MAP SHOWING SKETCH AND DESCRIPTION
OF
BEING A PORTION OF
SECTIONS 13 AND 24
TOWNSHIP 8 SOUTH, RANGE 27 EAST
AND A PORTION OF
SECTIONS 18 AND 19
TOWNSHIP 8 SOUTH, RANGE 28 EAST
ALL IN ST. JOHNS COUNTY, FLORIDA

PARCEL 2

A parcel of land, being a portion of Section 19, Township 8 South, Range 28 East and being a portion of Section 24, Township 8 South, Range 27 East, all in St. Johns County, Florida and being more particularly described as follows:

Begin at the Southeast corner of Section 19, Township 8 South, Range 28 East, St. Johns County, Florida; thence on the South line of said Section 19, thence S 89°14'56" W, a distance of 4338.77 feet to a point on the Mean High Water Line of the St. Johns River said point being referred to as reference point "A"; thence departing said South line and on said Mean High Water Line for the next courses, Northwesterly, a distance of 1340 feet more or less; thence Northeasterly, a distance of 2116 feet more or less; thence Southwesterly, a distance of 2380 feet more or less; thence Northwesterly, a distance of 1367 feet more or less to the Southeast corner of those lands described in Official Record 814, Page 1074 of the Public Records of St. Johns County, Florida said point having a tie line of, N 38°18'33" W, a distance of 2599.96 feet from said reference point "A"; thence departing said Mean High Water Line and on the Easterly line of said lands and the Northerly prolongation thereof for the next 2 courses, N 02°59'09" E, a distance of 155.26 feet; thence N 18°52'40" E, a distance of 2833.63 feet to a point on the Southerly Right of Way line of County Road No. 13 (66 foot Maintained Right of Way, no Right of Way Map found in this area); thence departing said Easterly line Northerly prolongation and on said Southerly Right of Way line for the next 3 courses, S 77°15'10" E, a distance of 236.39 feet to the beginning of a curve, concave Northeast, having a radius of 6383.00 feet and a central angle of 5°57'57"; thence on the arc of said curve a distance of 664.63 feet said arc being subtended by a chord which bears S 80°14'09" E, a distance of 664.33 feet to the curves end; thence S 83°13'07" E, a distance of 4099.74 feet to a point on the East line of the aforesaid Section 19; thence departing said Southerly Right of Way line and on said East line, S 01°01'14" E, a distance of 4171.46 feet to the Point of Beginning.

Together with an Island within that certain unnamed Creek or Tributary of the St. Johns River in Section 19, Township 8 South, Range 28 East, St. Johns County, Florida which lie above the Mean High Water Line of said unnamed Creek and being more particularly described as follows:

A parcel of land, being a portion of Section 19, Township 8 South, Range 28 East, St. Johns County, Florida:

Commence at the Southeast corner of Section 19, Township 8 South, Range 28 East, St. Johns County, Florida; thence on the South line of said Section 19, S 89°14'56" W, a distance of 3683.56 feet; thence departing said South line, N 00°45'04" W, a distance of 1533.46 feet to an Island within that certain unnamed Creek or Tributary of the St. Johns River and the Point of Beginning; thence on the Mean High Water Line of said Island for the next 6 courses, S 61°54'36" W, a distance of 122.93 feet; thence N 59°54'11" W, a distance of 82.48 feet; thence N 03°08'34" W, a distance of 47.58 feet; thence N 64°36'08" E, a distance of 38.22 feet; thence S 81°44'09" E, a distance of 70.72 feet; thence S 64°27'41" E, a distance of 86.33 feet to the Point of Beginning.

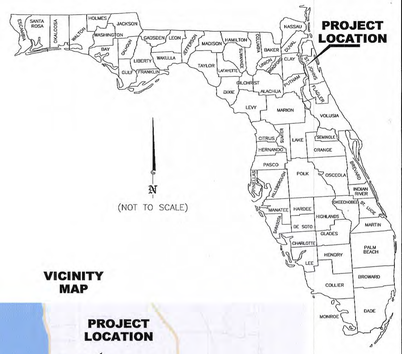
Together with:

PARCEL A

A parcel of land, being a portion of Section 18, Township 8 South, Range 28 East and being a portion of Section 13, Township 8 South, Range 27 East, all in St. Johns County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Section 18, Township 8 South, Range 28 East, St. Johns County, Florida; thence on the North line of said Section 18 for the next 2 courses, S 88°58'25" W, a distance of 2652.25 feet; thence S 89°42'29" W, a distance of 532.19 feet to the Northwest corner of said Section 18; thence departing said North line and on the Northwesterly line of said Section 18, S 57°53'19" W, a distance of 1625.89 feet to the Point of Beginning; thence departing said Northwesterly line, S 14°39'22" W, a distance of 3522.77 feet to a point on the Easterly prolongation of the North line of those lands described in Deed Book 148, Page 191 of the Public Records of St. Johns County, Florida; thence on said Easterly prolongation of the North line and on said North line, N 77°09'18" W, a distance of 350.41 feet to a point; thence departing said North line, N 15°25'49" E, a distance of 2579.68 feet to a point on the aforesaid Northwesterly line of Section 18; thence on said Northwesterly line, N 57°53'19" E, a distance of 1335.97 feet to the Point of Beginning.

Less and except those lands that lie below Mean High Water Line of McCullough Creek.



VICINITY MAP

ACREAGE TABLE	
PARCEL 2	542.62 ACRES±
PARCEL A	65.12 ACRES±
LESS McCULLOUGH CREEK	7.63 ACRES±
TOTAL	600.11 ACRES±

SURVEYORS NOTES:

1.) THIS SKETCH AND DESCRIPTION DOES NOT PURPORT TO REPRESENT A BOUNDARY OR MEAN HIGH WATER SURVEY.

2.) DISTANCES AND COMPUTED ACREAGE REFER TO GROUND UNITS AND ARE MEASURED IN FEET.

3.) BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT AND ARE BASED ON TIDAL CONTROL STATION: 872 0625 RACY POINT. THE BEARING BASE BEING THE MONUMENTED NORTH LINE OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 28 EAST, SAID MONUMENTED LINE HAVING A GRID BEARING OF S 88°58'25" E AS PER BOUNDARY AND MEAN HIGH WATER LINE SURVEY BY THIS FIRM, W.O. NO. D-16-232, DATED: 02/16/2017.

4.) SOURCES OF INFORMATION:
* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 13, SECTION 78070-2510
* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 13, SECTION 78070-2511
* BOUNDARY SURVEY BY ST. JOHNS SURVEY COMPANY, PROJECT NO. 149-001, DATED: 12/08/1988
* BOUNDARY SURVEY BY THIS FIRM W.O. NO.: D-05-544, DATED: 12/18/2005
* BOUNDARY SURVEY BY THIS FIRM W.O. NO.: D-05-187, DATED: 05/17/2005
* BOUNDARY AND MEAN HIGH WATER LINE SURVEY BY L.D. BRADLEY LAND SURVEYORS, W.O. NO. D-16-232, DATED: 02/16/2017.

RICHARD J. JENKINS, DATED 03/29/2017
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 1 FOR GENERAL NOTES AND DESCRIPTIONS
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 AND 2

REVISED: 04/04/2017 TO COMBINE DESCRIPTIONS PARCEL A, B, C & D INTO ONE, PARCEL A

W.O. NO.: D-16-232 SKETCH

SHEET 1 OF 2

LD BRADLEY LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

L. D. BRADLEY LAND SURVEYORS
5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 16-232	SURVEY DATE: 03/13/2017	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 16232 SKETCH.DWG	FB 1061, 1083, 1084