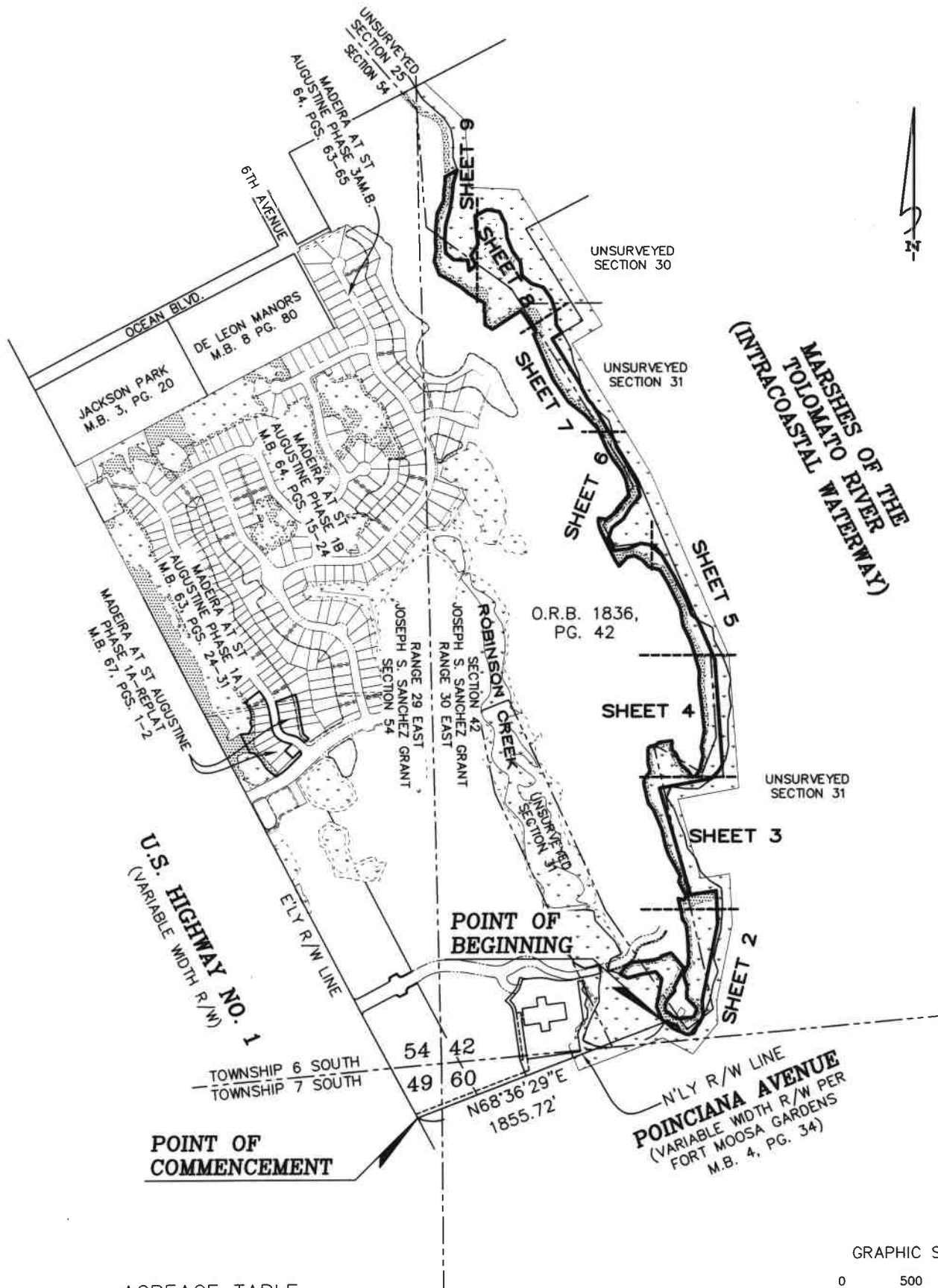


MAP SHOWING

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, A PORTION OF THE UNSURVEYED SECTION 30, AND A PORTION OF THE UNSURVEYED SECTION 31, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA



ACREAGE TABLE

UPLANDS = 8.04± ACRES
WETLANDS = 16.71± ACRES
TOTAL = 24.75± ACRES

GRAPHIC SCALE



(IN FEET)
1" = 1000'

REVISION: UPDATE EASEMENT (08-25-16 WO: 2016-428-2)
CONSERVATION EASEMENT NO. 3

SHEET 1 OF 13

JOB NO. 2016-428 CE-3

DRAFTER GCC

DATE 07/25/2016

SCALE 1"=1000'

CHECKED BY: *Gcc*

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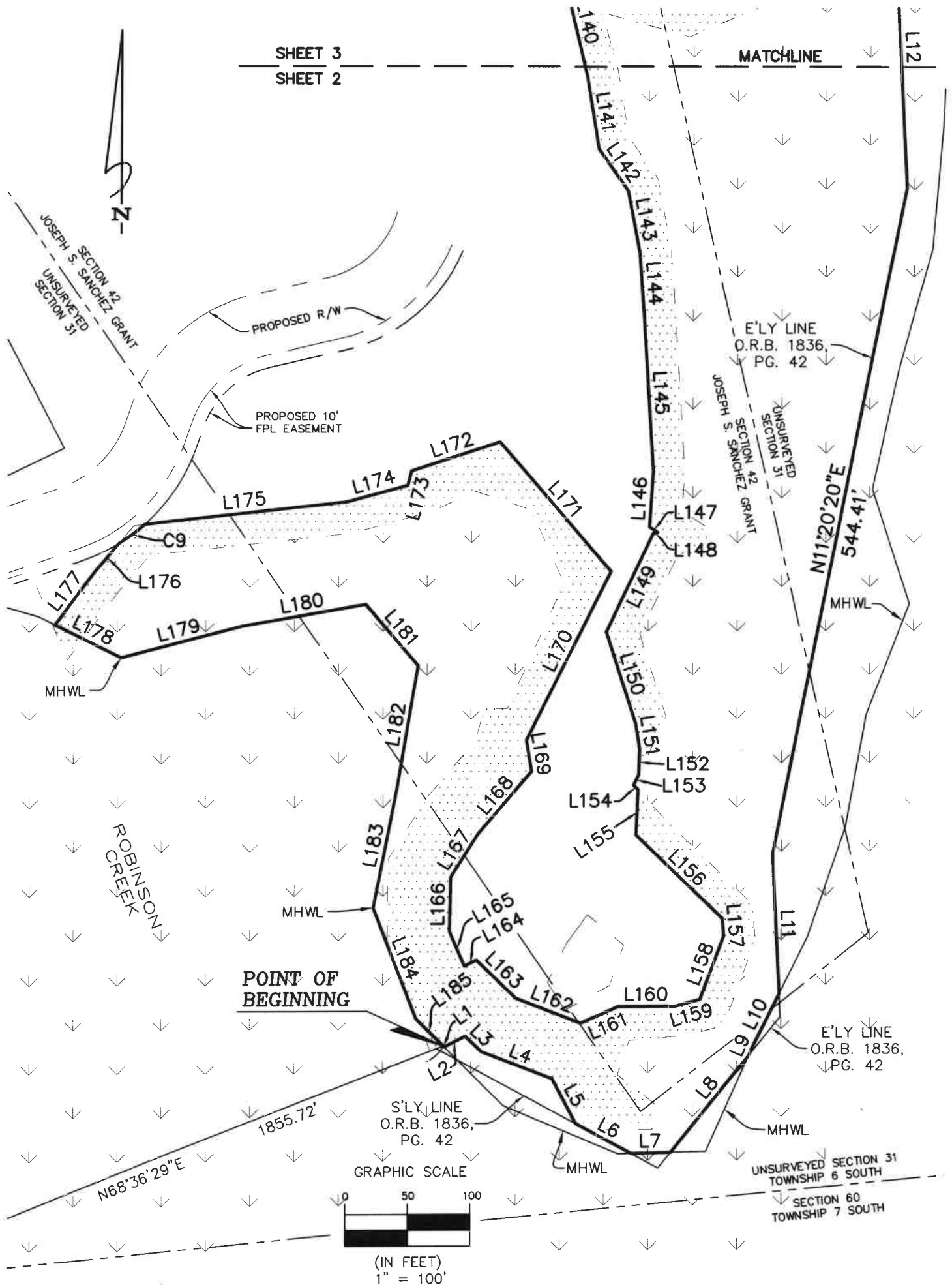
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GREGORY B. CLARY, P.S.M. CERT. NO. 3377



MAP SHOWING

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CONSERVATION EASEMENT NO. 3

SHEET 2 OF 13

JOB NO. 2016-428 CE-3

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DATE 07/25/2016

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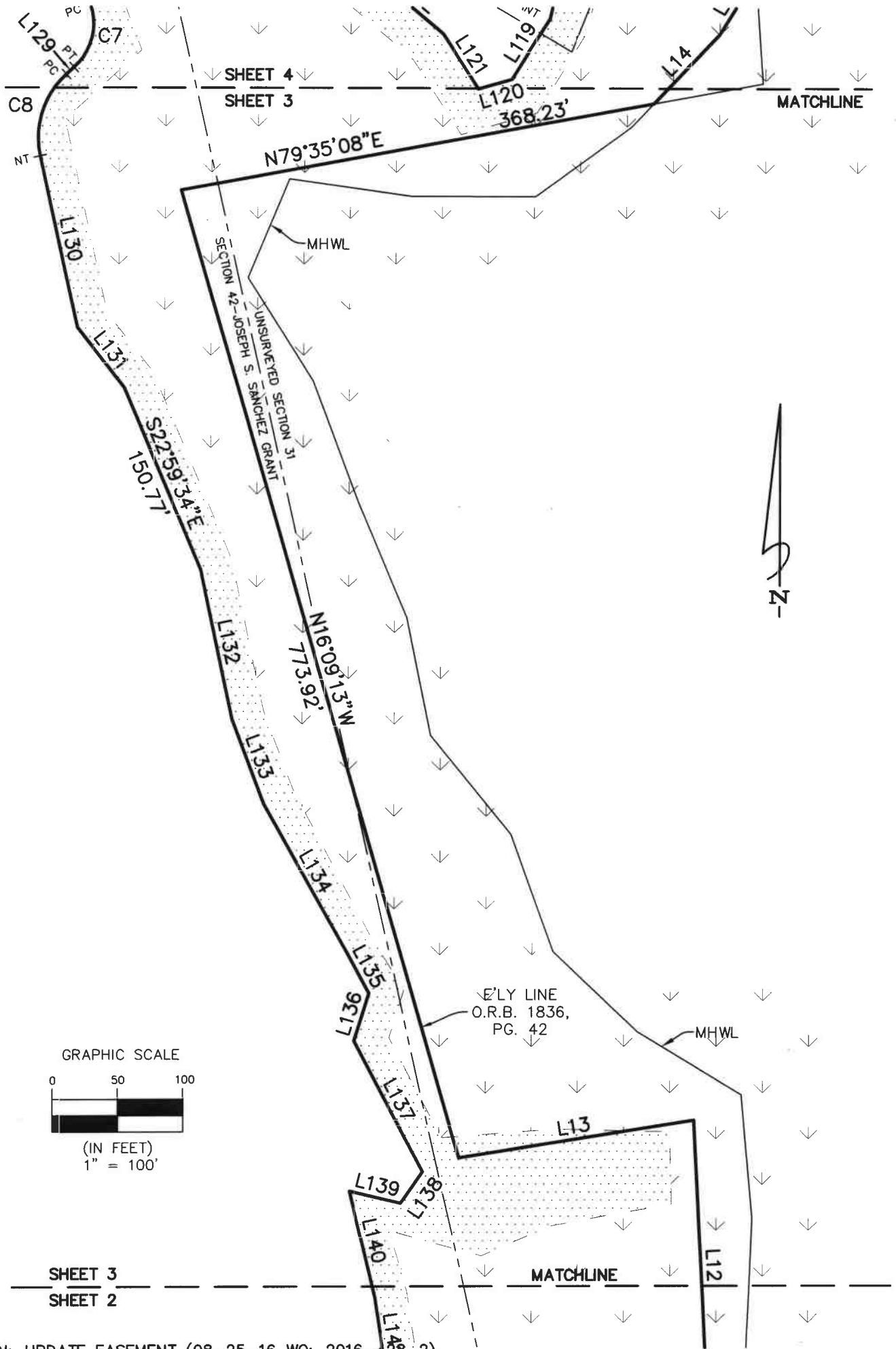
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WWW.CLARYASSOC.COM

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SHEET 3 OF 13

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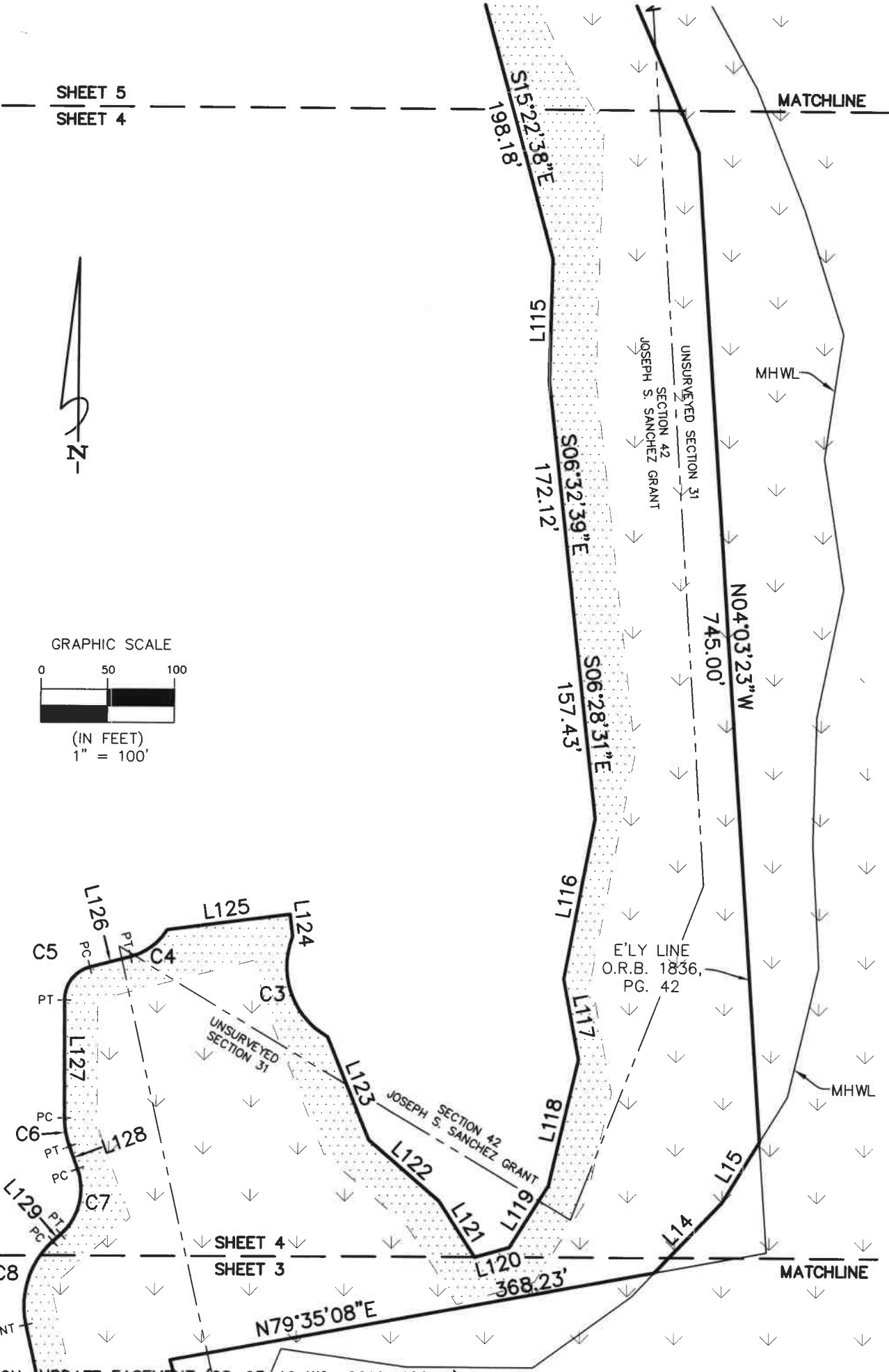
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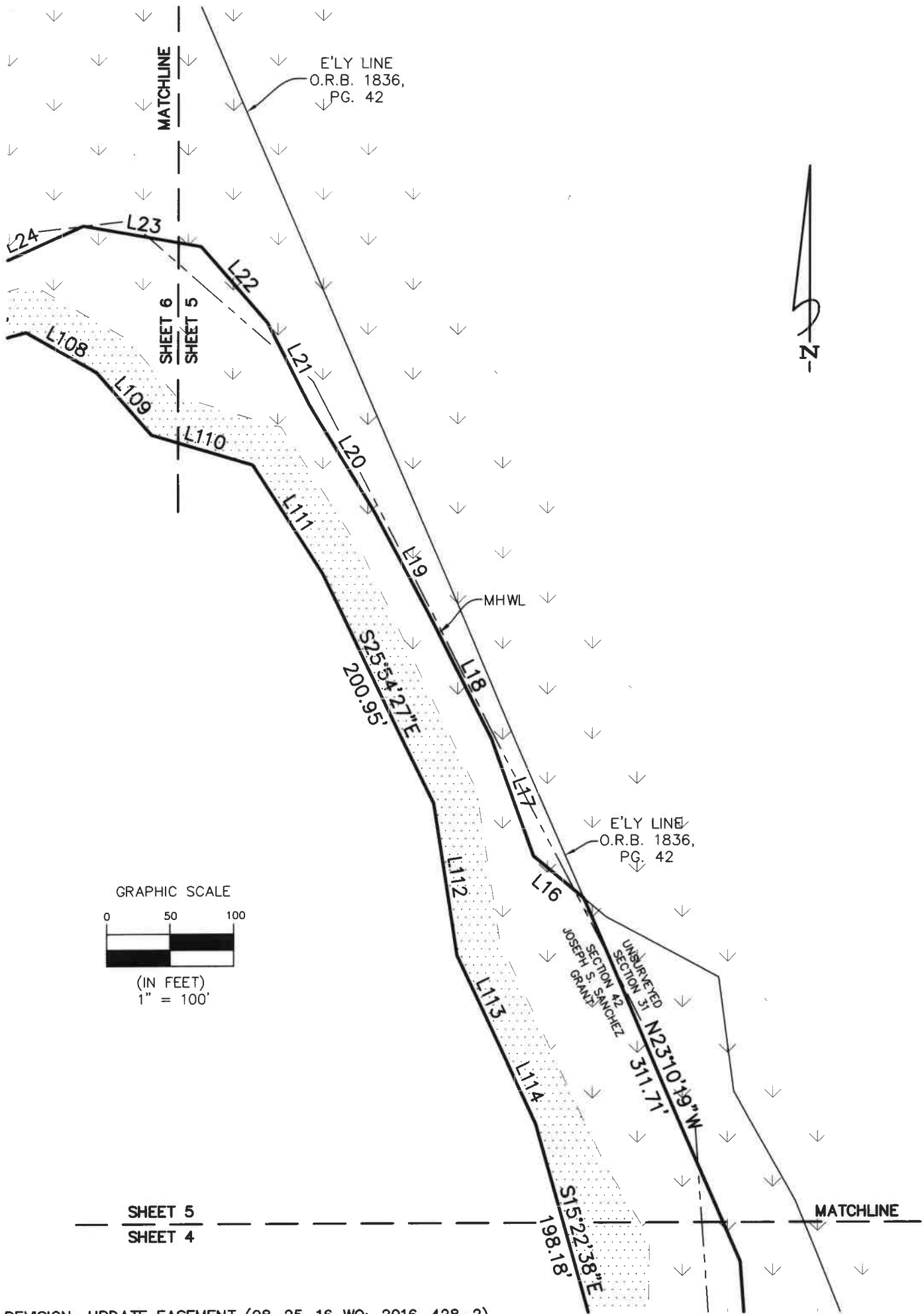
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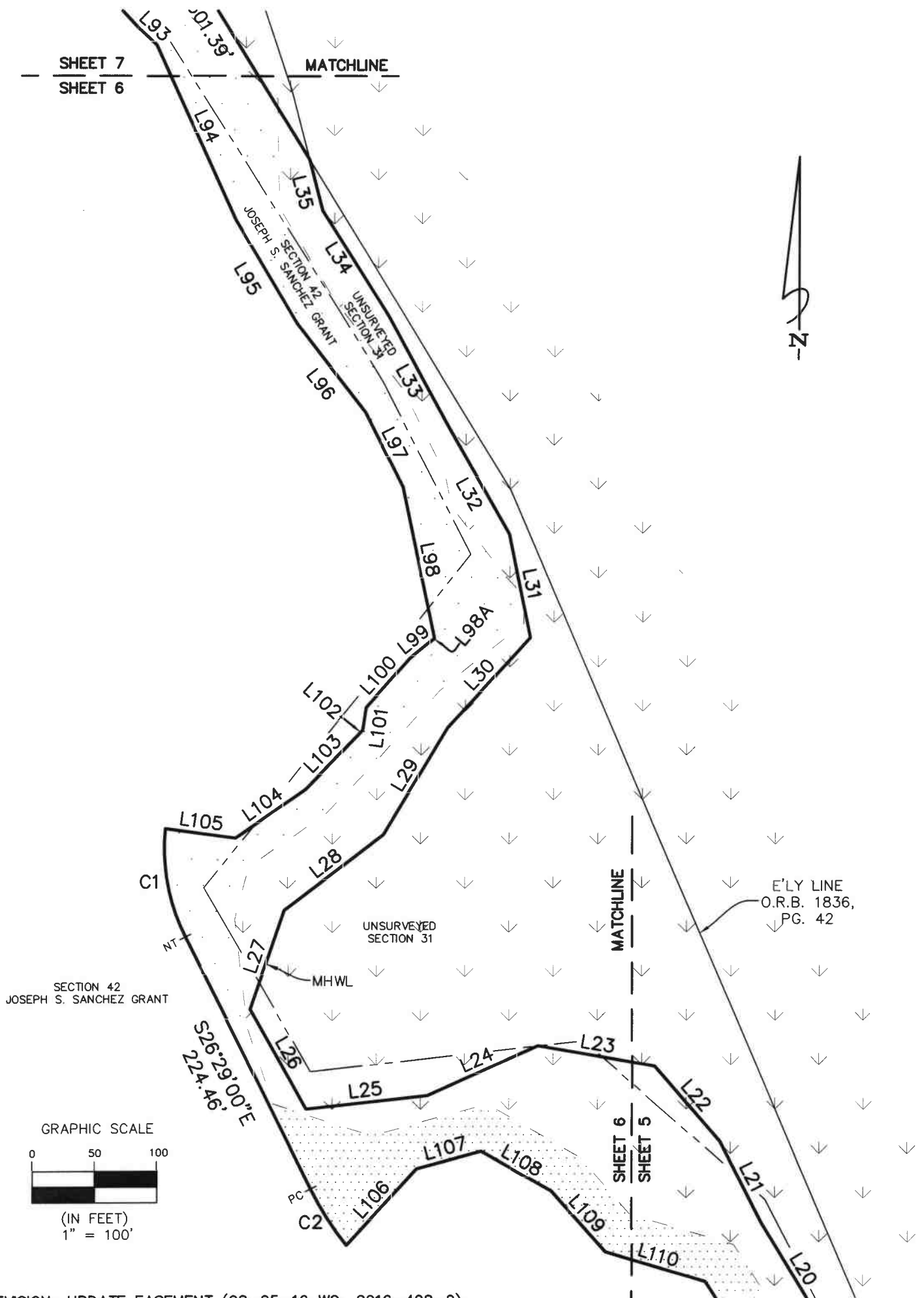
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SHEET 6 OF 13

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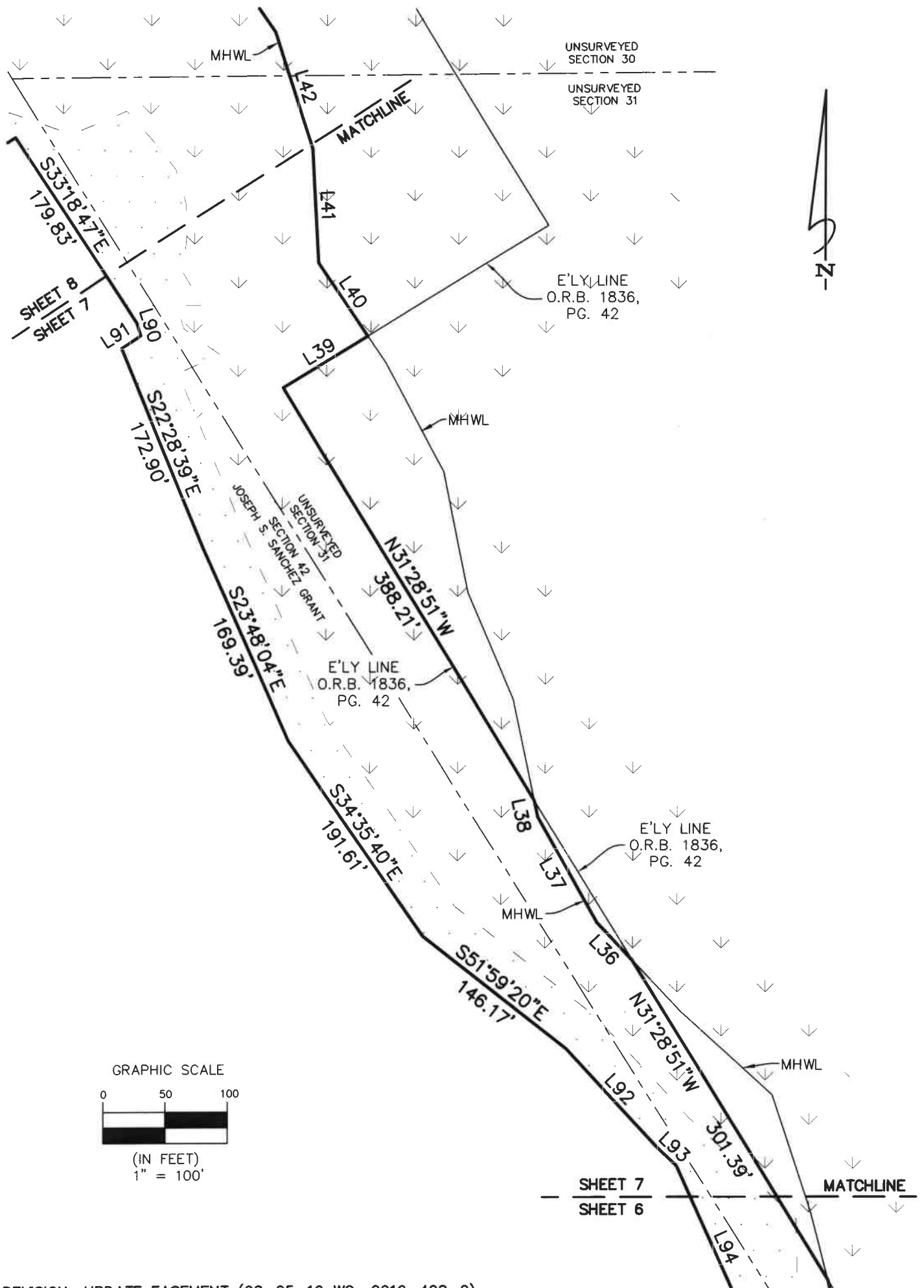
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SHEET 7 OF 13

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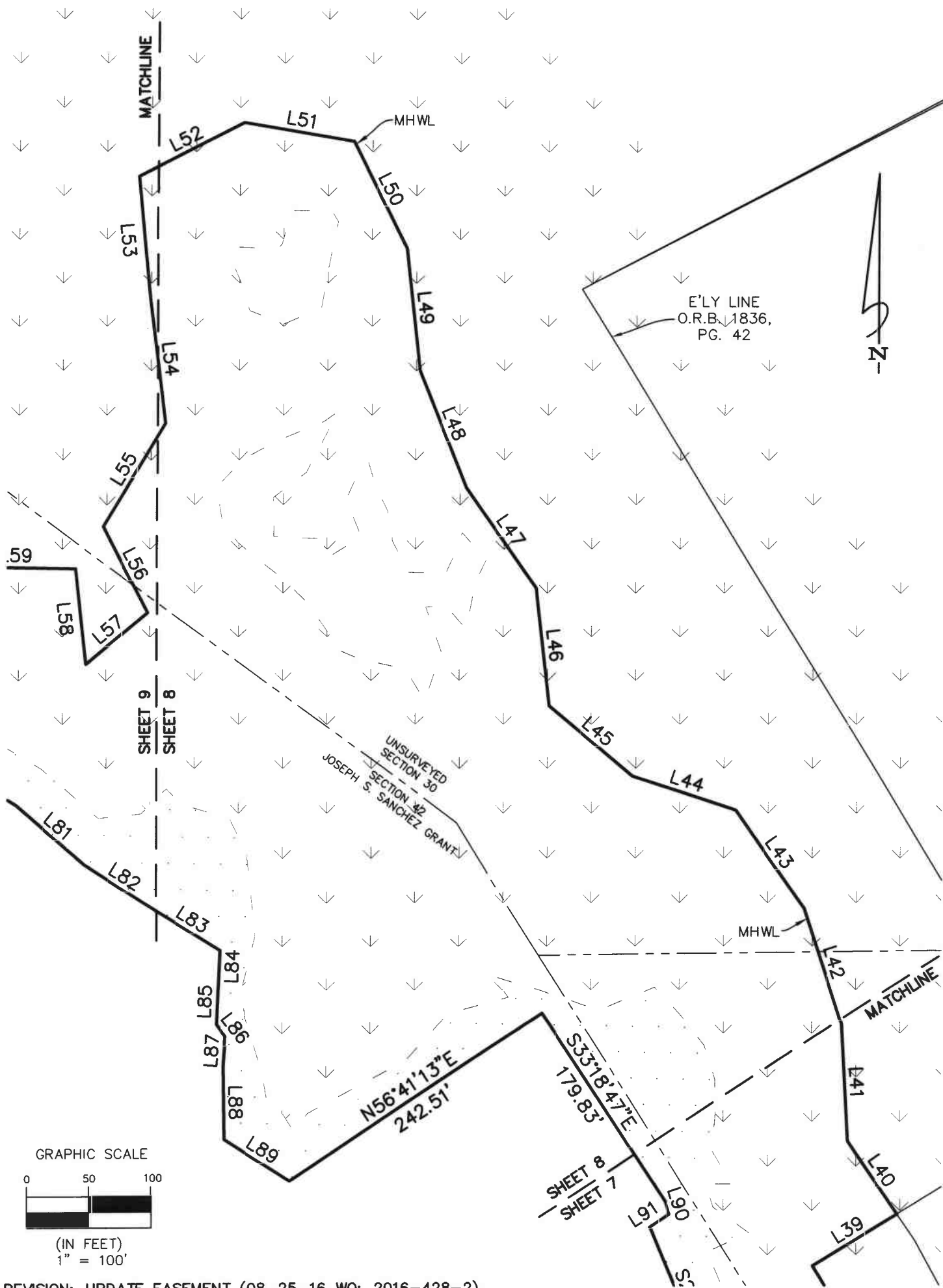
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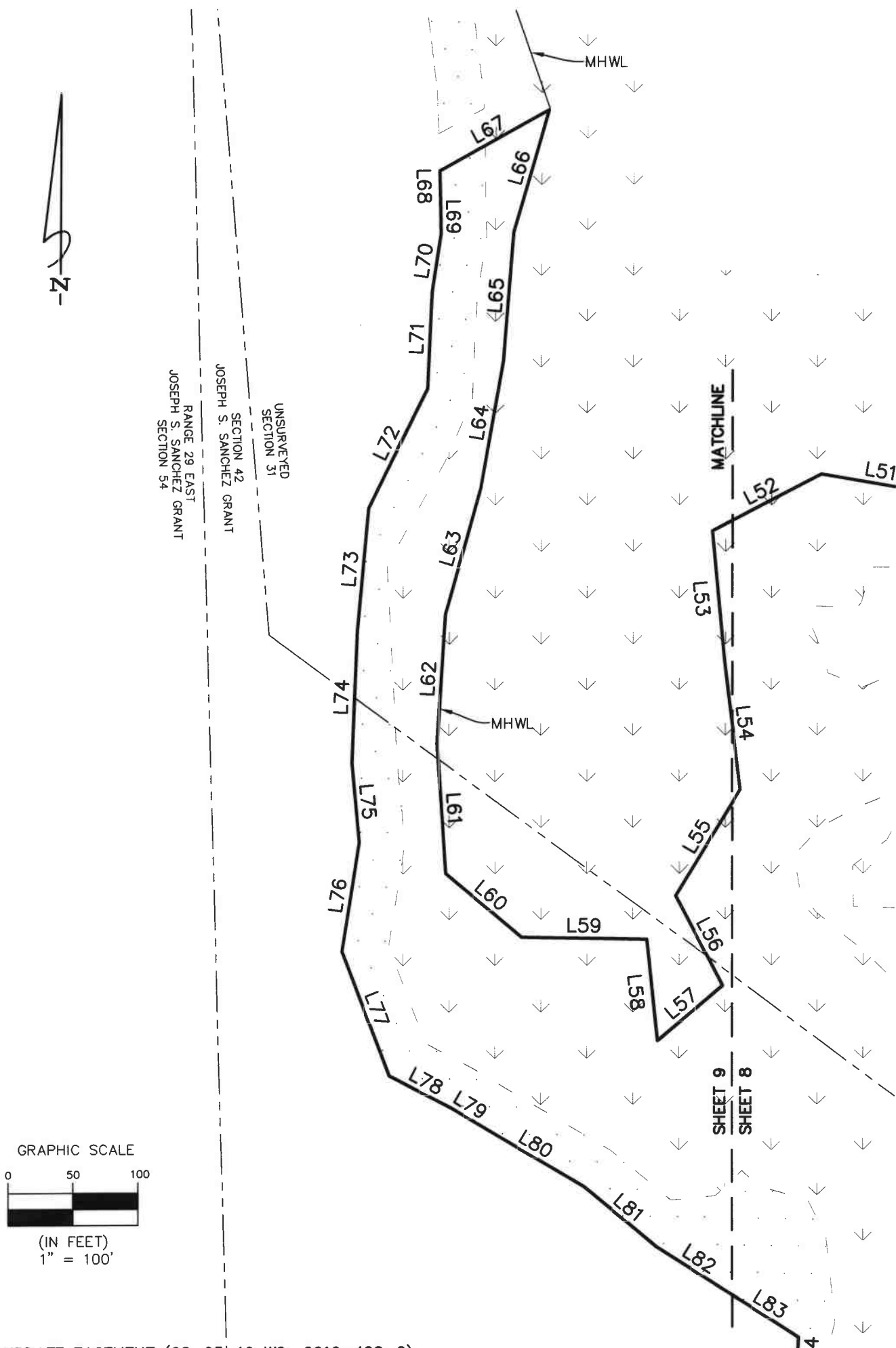
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SHEET 9 OF 13

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COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF U.S. NO. 1 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), AND THE NORTHERLY RIGHT OF WAY LINE OF POINCIANA AVENUE (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 68°36'29" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE POINCIANA AVENUE, AND THE EASTERLY PROLONGATION THEREOF, 1855.72 FEET, TO THE MEAN HIGH WATER LINE, AS SHOWN ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, MEAN HIGH WATER SURVEY FILE 3427, DATED 7-19-04, AND TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 44°40'47" EAST, 1.12 FEET; COURSE NO. 2: NORTH 62°54'27" EAST, 18.76 FEET; COURSE NO. 3: SOUTH 46°13'35" EAST, 18.28 FEET; COURSE NO. 4: SOUTH 68°53'15" EAST, 60.42 FEET; COURSE NO. 5: SOUTH 27°21'58" EAST, 40.97 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE 42, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE SOUTH 61°19'56" EAST, ALONG LAST SAID LINE, 50.46 FEET, TO THE AFORESAID MEAN HIGH WATER LINE; THENCE NORTH 88°31'04" EAST, ALONG LAST SAID LINE, 31.37 FEET, TO THE EASTERLY LINE OF THE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE 42; THENCE NORTH 38°36'10" EAST, ALONG LAST SAID LINE 100.01 FEET, TO THE AFORESAID MEAN HIGH WATER LINE; THENCE NORTH 23°57'21" EAST, ALONG LAST SAID LINE, 9.59 FEET; THENCE NORTH 26°26'29" EAST, CONTINUING ALONG LAST SAID LINE 45.57 FEET, TO THE AFORESAID EASTERLY LINE THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE 42; THENCE NORTHERLY, WESTERLY, AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°49'52" WEST, 111.35 FEET; COURSE NO. 2: NORTH 11°20'20" EAST, 544.41 FEET; COURSE NO. 3: NORTH 02°49'00" WEST, 225.39 FEET; COURSE NO. 4: SOUTH 80°59'19" WEST, 182.25 FEET; COURSE NO. 5: NORTH 16°09'13" WEST, 773.92 FEET; COURSE NO. 6: NORTH 79°35'08" EAST, 368.23 FEET, TO THE AFORESAID MEAN HIGH WATER LINE; THENCE NORTH 43°28'11" EAST, ALONG LAST SAID LINE, 72.76 FEET; THENCE NORTH 31°01'45" EAST, CONTINUING ALONG LAST SAID LINE, 53.50 FEET, TO THE AFORESAID EASTERLY LINE THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE 42; THENCE NORTH 04°03'23" WEST, ALONG LAST SAID LINE, 745.00 FEET; THENCE NORTH 23°10'19" WEST, CONTINUING ALONG LAST SAID LINE, 311.71 FEET, TO THE AFORESAID MEAN HIGH WATER LINE; THENCE NORTHWESTERLY, NORTHERLY, WESTERLY, SOUTHWESTERLY, AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWENTY (20) COURSES AND DISTANCES: COURSE NO. 1: NORTH 49°42'50" WEST, 52.04 FEET; COURSE NO. 2: NORTH 19°28'00" WEST, 99.33 FEET; COURSE NO. 3: NORTH 26°59'04" WEST, 99.96 FEET; COURSE NO. 4: NORTH 28°01'35" WEST, 99.91 FEET; COURSE NO. 5: NORTH 31°01'06" WEST, 98.82 FEET; COURSE NO. 6: NORTH 27°05'30" WEST, 73.39 FEET; COURSE NO. 7: NORTH 41°04'36" WEST, 79.17 FEET; COURSE NO. 8: NORTH 80°05'03" WEST, 94.52 FEET; COURSE NO. 9: SOUTH 65°57'18" WEST, 96.64 FEET; COURSE NO. 10: SOUTH 83°46'07" WEST, 97.60 FEET; COURSE NO. 11: NORTH 29°27'55" WEST, 90.95 FEET; COURSE NO. 12: NORTH 18°50'36" EAST, 83.85 FEET; COURSE NO. 13: NORTH 52°30'45" EAST, 99.78 FEET; COURSE NO. 14: NORTH 31°00'11" EAST, 99.38 FEET; COURSE NO. 15: NORTH 42°22'47" EAST, 97.48 FEET; COURSE NO. 16: NORTH 11°29'40" WEST, 84.00 FEET; COURSE NO. 17: NORTH 29°33'35" WEST, 99.71 FEET; COURSE NO. 18: NORTH 28°44'20" WEST, 99.89 FEET; COURSE NO. 19: NORTH 32°12'35" WEST, 99.60 FEET; COURSE NO. 20: NORTH 14°23'43" WEST, 42.20 FEET, TO THE AFORESAID EASTERLY LINE THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE 42; THENCE NORTH 31°28'51" WEST, ALONG LAST SAID LINE, 301.39 FEET, TO THE AFORESAID MEAN HIGH WATER LINE; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 43°12'00" WEST, 41.29 FEET; COURSE NO. 2: NORTH 29°13'50" WEST, 98.36 FEET; COURSE NO. 3: NORTH 11°59'46" WEST, 13.56 FEET, TO THE AFORESAID EASTERLY LINE THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE 42; THENCE NORTH 31°28'51" WEST, ALONG LAST SAID LINE, 388.21 FEET; THENCE NORTH 58°31'09" EAST, CONTINUING ALONG LAST SAID LINE, 79.57 FEET, TO THE AFORESAID MEAN HIGH WATER LINE; THENCE NORTHWESTERLY, NORTHERLY, WESTERLY, SOUTHERLY, SOUTHWESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES: COURSE NO. 1: NORTH 34°18'48" WEST, 70.46 FEET; COURSE NO. 2: NORTH 03°02'42" WEST, 93.52 FEET; COURSE NO. 3: NORTH 17°47'23" WEST, 98.71 FEET; COURSE NO. 4: NORTH 35°13'44" WEST, 95.30 FEET; COURSE NO. 5: NORTH 72°06'43" WEST, 86.86 FEET; COURSE NO. 6: NORTH 49°38'48" WEST, 87.63 FEET; COURSE NO. 7: NORTH 06°19'43" WEST, 95.76 FEET; COURSE NO. 8: NORTH 35°01'58" WEST, 98.23 FEET; COURSE NO. 9: NORTH 22°04'40" WEST, 99.64 FEET; COURSE NO. 10: NORTH 06°06'08" WEST, 99.47 FEET; COURSE NO. 11: NORTH 26°23'42" WEST, 96.41 FEET; COURSE NO. 12: NORTH 80°19'09" WEST, 89.18 FEET; COURSE NO. 13: SOUTH 62°40'55" WEST, 94.48 FEET; COURSE NO. 14: SOUTH 05°28'42" EAST, 100.00 FEET; COURSE NO. 15: SOUTH 07°00'38" EAST, 100.00 FEET; COURSE NO. 16: SOUTH 31°19'39" WEST, 95.67 FEET; COURSE NO. 17: SOUTH 27°33'57" EAST, 77.71 FEET; COURSE NO. 18: SOUTH 49°55'42" WEST, 65.04 FEET; COURSE NO. 19: NORTH 06°11'15" WEST, 77.76 FEET; COURSE NO. 20: NORTH 88°56'35" WEST, 96.06 FEET; COURSE NO. 21: NORTH 49°54'30" WEST, 76.46 FEET; COURSE NO. 22: NORTH 03°38'32" WEST, 100.00 FEET; COURSE NO. 23: NORTH 03°32'31" EAST, 99.68 FEET;

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SHEET 10 OF 13

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MAP SHOWING

COURSE NO. 24: NORTH 15°41'32" EAST, 99.95 FEET; COURSE NO. 25: NORTH 10°04'59" EAST, 99.82 FEET; COURSE NO. 26: NORTH 04°27'28" EAST, 99.81 FEET; COURSE NO. 27: NORTH 15°59'53" EAST, 98.07 FEET; THENCE SOUTH 60°50'11" WEST, 96.41 FEET; THENCE SOUTH 01°48'50" EAST, 22.91 FEET; THENCE SOUTH 01°01'55" EAST, 25.96 FEET; THENCE SOUTH 08°34'27" WEST, 45.28 FEET; THENCE SOUTH 02°34'29" WEST, 74.53 FEET; THENCE SOUTH 26°13'35" WEST, 102.98 FEET; THENCE SOUTH 05°08'01" WEST, 93.59 FEET; THENCE SOUTH 02°18'00" WEST, 102.18 FEET; THENCE SOUTH 05°11'51" EAST, 61.30 FEET; THENCE SOUTH 09°04'11" WEST, 84.85 FEET; THENCE SOUTH 21°11'53" EAST, 101.51 FEET; THENCE SOUTH 62°17'32" EAST, 54.59 FEET; THENCE SOUTH 58°57'30" EAST, 21.48 FEET; THENCE SOUTH 58°56'01" EAST, 97.02 FEET; THENCE SOUTH 49°54'04" EAST, 72.41 FEET; THENCE SOUTH 57°38'55" EAST, 66.22 FEET; THENCE SOUTH 57°45'31" EAST, 62.81 FEET; THENCE SOUTH 02°29'21" WEST, 23.05 FEET; THENCE SOUTH 02°29'48" WEST, 37.47 FEET; THENCE SOUTH 37°08'05" EAST, 11.64 FEET; THENCE SOUTH 03°56'30" WEST, 24.19 FEET; THENCE SOUTH 00°40'19" EAST, 58.13 FEET; THENCE SOUTH 57°49'08" EAST, 61.60 FEET; THENCE NORTH 56°41'13" EAST, 242.51 FEET; THENCE SOUTH 33°18'47" EAST, 179.83 FEET; THENCE SOUTH 17°46'10" EAST, 10.55 FEET; THENCE SOUTH 56°41'13" WEST, 18.57 FEET; THENCE SOUTH 22°28'39" EAST, 172.90 FEET; THENCE SOUTH 23°48'04" EAST, 169.39 FEET; THENCE SOUTH 34°35'40" EAST, 191.61 FEET; THENCE SOUTH 51°59'20" EAST, 146.17 FEET; THENCE SOUTH 42°39'50" EAST, 107.49 FEET; THENCE SOUTH 46°31'40" EAST, 21.85 FEET; THENCE SOUTH 24°17'14" EAST, 154.32 FEET; THENCE SOUTH 30°32'36" EAST, 96.09 FEET; THENCE SOUTH 37°59'20" EAST, 89.47 FEET; THENCE SOUTH 26°47'19" EAST, 67.17 FEET; THENCE SOUTH 11°47'47" EAST, 123.37 FEET; THENCE SOUTH 51°10'37" WEST, 1.01 FEET; THENCE SOUTH 50°59'18" WEST, 24.14 FEET; THENCE SOUTH 41°37'33" WEST, 52.62 FEET; THENCE SOUTH 08°14'47" WEST, 18.18 FEET; THENCE SOUTH 41°37'33" WEST, 4.87 FEET; THENCE SOUTH 44°02'19" WEST, 60.81 FEET; THENCE SOUTH 55°09'29" WEST, 67.77 FEET; THENCE NORTH 82°05'49" WEST, 56.32 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 160.24 FEET, AN ARC DISTANCE OF 89.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°27'16" EAST, 88.36 FEET; THENCE SOUTH 26°29'00" EAST, 224.46 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 260.00 FEET, AN ARC DISTANCE OF 53.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°23'27" EAST, 53.52 FEET; THENCE NORTH 42°28'16" EAST, 82.90 FEET; THENCE NORTH 74°45'51" EAST, 53.60 FEET; THENCE SOUTH 60°21'04" EAST, 64.64 FEET; THENCE SOUTH 41°28'02" EAST, 65.34 FEET; THENCE SOUTH 73°12'29" EAST, 82.94 FEET; THENCE SOUTH 32°32'48" EAST, 101.65 FEET; THENCE SOUTH 25°54'27" EAST, 200.95 FEET; THENCE SOUTH 08°34'03" EAST, 121.91 FEET; THENCE SOUTH 25°34'16" EAST, 83.66 FEET; THENCE SOUTH 24°54'34" EAST, 61.72 FEET; THENCE SOUTH 15°22'38" EAST, 198.18 FEET; THENCE SOUTH 00°56'34" WEST, 93.13 FEET; THENCE SOUTH 06°32'39" EAST, 172.12 FEET; THENCE SOUTH 06°28'31" EAST, 157.43 FEET; THENCE SOUTH 10°36'11" WEST, 121.70 FEET; THENCE SOUTH 10°50'38" EAST, 61.38 FEET; THENCE SOUTH 12°40'31" WEST, 97.73 FEET; THENCE SOUTH 32°01'32" WEST, 55.15 FEET; THENCE SOUTH 74°01'36" WEST, 26.73 FEET; THENCE NORTH 32°48'06" WEST, 50.09 FEET; THENCE NORTH 49°10'25" WEST, 70.16 FEET; THENCE NORTH 22°08'21" WEST, 83.95 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 86.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°54'38" WEST, 79.17 FEET; THENCE NORTH 07°20'03" WEST, 16.53 FEET; THENCE SOUTH 82°39'57" WEST, 92.37 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 34.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°37'31" WEST, 33.74 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°38'40" WEST, 31.55 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 33.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°32'53" WEST, 30.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°32'55" EAST, 88.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 22.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°23'34" EAST, 22.23 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 20°14'13" EAST, 18.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 53.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°55'12" WEST, 50.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°04'38" WEST, 7.95 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 68.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°45'38" WEST, 65.62 FEET; THENCE SOUTH 12°33'12" EAST, 135.75 FEET; THENCE SOUTH 37°54'56" EAST, 58.85 FEET; THENCE SOUTH 22°59'34" EAST, 150.77 FEET; THENCE SOUTH 11°55'15" EAST, 117.73 FEET; THENCE SOUTH 20°30'14" EAST, 69.45 FEET; THENCE SOUTH 29°22'59" EAST, 130.41 FEET; THENCE SOUTH 28°34'28" EAST, 35.80 FEET; THENCE SOUTH 16°57'26" WEST, 38.43 FEET; THENCE SOUTH 27°55'18" EAST, 113.42 FEET; THENCE SOUTH 34°47'01" WEST, 29.68 FEET; THENCE NORTH 76°25'08" WEST, 40.58 FEET; THENCE SOUTH 13°21'57" EAST, 84.17 FEET; THENCE SOUTH 09°07'29" EAST, 58.57 FEET;

REVISION: UPDATE EASEMENT (08-25-16 WO: 2016-428-2)

CONSERVATION EASEMENT NO. 3

SHEET 11 OF 13

JOB NO. 2016-428 CE-3

DRAFTER GCC

DATE 07/25/2016

SCALE 1"=100'

CHECKED BY: *GCC*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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GREGORY B. CLARY
GREGORY B. CLARY, P.S.M. CERT. NO. 3377



MAP SHOWING

THENCE SOUTH 34°47'01" EAST, 41.26 FEET; THENCE SOUTH 10°53'16" EAST, 50.72 FEET; THENCE SOUTH 04°01'57" EAST, 51.51 FEET; THENCE SOUTH 03°21'34" EAST, 124.34 FEET; THENCE SOUTH 03°54'25" WEST, 43.91 FEET; THENCE SOUTH 56°20'53" EAST, 7.87 FEET; THENCE SOUTH 74°05'03" WEST, 3.78 FEET; THENCE SOUTH 25°20'49" WEST, 86.77 FEET; THENCE SOUTH 17°36'30" EAST, 77.71 FEET; THENCE SOUTH 09°07'11" EAST, 20.75 FEET; THENCE SOUTH 02°34'24" WEST, 20.30 FEET; THENCE SOUTH 25°17'57" WEST, 9.24 FEET; THENCE SOUTH 42°31'44" EAST, 5.04 FEET; THENCE SOUTH 02°34'24" WEST, 36.17 FEET; THENCE SOUTH 45°55'03" EAST, 95.77 FEET; THENCE SOUTH 04°45'51" EAST, 14.06 FEET; THENCE SOUTH 20°29'26" WEST, 53.71 FEET; THENCE SOUTH 74°56'01" WEST, 20.76 FEET; THENCE SOUTH 89°47'29" WEST, 44.89 FEET; THENCE SOUTH 66°25'39" WEST, 32.88 FEET; THENCE NORTH 68°53'15" WEST, 55.61 FEET; THENCE NORTH 46°13'35" WEST, 43.84 FEET; THENCE SOUTH 62°54'27" WEST, 10.73 FEET; THENCE NORTH 23°26'11" WEST, 30.03 FEET; THENCE NORTH 01°08'34" EAST, 43.28 FEET; THENCE NORTH 32°15'14" EAST, 40.28 FEET; THENCE NORTH 40°35'45" EAST, 66.28 FEET; THENCE NORTH 08°57'42" WEST, 25.39 FEET; THENCE NORTH 26°28'53" EAST, 151.19 FEET; THENCE NORTH 40°51'22" WEST, 135.95 FEET; THENCE SOUTH 72°05'52" WEST, 74.51 FEET; THENCE SOUTH 14°42'52" WEST, 11.89 FEET; THENCE SOUTH 75°01'23" WEST, 50.43 FEET; THENCE SOUTH 83°51'24" WEST, 161.98 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, , HAVING A RADIUS OF 145.00 FEET, AN ARC DISTANCE OF 26.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°55'01" WEST, 25.99 FEET; THENCE SOUTH 40°45'19" WEST, 29.20 FEET; THENCE SOUTH 37°03'17" WEST, 53.05 FEET; THENCE SOUTH 63°29'23" EAST, 59.65 FEET; THENCE NORTH 75°26'39" EAST, 99.83 FEET; THENCE NORTH 80°08'14" EAST, 100.00 FEET; THENCE SOUTH 40°30'14" EAST, 64.68 FEET; THENCE SOUTH 09°49'48" WEST, 98.83 FEET; THENCE SOUTH 11°13'47" WEST, 98.46 FEET; THENCE SOUTH 21°24'06" EAST, 94.28 FEET; THENCE SOUTH 44°40'47" EAST, 31.17 FEET, TO THE POINT OF BEGINNING.

CONTAINING 24.75 ACRES, MORE OR LESS.

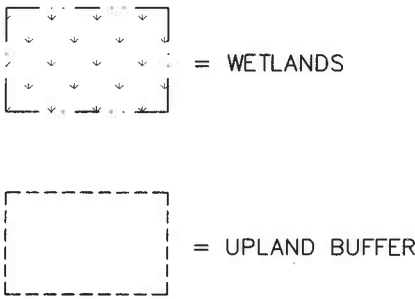
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	160.24'	89.52'	32°00'27"	S10°27'16"E	88.36'
C2	260.00'	53.61'	11°48'54"	S32°23'27"E	53.52'
C3	60.00'	86.46'	82°34'03"	N19°54'38"W	79.17'
C4	45.00'	34.59'	44°02'18"	S53°37'31"W	33.74'
C5	25.00'	33.25'	76°11'34"	S37°32'53"W	30.85'
C6	65.00'	22.34'	19°41'19"	S10°23'34"E	22.23'
C7	45.00'	53.65'	68°18'51"	S13°55'12"W	50.53'
C8	65.00'	68.79'	60°37'58"	S17°45'38"W	65.62'
C9	145.00'	26.02'	10°16'58"	S53°55'01"W	25.99'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF POINCIANA AVENUE, AS N68°36'29"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: SURVEY BY CLARY & ASSOCIATES FILE NO. T6S-305, T6S-305A, B, & C, T6S-483, T6S-565F, LF-2007-1110, LF-2013-290, & LF-2013-291, AND CONSERVATION EASEMENT COMPOSITE MAP FILE NO. T6S-1001.
5. THE MEAN HIGH WATER LINE DEPICTED HEREON WAS LOCATED IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, AS MEAN HIGH WATER SURVEY FILE 3427, DATED 7-19-04. SEE SURVEY BY CLARY & ASSOCIATES, FILE NO. T6S-305.
6. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- MHWL = MEAN HIGH WATER LINE
- NO. = NUMBER
- NT = POINT OF NON TANGENCY
- O.R.B. = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PG. = PAGE
- PT = POINT OF TANGENCY



REVISION: UPDATE EASEMENT (08-25-16 WO: 2016-428-2)
CONSERVATION EASEMENT NO. 3


SHEET 12 OF 13

JOB NO. 2016-428 CE-3

DRAFTER GCC

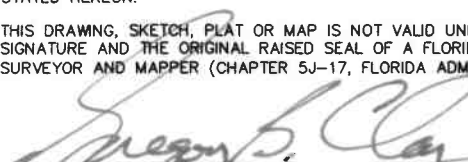
DATE 07/25/2016

SCALE 1"=100'

CHECKED BY: 

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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GREGORY B. CLARY, P.S.M. CERT. NO. 3377



Clary

& Associates

PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731

3830 CROWN POINT ROAD

JACKSONVILLE, FLORIDA 32257

(904) 260-2703

WWW.CLARYASSOC.COM

MAP SHOWING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°40'47"E	1.12'
L2	N62°54'27"E	18.76'
L3	S46°13'35"E	18.28'
L4	S68°53'15"E	60.42'
L5	S27°21'58"E	40.97'
L6	S61°19'56"E	50.46'
L7	N88°31'04"E	31.37'
L8	N38°36'10"E	100.01'
L9	N23°57'21"E	9.59'
L10	N26°26'29"E	45.57'
L11	N02°49'52"W	111.35'
L12	N02°49'00"W	225.39'
L13	S80°59'19"W	182.25'
L14	N43°28'11"E	72.76'
L15	N31°01'45"E	53.50'
L16	N49°42'50"W	52.04'
L17	N19°28'00"W	99.33'
L18	N26°59'04"W	99.96'
L19	N28°01'35"W	99.91'
L20	N31°01'06"W	98.82'
L21	N27°05'30"W	73.39'
L22	N41°04'36"W	79.17'
L23	N80°05'03"W	94.52'
L24	S65°57'18"W	96.64'
L25	S83°46'07"W	97.60'
L26	N29°27'55"W	90.95'
L27	N18°50'36"E	83.85'
L28	N52°30'45"E	99.78'
L29	N31°00'11"E	99.38'
L30	N42°22'47"E	97.48'
L31	N11°29'40"W	84.00'
L32	N29°33'35"W	99.71'
L33	N28°44'20"W	99.89'
L34	N32°12'35"W	99.60'
L35	N14°23'43"W	42.20'
L36	N43°12'00"W	41.29'
L37	N29°13'50"W	98.36'
L38	N11°59'46"W	13.56'
L39	N58°31'09"E	79.57'
L40	N34°18'48"W	70.46'
L41	N03°02'42"W	93.52'
L42	N17°47'23"W	98.71'
L43	N35°13'44"W	95.30'
L44	N72°06'43"W	86.86'
L45	N49°38'48"W	87.63'
L46	N06°19'43"W	95.76'
L47	N35°01'58"W	98.23'
L48	N22°04'40"W	99.64'
L49	N06°06'08"W	99.47'
L50	N26°23'42"W	96.41'
L51	N80°19'09"W	89.18'
L52	S62°40'55"W	94.48'
L53	S05°28'42"E	100.00'
L54	S07°00'38"E	100.00'
L55	S31°19'39"W	95.67'
L56	S27°33'57"E	77.71'
L57	S49°55'42"W	65.04'
L58	N06°11'15"W	77.76'
L59	N88°56'35"W	96.06'
L60	N49°54'30"W	76.46'
L61	N03°38'32"W	100.00'
L62	N03°32'31"E	99.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L63	N15°41'32"E	99.95'
L64	N10°04'59"E	99.82'
L65	N04°27'28"E	99.81'
L66	N15°59'53"E	98.07'
L67	S60°50'11"W	96.41'
L68	S01°48'50"E	22.91'
L69	S01°01'55"E	25.96'
L70	S08°34'27"W	45.28'
L71	S02°34'29"W	74.53'
L72	S26°13'35"W	102.98'
L73	S05°08'01"W	93.59'
L74	S02°18'00"W	102.18'
L75	S05°11'51"E	61.30'
L76	S09°04'11"W	84.85'
L77	S21°11'53"E	101.51'
L78	S62°17'32"E	54.59'
L79	S58°57'30"E	21.48'
L80	S58°56'01"E	97.02'
L81	S49°54'04"E	72.41'
L82	S57°38'55"E	66.22'
L83	S57°45'31"E	62.81'
L84	S02°29'21"W	23.05'
L85	S02°29'48"W	37.47'
L86	S37°08'05"E	11.64'
L87	S03°56'30"W	24.19'
L88	S00°40'19"E	58.13'
L89	S57°49'08"E	61.60'
L90	S17°46'10"E	10.55'
L91	S56°41'13"W	18.57'
L92	S42°39'50"E	107.49'
L93	S46°31'40"E	21.85'
L94	S24°17'14"E	154.32'
L95	S30°32'36"E	96.09'
L96	S37°59'20"E	89.47'
L97	S26°47'19"E	67.17'
L98	S11°47'47"E	123.37'
L98A	S51°10'37"W	1.01'
L99	S50°59'18"W	24.14'
L100	S41°37'33"W	52.62'
L101	S08°14'47"W	18.18'
L102	S41°37'33"W	4.87'
L103	S44°02'19"W	60.81'
L104	S55°09'29"W	67.77'
L105	N82°05'49"W	56.32'
L106	N42°28'16"E	82.90'
L107	N74°45'51"E	53.60'
L108	S60°21'04"E	64.64'
L109	S41°28'02"E	65.34'
L110	S73°12'29"E	82.94'
L111	S32°32'48"E	101.65'
L112	S08°34'03"E	121.91'
L113	S25°34'16"E	83.66'
L114	S24°54'34"E	61.72'
L115	S00°56'34"W	93.13'
L116	S10°36'11"W	121.70'
L117	S10°50'38"E	61.38'
L118	S12°40'31"W	97.73'
L119	S32°01'32"W	55.15'
L120	S74°01'36"W	26.73'
L121	N32°48'06"W	50.09'
L122	N49°10'25"W	70.16'
L123	N22°08'21"W	83.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L124	N07°20'03"W	16.53'
L125	S82°39'57"W	92.37'
L126	S75°38'40"W	31.55'
L127	S00°32'55"E	88.54'
L128	S20°14'13"E	18.03'
L129	S48°04'38"W	7.95'
L130	S12°33'12"E	135.75'
L131	S37°54'56"E	58.85'
L132	S11°55'15"E	117.73'
L133	S20°30'14"E	69.45'
L134	S29°22'59"E	130.41'
L135	S28°34'28"E	35.80'
L136	S16°57'26"W	38.43'
L137	S27°55'18"E	113.42'
L138	S34°47'01"W	29.68'
L139	N76°25'08"W	40.58'
L140	S13°21'57"E	84.17'
L141	S09°07'29"E	58.57'
L142	S34°47'01"E	41.26'
L143	S10°53'16"E	50.72'
L144	S04°01'57"E	51.51'
L145	S03°21'34"E	124.34'
L146	S03°54'25"W	43.91'
L147	S56°20'53"E	7.87'
L148	S74°05'03"W	3.78'
L149	S25°20'49"W	86.77'
L150	S17°36'30"E	77.71'
L151	S09°07'11"E	20.75'
L152	S02°34'24"W	20.30'
L153	S25°17'57"W	9.24'
L154	S42°31'44"E	5.04'
L155	S02°34'24"W	36.17'
L156	S45°55'03"E	95.77'
L157	S04°45'51"E	14.06'
L158	S20°29'26"W	53.71'
L159	S74°56'01"W	20.76'
L160	S89°47'29"W	44.89'
L161	S66°25'39"W	32.88'
L162	N68°53'15"W	55.61'
L163	N46°13'35"W	43.84'
L164	S62°54'27"W	10.73'
L165	N23°26'11"W	30.03'
L166	N01°08'34"E	43.28'
L167	N32°15'14"E	40.28'
L168	N40°35'45"E	66.28'
L169	N08°57'42"W	25.39'
L170	N26°28'53"E	151.19'
L171	N40°51'22"W	135.95'
L172	S72°05'52"W	74.51'
L173	S14°42'52"W	11.89'
L174	S75°01'23"W	50.43'
L175	S83°51'24"W	161.98'
L176	S40°45'19"W	29.20'
L177	S37°03'17"W	53.05'
L178	S63°29'23"E	59.65'
L179	N75°26'39"E	99.83'
L180	N80°08'14"E	100.00'
L181	S40°30'14"E	64.68'
L182	S09°49'48"W	98.83'
L183	S11°13'47"W	98.46'
L184	S21°24'06"E	94.28'
L185	S44°40'47"E	31.17'

REVISION: UPDATE EASEMENT (08-25-16 WO: 2016-428-2)
CONSERVATION EASEMENT NO. 3

SHEET 13 OF 13

JOB NO. 2016-428 CE-3

DRAFTER GCC

DATE 07/25/2016

SCALE 1"=100'

CHECKED BY: GCC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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GREGORY B. CLARY, P.S.M., CERT. NO. 3377

