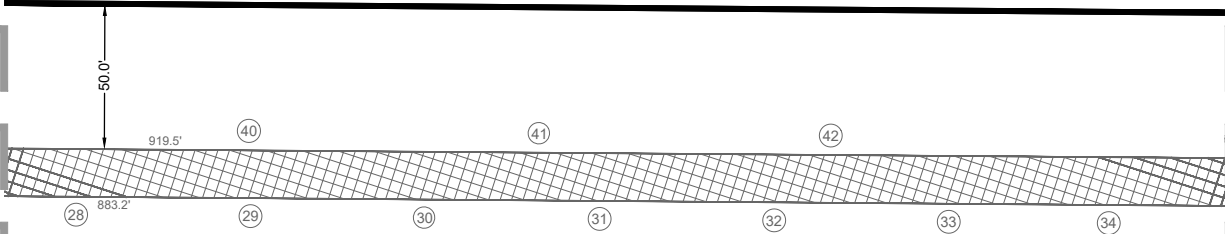
(IN FEET)

1 inch = 60 ft.

ST. JOHNS RIVER

N62°32'03"W 958.57'

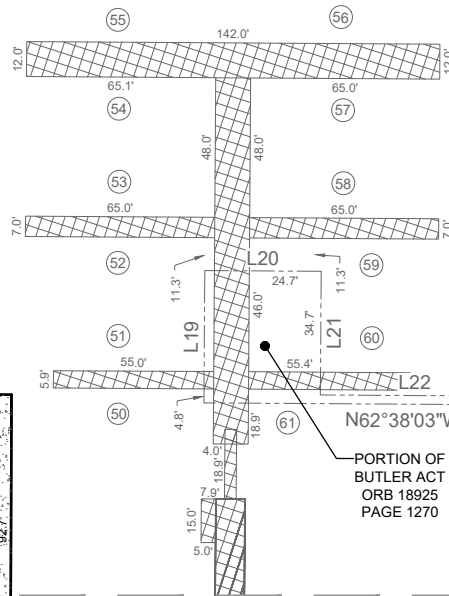
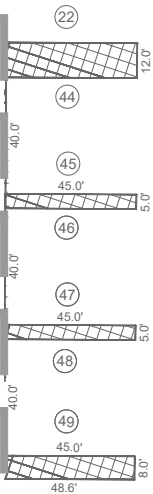
SEE SHEET 10



PARCEL "A/B"

SEE SHEET 13

SEE SHEET 9



SEE SHEET 11

SHEET 12 OF 17

PERRET AND ASSOCIATES, INC.

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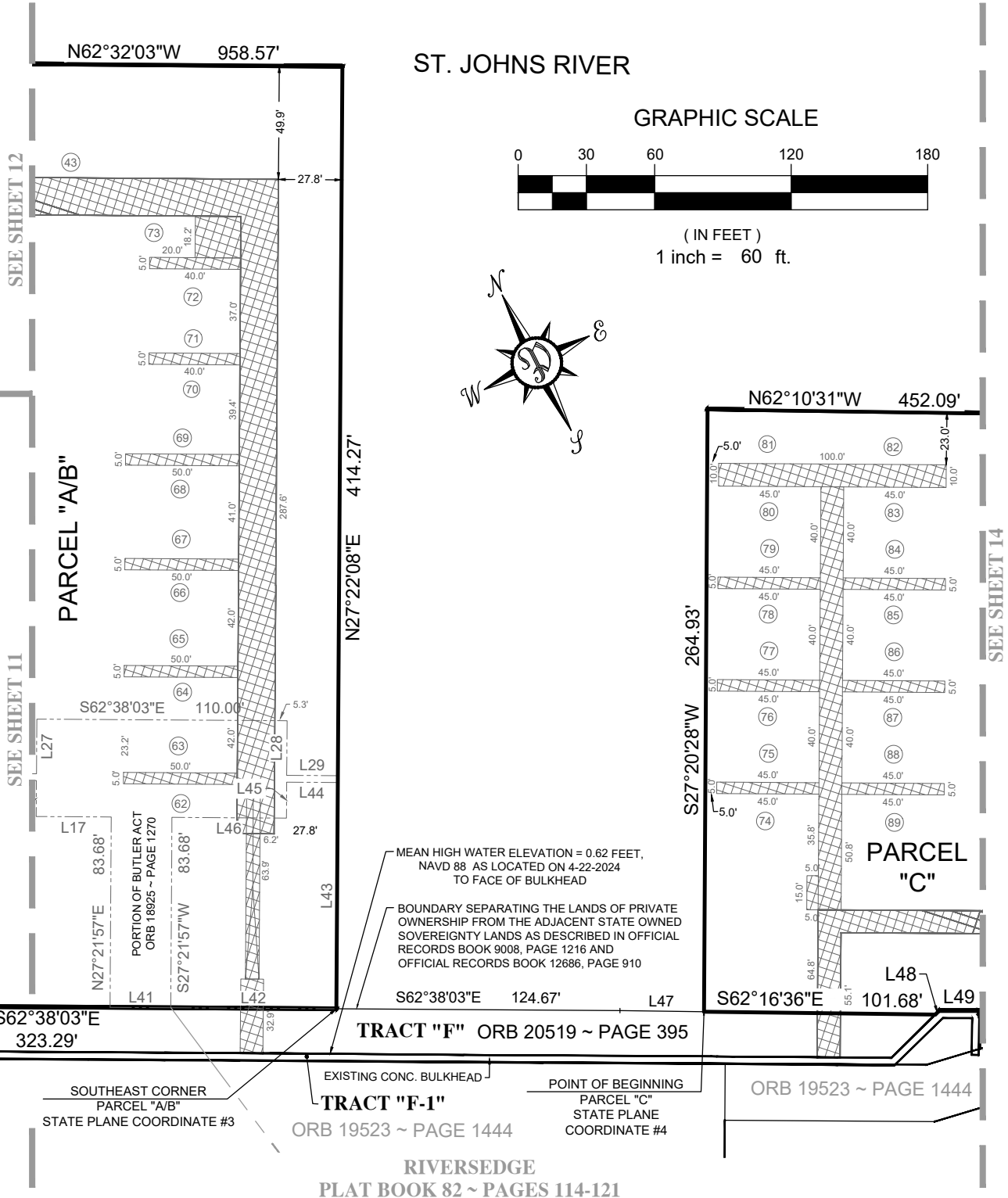
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ATTACHMENT 3A

PAGE 16

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SHEET 13 OF 17

PERRET AND ASSOCIATES, INC.

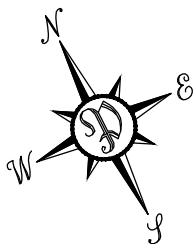
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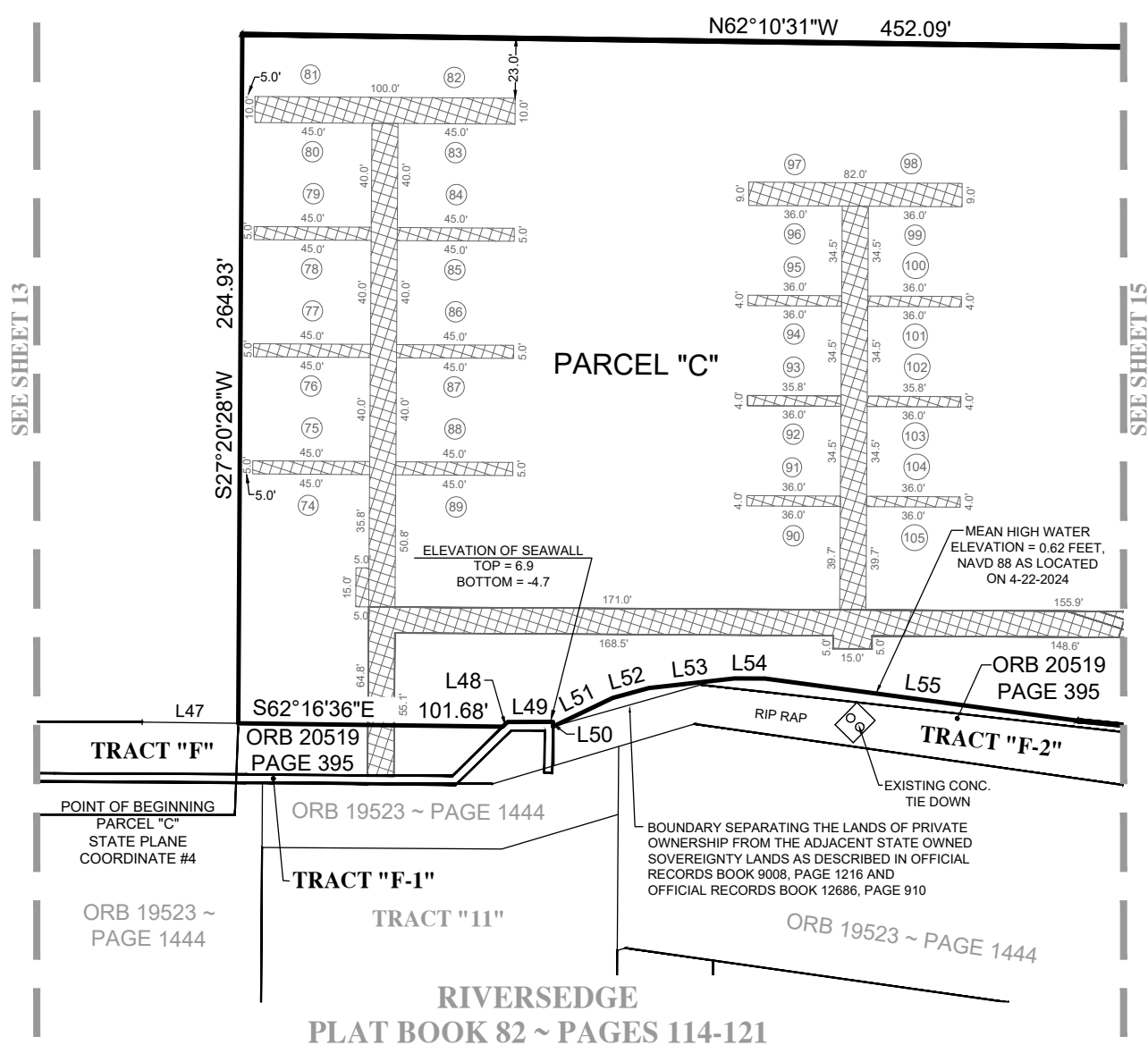
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(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)



(IN FEET)
1 inch = 60 ft.

ST. JOHNS RIVER



SHEET 14 OF 17

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

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ATTACHMENT 3A
PAGE 18

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(SEE SHEETS 1 THROUGH 3 FOR COMPLETE DESCRIPTIONS)

$$1 \text{ inch} = 60 \text{ ft.}$$

N62°10'31"W 452.09'



SEE SHEET 16

SHEET 15 OF 17

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LB ~ 6715

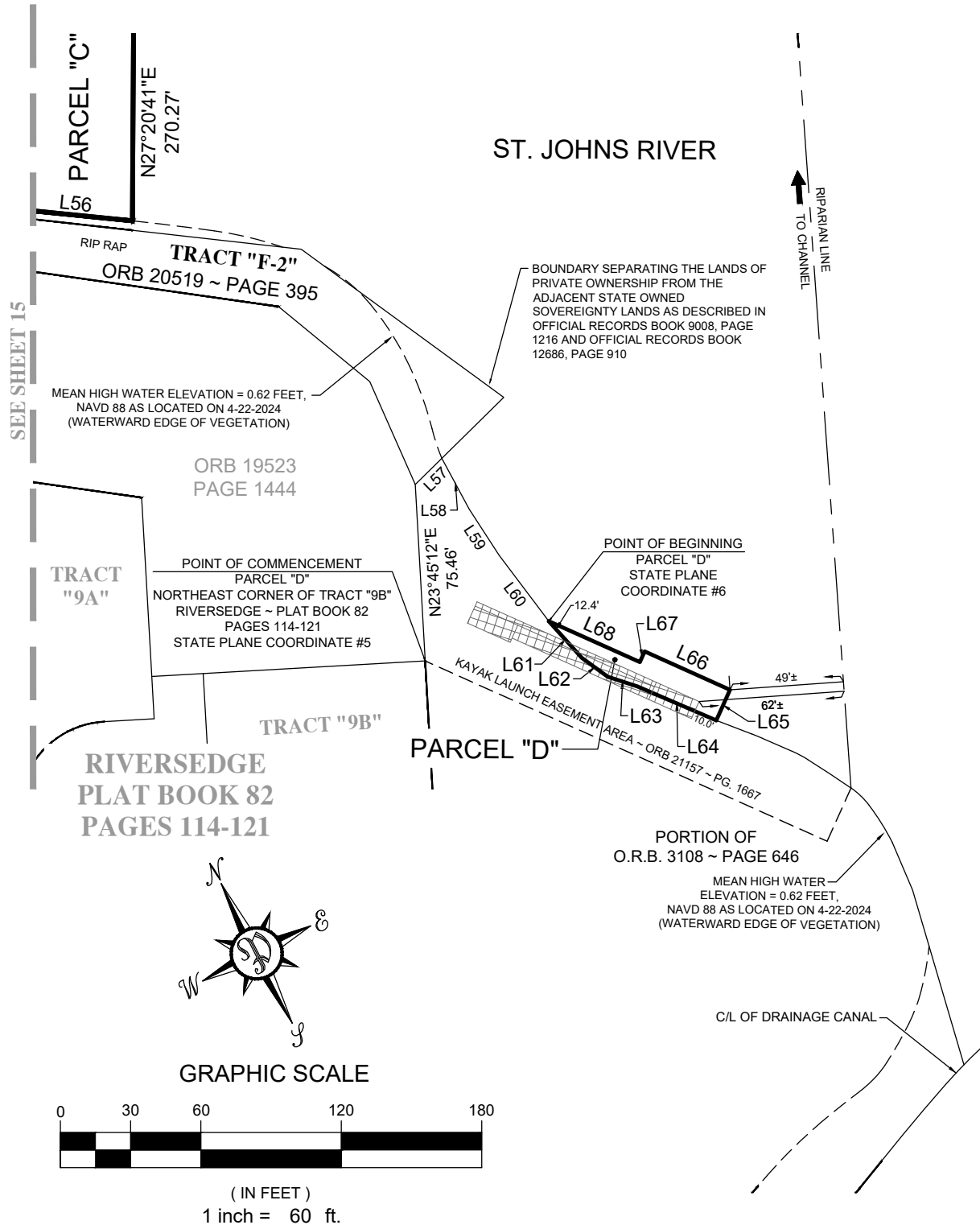
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SHEET 16 OF 17

PERRET AND ASSOCIATES, INC.

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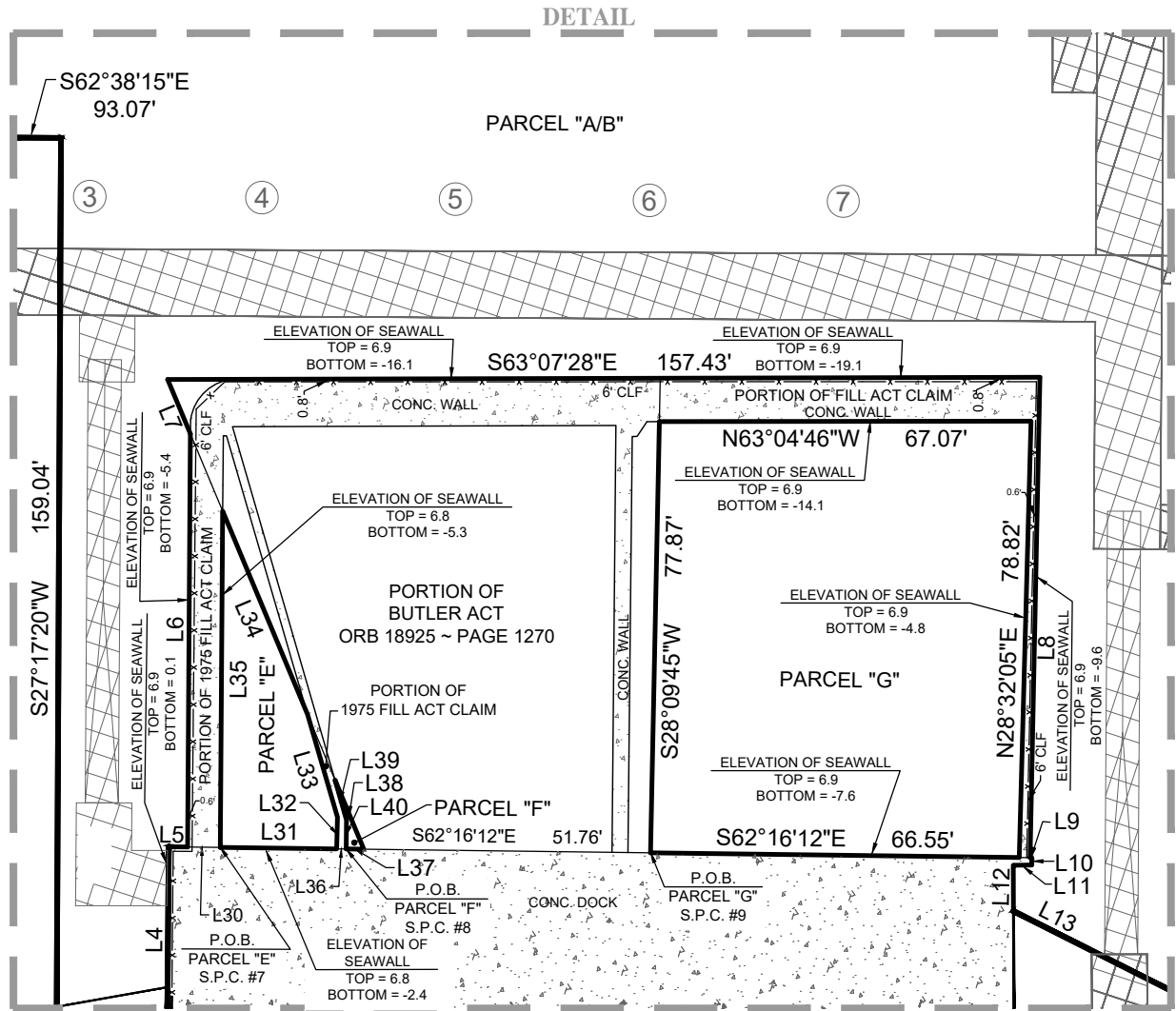
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SHEET 17 OF 17

PERRET AND ASSOCIATES, INC.

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Document Type: Trustees of the Internal Improvement
Trust Fund Instruments [TFI Coversheet]

Link _____ FL-SOLARIS # _____ DM ID# _____

Instrument Desc.	DISCLAIMER						
Instrument #	42071						
Extension	000						
File Number	6602						
Amendment #							
Document Date	8/29/2019						
Original County	DUVAL		Consideration				
Water Body	ST. JOHNS RIVER						
Reservation	No	Reverter	No	Submerged Land	Yes	Restrictions	No
Section(s)	45						
Township(s)	02S						
Range(s)	26E						
Total Area				Area Unit			
Recording County				B:	P:		
Recording County Instrument #							I
BOT File #							
Associated Upland Lease #							
Permit Application #							
Comments:	DISCLAIMER BUTLER ACT ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC						

Date prepped:
9/26/2019

Flip Card:



Land Use Summary #

N/A

The information on this page was collected during the prep phase of scanning and is an aid for data entry.
Please refer to the document for actual information.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

DISCLAIMER

No. 42071(6602-16)

THIS DISCLAIMER made by and between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA as Grantor, and ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC, a Florida limited liability company, as Grantee;

WITNESSETH, that the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida pursuant to the provisions of Section 253.129, Florida Statutes, subject to any inalienable trust under which the State holds such lands, has released, relinquished, surrendered and disclaimed, and by these presents does hereby release, relinquish, surrender, and disclaim to said Grantee, whose address is 2538 River Road, Jacksonville, Florida 32207, its successors and assigns, any and all right, title or interest, in and to the following described parcel of land located in Duval County, Florida, to-wit:

A PART OF SECTION 45, THE ISAAC HENDRICKS GRANT, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF REED, AVENUE A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 02 DEGREES 27 MINUTES 30 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1062.78 FEET; THENCE NORTH 27 DEGREES 38 MINUTES 14 SECONDS EAST, ALONG THE EASTERLY LINE AND NORTHEASTERLY PROJECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 759 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 283.34 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 10 COURSES: COURSE 1, THENCE NORTH 72 DEGREES 33 MINUTES 56 SECONDS EAST, 61.48 FEET; COURSE 2, THENCE SOUTH 73 DEGREES 04 MINUTES 04 SECONDS EAST, 220.55 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 3, THENCE NORTH 27 DEGREES 29 MINUTES 56 SECONDS EAST ALONG SAID EXISTING SEAWALL, 25.35 FEET; COURSE 4, THENCE SOUTH 62 DEGREES 16 MINUTES 12 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 154.29 FEET; COURSE 5, THENCE

SOUTH 17 DEGREES 34 MINUTES 47 SECONDS EAST DEPARTING SAID EXISTING SEAWALL, 23.74 FEET; COURSE 6, THENCE SOUTH 39 DEGREES 24 MINUTES 04 SECONDS EAST, 32.94 FEET; COURSE 7, THENCE SOUTH 50 DEGREES 13 MINUTES 49 SECONDS EAST, 74.57 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 8, THENCE SOUTH 62 DEGREES 32 MINUTES 42 SECONDS EAST ALONG SAID EXISTING SEAWALL, 100.76 FEET; COURSE 9, THENCE NORTH 71 DEGREES 02 MINUTES 59 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 31.40 FEET; COURSE 10, THENCE SOUTH 62 DEGREES 38 MINUTES 03 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 223.83 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, N27°21'57"E, A DISTANCE OF 83.68 FEET; THENCE N62°38'03"W, A DISTANCE OF 33.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 15.81 FEET; THENCE N62°38'03"W, A DISTANCE OF 172.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 45.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 40.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 65.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 40.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 27.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 24.00 FEET; THENCE S62°38'03"E, A DISTANCE OF 110.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 24.00 FEET; THENCE S62°38'03"E, A DISTANCE OF 24.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 40.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 62.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 40.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 45.48 FEET; THENCE N62°38'03"W, A DISTANCE OF 166.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 15.81 FEET; THENCE N62°38'03"W, A DISTANCE OF 50.34 FEET; THENCE S27°21'57"W, A DISTANCE OF 83.68 FEET; THENCE N62°38'03"W, A DISTANCE OF 26.66 FEET TO THE POINT OF BEGINNING.

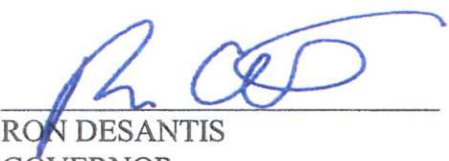
ALSO:

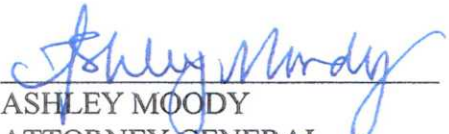
A PART OF SECTION 45, THE ISAAC HENDRICKS GRANT, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

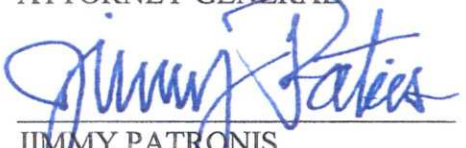
FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF REED AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE N02°27'30"E ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1062.78 FEET; THENCE N27°38'14"E, ALONG THE EASTERLY LINE AND NORTHEASTERLY PROJECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 759 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 283.34 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 4 COURSES: COURSE 1, THENCE N72°33'56"E, 61.48 FEET; COURSE 2, THENCE S73°04'04"E, 220.55 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 3, THENCE N27°29'56"E ALONG SAID EXISTING SEAWALL, 25.35 FEET; COURSE 4, THENCE S62°16'12"E, A DISTANCE OF 35.22 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, N04°20'32"E, A DISTANCE OF 91.96 FEET; THENCE S63°08'37"E, A DISTANCE OF 88.92 FEET; THENCE S28°09'45"W, A DISTANCE OF 85.77 FEET TO SAID LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS; THENCE N62°16'12"W, ALONG LAST SAID LINE, A DISTANCE OF 51.76 FEET TO THE POINT OF BEGINNING

IN TESTIMONY WHEREOF, the members of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA have hereunto subscribed their names and have caused the official seal of said BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA to be hereunto affixed in the City of Tallahassee, Florida, on this the 29th day of August A.D., 2019.

(SEAL)
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE
OF FLORIDA

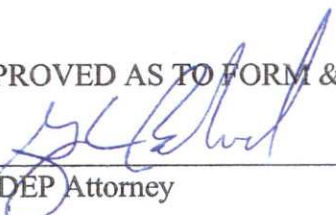

RON DESANTIS
GOVERNOR


ASHLEY MOODY
ATTORNEY GENERAL


JIMMY PATRONIS
CHIEF FINANCIAL OFFICER


NICOLE FRIED
COMMISSIONER OF AGRICULTURE

APPROVED AS TO FORM & LEGALITY

By: 

DEP Attorney

As and Constituting the
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

This Instrument Prepared by
Jody Miller
Department of Environmental
Protection
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000



May 26, 2022

State Land Records (BTLDSR)

Public Land Survey System 2006

1:1,128

0 0.01 0.02 0.04 0.07 mi
0 0.02 0.04 0.07 km

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Map created by Map Direct, powered by Esri.
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MAP SHOWING SPECIFIC PURPOSE SURVEY OF

PARCEL 1

A PART OF SECTION 45, THE ISAAC HENDRICKS GRANT, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF REED AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE N02°27'30"E ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1062.78 FEET; THENCE N27°38'14"E, ALONG THE EASTERLY LINE AND NORTHEASTERLY PROJECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 759 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 283.34 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 4 COURSES: COURSE 1, THENCE N72°33'56"E, 61.48 FEET; COURSE 2, THENCE S73°04'04"E, 220.55 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 3, THENCE N27°29'56"E ALONG SAID EXISTING SEAWALL, 25.35 FEET; COURSE 4, THENCE S62°16'12"E, A DISTANCE OF 3.41 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, S62°16'12"E, A DISTANCE OF 5.91 FEET; THENCE N27°23'17"E, A DISTANCE OF 60.73 FEET; THENCE N04°20'32"E, A DISTANCE OF 15.09 FEET; THENCE S27°23'17"W, A DISTANCE OF 74.59 FEET TO SAID LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE POINT OF BEGINNING.

CONTAINING 400 SQUARE FEET, MORE OR LESS.

PARCEL 2

A PART OF SECTION 45, THE ISAAC HENDRICKS GRANT, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF REED AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE N02°27'30"E ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1062.78 FEET; THENCE N27°38'14"E, ALONG THE EASTERLY LINE AND NORTHEASTERLY PROJECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 759 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 283.34 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 4 COURSES: COURSE 1, THENCE N72°33'56"E, 61.48 FEET; COURSE 2, THENCE S73°04'04"E, 220.55 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 3, THENCE N27°29'56"E ALONG SAID EXISTING SEAWALL, 25.35 FEET; COURSE 4, THENCE S62°16'12"E, A DISTANCE OF 30.30 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, S62°16'12"E, A DISTANCE OF 1.73 FEET; THENCE N27°41'59"E, A DISTANCE OF 5.23 FEET; THENCE N10°50'10"E, A DISTANCE OF 7.52 FEET; THENCE N04°20'32"E, A DISTANCE OF 12.82 FEET; THENCE S10°47'27"W, A DISTANCE OF 19.32 FEET; THENCE S28°36'55"W, A DISTANCE OF 5.71 FEET TO SAID LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE POINT OF BEGINNING.

CONTAINING 29 SQUARE FEET, MORE OR LESS.

PARCEL 3

A PART OF SECTION 45, THE ISAAC HENDRICKS GRANT, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF REED AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE N02°27'30"E ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1062.78 FEET; THENCE N27°38'14"E, ALONG THE EASTERLY LINE AND NORTHEASTERLY PROJECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 759 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 283.34 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE AND THE EASTERLY PROJECTION THEREOF THE FOLLOWING 4 COURSES: COURSE 1, THENCE N72°33'56"E, 61.48 FEET; COURSE 2, THENCE S73°04'04"E, 220.55 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 3, THENCE N27°29'56"E ALONG SAID EXISTING SEAWALL, 25.35 FEET; COURSE 4, THENCE S62°16'12"E, A DISTANCE OF 153.52 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, S62°16'12"E, A DISTANCE OF 1.95 FEET; THENCE N28°09'45"E, A DISTANCE OF 86.76 FEET; THENCE N63°08'50"W, A DISTANCE OF 68.52 FEET; THENCE S28°09'45"W, A DISTANCE OF 7.84 FEET; THENCE S63°04'46"E, A DISTANCE OF 67.07 FEET; THENCE S28°32'05"W, A DISTANCE OF 78.82 FEET TO SAID LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AND THE POINT OF BEGINNING.

CONTAINING 674 SQUARE FEET, MORE OR LESS.

CERTIFIED TO: BOARD OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

ADDED ADDITIONAL NOTES: 2-16-24

(SEE SHEET 2 FOR SKETCH)

SHEET 1 OF 2

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES :

- BEARINGS SHOWN HEREON ARE BASED ON NSRS 2011 FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO CREATE A METES AND BOUNDS DESCRIPTION AROUND A RADIALLY LOCATED INTAKE STRUCTURE ADJACENT TO THE SUBJECT PARCEL.

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
P.O.C. POINT ON CURVE
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
B.R.L. BUILDING RESTRICTION LINE
CLF CHAIN LINK FENCE
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
O/L ON LINE
—x— BREAK LINE

LEGEND

R RADIUS
Δ or D DELTA (CENTRAL ANGLE)
A or L ARC LENGTH
C or CH CHORD
CB CHORD BEARING
(R) LINE RADIAL TO CURVE
A/C AIR CONDITIONER
CONC. CONCRETE
FD. FOUND
I.P. IRON PIPE
(M) MEASURED
(D) DEED
—x— FENCE



2-5-2024

DATE OF DRAWING

NATHAN P. PERRET, FLA. CERT. NO. 6900

LB ~ 6715

F.B. _____ PG. _____

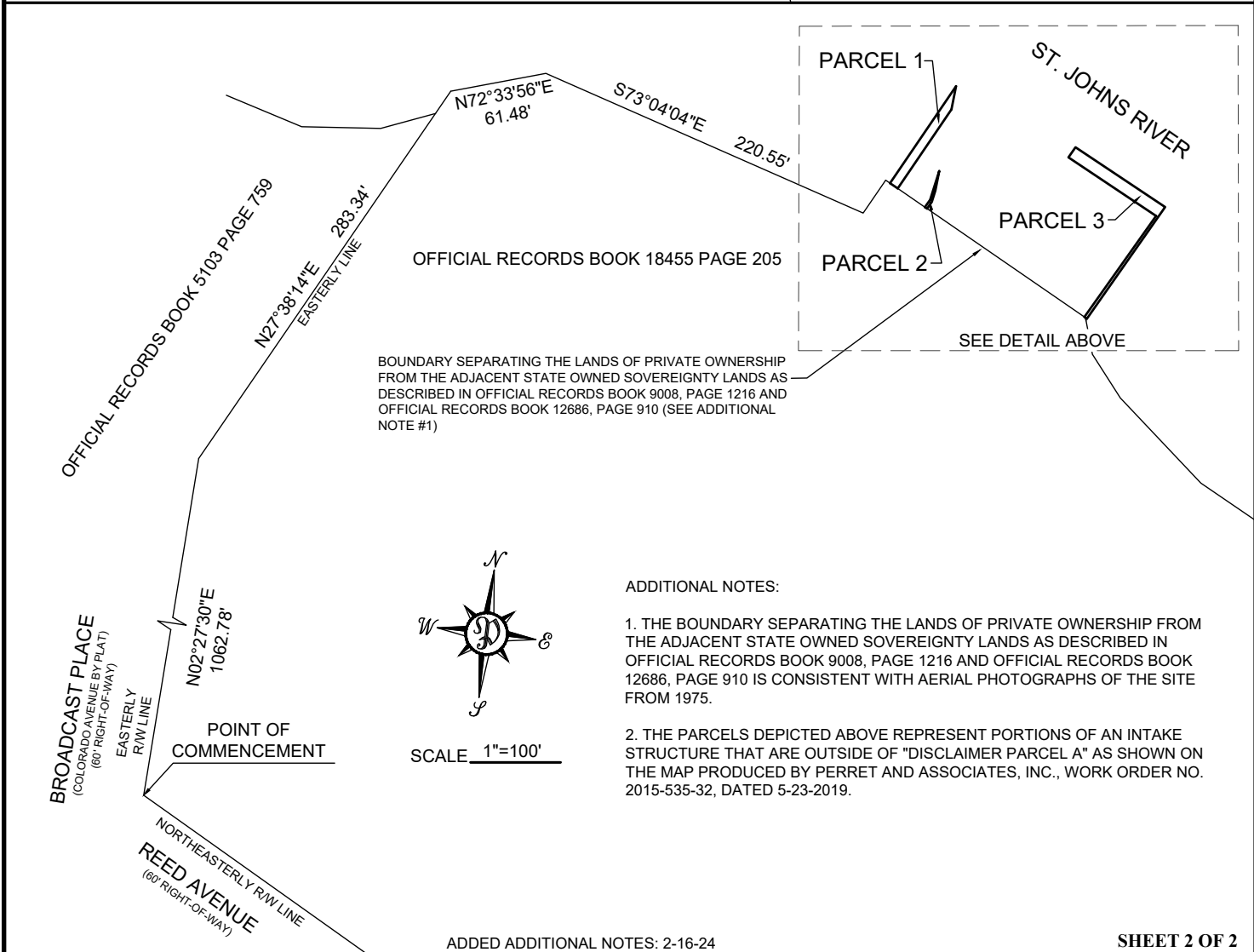
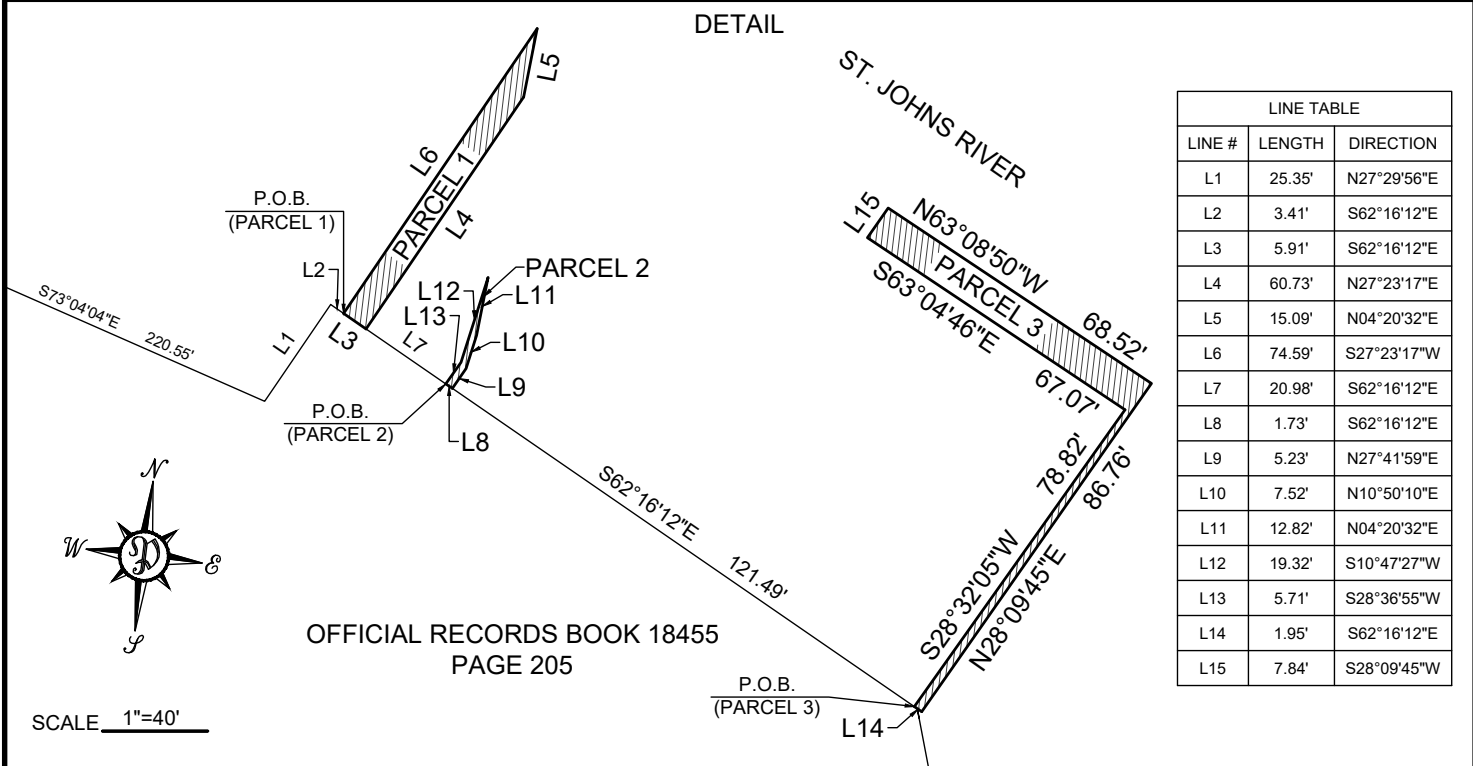
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2015-535-102

ATTACHMENT 3A

PAGE 27

MAP SHOWING SPECIFIC PURPOSE SURVEY OF

A PART OF SECTION 45, THE ISAAC HENDRICKS GRANT, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA
(SEE SHEET 1 FOR LEGAL DESCRIPTION)



PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES :

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P.T. POINT OF TANGENCY
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CLF CHAIN LINK FENCE
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
O/L ON LINE
—x— BREAK LINE

LEGEND

R RADIUS
Δ or D DELTA (CENTRAL ANGLE)
A or L ARC LENGTH
C or CH CHORD
CB CHORD BEARING
(R) LINE RADIAL TO CURVE
A/C AIR CONDITIONER
CONC. CONCRETE
FD. FOUND
I.P. IRON PIPE
(M) MEASURED
(D) DEED
—x— FENCE



LB ~ 6715

2-5-2024

DATE OF DRAWING

F.B. _____ PG. _____

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2015-535-102

MAP SHOWING SPECIFIC PURPOSE SURVEY OF

A PART OF SECTION 45, THE ISAAC HENDRICKS GRANT, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF REED AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 02 DEGREES 27 MINUTES 30 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1062.78 FEET; THENCE NORTH 27 DEGREES 38 MINUTES 14 SECONDS EAST, ALONG THE EASTERLY LINE AND NORTHEASTERLY PROJECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 759 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 283.34 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 10 COURSES: COURSE 1, THENCE NORTH 72 DEGREES 33 MINUTES 56 SECONDS EAST, 61.48 FEET; COURSE 2, THENCE SOUTH 73 DEGREES 04 MINUTES 04 SECONDS EAST, 220.55 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 3, THENCE NORTH 27 DEGREES 29 MINUTES 56 SECONDS EAST ALONG SAID EXISTING SEAWALL, 25.35 FEET; COURSE 4, THENCE SOUTH 62 DEGREES 16 MINUTES 12 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 154.29 FEET; COURSE 5, THENCE SOUTH 17 DEGREES 34 MINUTES 47 SECONDS EAST DEPARTING SAID EXISTING SEAWALL, 23.74 FEET; COURSE 6, THENCE SOUTH 39 DEGREES 24 MINUTES 04 SECONDS EAST, 32.94 FEET; COURSE 7, THENCE SOUTH 50 DEGREES 13 MINUTES 49 SECONDS EAST, 74.57 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 8, THENCE SOUTH 62 DEGREES 32 MINUTES 42 SECONDS EAST ALONG SAID EXISTING SEAWALL, 100.76 FEET; COURSE 9, THENCE NORTH 71 DEGREES 02 MINUTES 59 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 31.40 FEET; COURSE 10, THENCE SOUTH 62 DEGREES 38 MINUTES 03 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 223.83 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, N27°21'57"E, A DISTANCE OF 83.68 FEET; THENCE N62°38'03"W, A DISTANCE OF 33.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 15.81 FEET; THENCE N62°38'03"W, A DISTANCE OF 172.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 45.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 40.00 FEET, THENCE S27°21'57"W, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 65.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 40.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 27.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 24.00 FEET; THENCE S62°38'03"E, A DISTANCE OF 110.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 24.00 FEET; THENCE S62°38'03"E, A DISTANCE OF 24.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 40.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 62.00 FEET; THENCE N27°21'57"E, A DISTANCE OF 42.48 FEET; THENCE S62°38'03"E, A DISTANCE OF 40.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 45.48 FEET; THENCE N62°38'03"W, A DISTANCE OF 166.00 FEET; THENCE S27°21'57"W, A DISTANCE OF 15.81 FEET; THENCE N62°38'03"W, A DISTANCE OF 50.34 FEET; THENCE S27°21'57"W, A DISTANCE OF 83.68 FEET; THENCE N62°38'03"W, A DISTANCE OF 26.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,751 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.35'	N27°29'56"E
L2	154.29'	S62°16'12"E
L3	23.74'	S17°34'47"E
L4	32.94'	S39°24'04"E
L5	74.57'	S50°13'49"E
L6	100.76'	S62°32'42"E
L7	31.40'	N71°02'59"E
L8	223.83'	S62°38'03"E
L9	83.68'	S27°21'57"W
L10	33.00'	N62°38'03"W
L11	15.81'	N27°21'57"E
L12	172.00'	N62°38'03"W
L13	45.48'	N27°21'57"E
L14	40.00'	S62°38'03"E
L15	42.48'	S27°21'57"W
L16	65.00'	S62°38'03"E
L17	42.48'	N27°21'57"E
L18	40.00'	S62°38'03"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	42.48'	S27°21'57"W
L20	27.00'	S62°38'03"E
L21	24.00'	N27°21'57"E
L22	110.00'	S62°38'03"E
L23	24.00'	S27°21'57"W
L24	24.00'	S62°38'03"E
L25	42.48'	N27°21'57"E
L26	40.00'	S62°38'03"E
L27	42.48'	S27°21'57"W
L28	62.00'	S62°38'03"E
L29	42.48'	N27°21'57"E
L30	40.00'	S62°38'03"E
L31	45.48'	S27°21'57"W
L32	166.00'	N62°38'03"W
L33	15.81'	S27°21'57"W
L34	50.34'	N62°38'03"W
L35	83.68'	S27°21'57"W
L36	26.66'	N62°38'03"W

SHEET 1 OF 2
(SEE SHEET 2 FOR SKETCH)

REVISION TO NOTE #4; 6-12-19

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES :

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE AS N02°27'30"E.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO CREATE A METES AND BOUNDS DESCRIPTION AROUND IMPROVEMENTS THAT EXISTED PRIOR TO 1951. ACTUAL FIELD MEASUREMENTS WERE NOT MADE.

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
P.O.C. POINT ON CURVE
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
B.R.L. BUILDING RESTRICTION LINE
CLF CHAIN LINK FENCE
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
O/L ON LINE
—|— BREAK LINE

SCALE 1"=100'

5-15-19

DATE OF DRAWING

LEGEND

R RADIUS
Δ or D DELTA (CENTRAL ANGLE)
A or L ARC LENGTH
C or CH CHORD
CB CHORD BEARING
(R) LINE RADIAL TO CURVE
A/C AIR CONDITIONER
CONC. CONCRETE
FD. FOUND
I.P. IRON PIPE
(M) MEASURED
(D) DEED
—x— FENCE



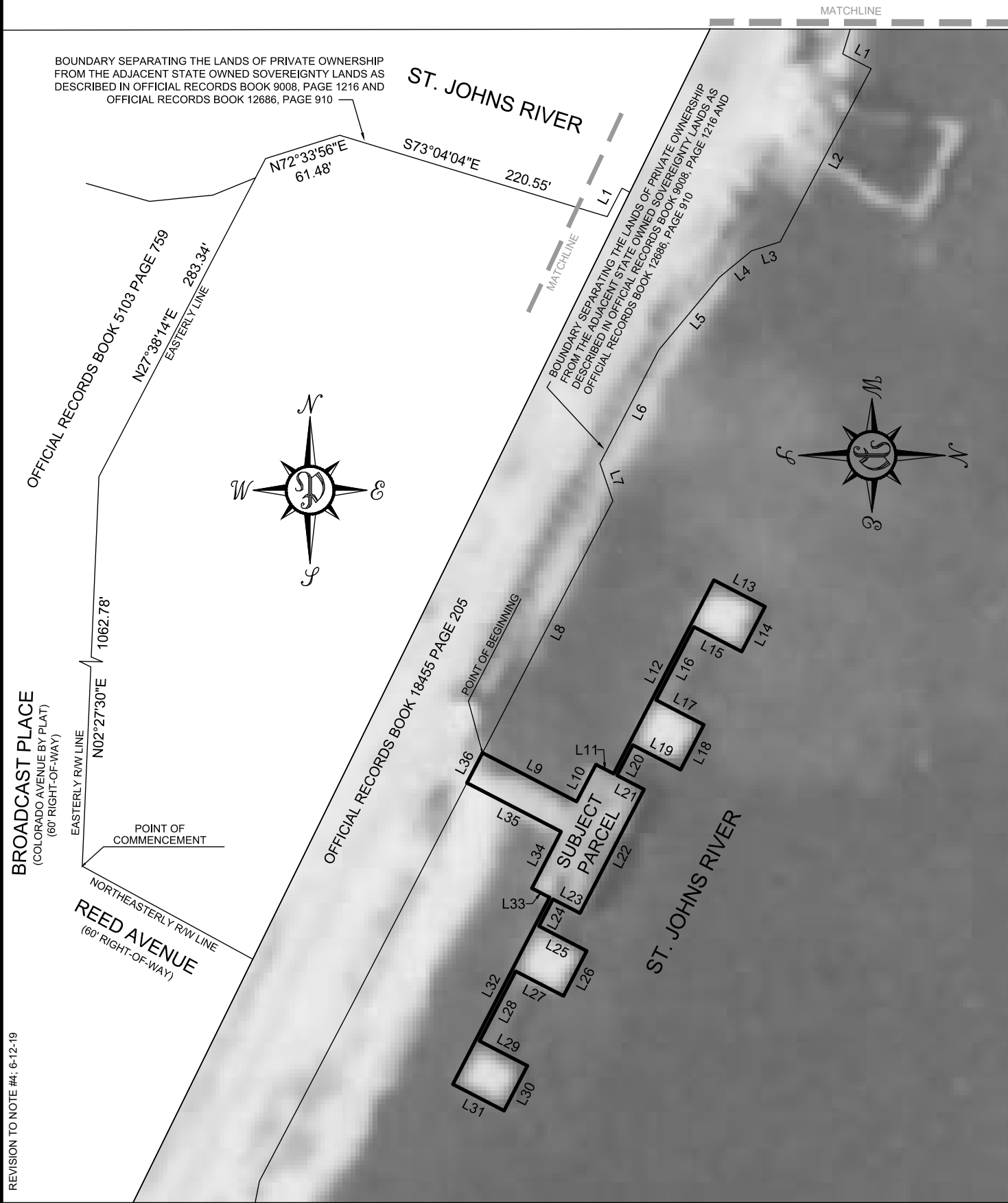
LB ~ 6715

F.B. _____ PG. _____

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2015-535-31

MAP SHOWING SPECIFIC PURPOSE SURVEY OF

SHEET 2 OF 2
(SEE SHEET 1 FOR DESCRIPTION)



PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

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P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
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R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
O/L	ON LINE
—x—	BREAK LINE

SCALE 1"=100'

5-15-19

DATE OF DRAWING

LEGEND

R	RADIUS
Δ or D	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
(R)	LINE RADIAL TO CURVE
A/C	AIR CONDITIONER
CONC.	CONCRETE
FD.	FOUND
I.P.	IRON PIPE
(M)	MEASURED
(D)	DEED
—x—	FENCE



LB ~ 6715

F.B. _____ PG. _____

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2015-535-31