

**A MAP SHOWING A BOUNDARY SURVEY OF
PART OF SECTION 12, TOWNSHIP-3-SOUTH, RANGE-20-EAST
BAKER COUNTY, FLORIDA**

PARCEL 1
A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP-3-SOUTH, RANGE-20-EAST, BAKER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 12 AND RUN ALONG SAID WEST LINE, SOUTH 01°21'44" WEST, A DISTANCE OF 48.26 FEET TO ITS INTERSECTION WITH THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF QUITMAN CEMETERY ROAD (A VARIABLE WIDTH COUNTY MAINTAINED GRADED ROAD) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, SOUTH 01°21'44" WEST, A DISTANCE OF 104.38 FEET TO ITS INTERSECTION WITH THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF ARNOLD RHODEN ROAD (A 50 FOOT RIGHT-OF-WAY AT THIS POINT); THENCE RUN EASTERLY ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 324.93 FEET, THROUGH A CENTRAL ANGLE OF 3°15'40" AN ARC DISTANCE OF 188.63 FEET TO A POINT OF TANGENCY; SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°13'02" EAST, 185.99 FEET; THENCE CONTINUE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE, SOUTH 64°35'12" EAST, A DISTANCE OF 487.91 FEET; THENCE DEPARTING LAST SAID RIGHT-OF-WAY LINE, RUN NORTH 26°12'45" EAST, A DISTANCE OF 6000 FEET; THENCE RUN NORTH 63°49'34" WEST, A DISTANCE OF 347.56 FEET; THENCE RUN SOUTH 70°34'10" WEST, A DISTANCE OF 208.17 FEET; THENCE RUN SOUTH 79°10'33" WEST, A DISTANCE OF 204.72 FEET TO A POINT ON THE AFORESAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF QUITMAN CEMETERY ROAD; THENCE RUN ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE, SOUTH 34°33'27" WEST, A DISTANCE OF 287.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.220 ACRES, MORE OR LESS.

PARCEL 2
THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ARNOLD RHODEN ROAD (A 50' RIGHT-OF-WAY AS NOW ESTABLISHED) AND NORTHWESTERLY OF WIRE MILL ROAD (AN 80' RIGHT-OF-WAY AS NOW ESTABLISHED) ALL IN SECTION 12, TOWNSHIP-3-SOUTH, RANGE-20-EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE NORTH 01°21'44" EAST, ON THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 78.74 TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 274.93' AND CENTRAL ANGLE OF 34°57'18"; THENCE AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF SOUTH 82°03'51" EAST, A DISTANCE OF 165.14 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 64°35'12" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE 726.38 TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WIRE MILL ROAD; THENCE SOUTH 55°39'02" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 524.93 TO THE INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, THENCE SOUTH 86°52'54" WEST ON SAID SOUTH LINE A DISTANCE OF 533.28 TO THE POINT OF BEGINNING.

CONTAINING 10.457 ACRES, MORE OR LESS.

PARCEL 3
THAT PART OF THE SOUTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ARNOLD RHODEN ROAD (AN 80' RIGHT-OF-WAY AS NOW ESTABLISHED) AND SOUTHEASTERLY OF WIRE MILL ROAD (AN 80' RIGHT-OF-WAY AS NOW ESTABLISHED) AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 & THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH-EASTERLY OF COUNTY ROAD NO. 229 (A 100' RIGHT-OF-WAY AS NOW ESTABLISHED) AND SOUTHEASTERLY OF SAID WIRE MILL ROAD; ALL IN SECTION 12, TOWNSHIP-3-SOUTH, RANGE-20-EAST, BAKER COUNTY, FLORIDA & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 84°59'21" WEST ON THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 3493.59 FEET TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 229; THENCE NORTH 33°03'17" WEST ON SAID RIGHT-OF-WAY LINE 1004.86 FEET TO THE POINT OF A CURVE TO THE LEFT; SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1959.86 FEET & A CENTRAL ANGLE OF 04°40'11"; THENCE NORTH 35°23'23" WEST, A DISTANCE OF 159.69 FEET A CHORD BEARING AND DISTANCE AROUND SAID CURVE TO THE INTERSECTION WITH THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WIRE MILL ROAD; THENCE NORTH 35°39'02" EAST ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 2534.95 FEET TO THE INTERSECTION WITH THE SAID SOUTHERLY LINE OF ARNOLD RHODEN ROAD; THENCE SOUTH 63°47'18" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 406.26 FEET TO THE POINT OF A CURVE TO THE LEFT; SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1692.02 FEET; AND CENTRAL ANGLE OF 11°00'59"; THENCE SOUTH 89°17'45" EAST, A DISTANCE OF 324.83 FEET A CHORD BEARING AND DISTANCE TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 74°48'15" EAST ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 148.19 FEET; THENCE SOUTH 74°47'56" EAST ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 912.70 FEET; THENCE SOUTH 74°20'33" EAST ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 338.21 FEET; THENCE SOUTH 68°52'07" EAST ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 72.22 FEET; THENCE SOUTH 74°25'32" EAST ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 626.68 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 12; THENCE SOUTH 01°23'41" WEST ON SAID EAST LINE A DISTANCE OF 1869.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 205.437 ACRES, MORE OR LESS.

PARCEL 4
ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH-EASTERLY OF COUNTY ROAD NO. 229, ALL IN SECTION 12, TOWNSHIP-3-SOUTH, RANGE-20-EAST, BAKER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND RUN ALONG THE WEST LINE OF SAID SECTION, NORTH 03°16'47" EAST, A DISTANCE OF 1341.94 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 86°41'47" EAST, A DISTANCE OF 1819.65 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SAID CORNER BEING COMMON WITH THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 02°19'37" EAST, A DISTANCE OF 454.46 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 229 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN ALONG SAID RIGHT-OF-WAY LINE, SOUTH 69°43'16" EAST, A DISTANCE OF 413.68 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1858.86 FEET, THROUGH A CENTRAL ANGLE OF 58°40'00" AN ARC DISTANCE OF 1190.22 FEET TO A POINT OF TANGENCY; SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°23'17" EAST, 1170.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 33°03'17" EAST, A DISTANCE OF 951.61 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 12; THENCE RUN ALONG SAID SOUTH LINE, SOUTH 84°59'21" WEST, A DISTANCE OF 4.77 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4, SAID CORNER BEING COMMON WITH THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE CONTINUE ALONG SAID SOUTH LINE OF SECTION 12, SOUTH 86°50'57" WEST, A DISTANCE OF 3785.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 106.341 ACRES, MORE OR LESS.

PARCEL NO.	EASEMENT	TOTAL
PARCEL 1	0-	8.220 AC.
PARCEL 2	1881.660 S.F.	10.457 AC.
PARCEL 3	13668.240 S.F.	205.437 AC.
PARCEL 4	13267.800 S.F.	106.341 AC.
ALL PARCELS	0.6616 AC.	330.455 AC.

- NOTES:
1) BEARINGS ARE BASED ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 0292, PAGE 0197 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, BEING N 26°12'45".
2) UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED BY THIS SURVEY.
3) I HEREBY CERTIFY THAT THERE IS NO EVIDENCE ON THE GROUND OF USE OF THIS PROPERTY WHICH MIGHT SUGGEST A POSSIBLE CLAIM OF EASEMENT OTHER THAN THOSE SHOWN HEREON.

Richard J. Jenkins
RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, THIS DRAWING, SECTION, PLOT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

CERTIFIED TO:
* CHAMPION REALTY CORPORATION
* HARRY C. DENUNE
* FALGATTER & BOND, P.A.

