

COUNTY OF Duval8416-C-FL
(12-95)(Return document to the
BellSouth address on back)

Doc# 2003351220
Book: 11438
Pages: 111 - 113
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JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 13.00
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 0.70

5 MIN. RETURN
PHONE # 2391930

EASEMENT

For and in consideration of Ten dollars (\$ 10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owner(s) of the premises described below, hereinafter referred to as Grantor, do(es) hereby grant to **BELLSOUTH TELECOMMUNICATIONS, INC.**, a Georgia corporation, its licensees, agents successors, assigns, and allied and associated companies, hereinafter referred to as Grantee, an easement to construct, operate, maintain, add, and/or remove such systems of communications, facilities, or related services as the Grantee may from time to time require upon, over, and under a portion of the lands described in Plat Book 10211, page 1378,

Duval County, Florida Records, and, to the fullest extent the grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel (106747 0000) of land lying in Section 32, Township 1N, Range 27E, Duval County, State of Florida, consisting of a 30 ft X 30 ft Easement along with a 15 ft Strip Easement as described in the attached Exhibit "A" (a Certified Survey).

The following rights are also granted: the exclusive right to allow any other person, firm, or corporation to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; the right to relocate said facilities, systems of communications or related services on said lands to conform to any future highway relocation, widening, or improvements.

To have and to hold the above granted easement unto BellSouth Telecommunications, Inc., its licenses, agents, successors, assigns, and allied and associated companies forever and in perpetuity.

Grantor warrants that grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement:

BellSouth shall have the following constructed within 45 days from beginning construction of the telecommunications equipment:

- A) 8 x 16 concrete driveway from curb to easement site for ingress and egress
- B) 6' fence around easement, materials to be approved by grantor.
- C) Landscaping plan to be approved by Grantor.

IN WITNESS, whereof, the undersigned has caused this instrument to be executed on the 1st day of October, 2003.

Signed, sealed, and delivered
in the presence of:

Witness

Witness

State of Florida

County of Duval

I HEREBY CERTIFY that J.D. Collins personally appeared before me and acknowledged that he/she was the same. The foregoing instrument was acknowledged before me this 1st day of October, 2003, by J.D. Collins, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

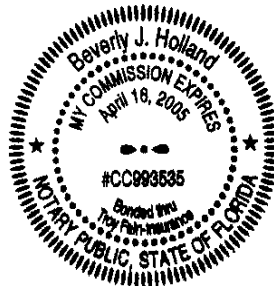
WITNESS my hand and official seal in the County and State last aforesaid this 1st day of October, 2003.

Notary Public

Print Name

Commission Number:

My Commission Expires: 4-16-05



Dunns Creek Plantation LLC

By: J.D. Collins

J. D. Collins

Title: President, The Collins Group, Inc.
as Manager of Dunns Creek Plantation
L.L.C.

Grantor's Address:

Dunns Creek Plantation
% The Collins Group
3840 Crown Point Road
Suite A
Jacksonville, FL 32257

Grantee's Address:

BellSouth Telecommunications, Inc
% PTE, Inc.
4221 Baymeadows Road, Suite 13
Jacksonville, Florida 32217

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

District		Wire Center	Authority
Drawing	Location	Plat Number	R/W Number
Approval			Title

Exhibit A

MAP SHOWING BOUNDARY SURVEY OF

(EQUIPMENT PARCEL)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10 OF A SUBDIVISION OF JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING A PORTION OF DUNNS CREEK PLANTATION UNIT ONE, "PROPOSED" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 7948, PAGE 747, SAID PUBLIC RECORDS, LAST SAID LINE BEING THE NORTHERLY LINE OF DUNNS CREEK PLANTATION UNIT ONE "PROPOSED" WITH THE EASTERLY RIGHT OF WAY LINE OF PULASKI ROAD, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE EASTERLY, ALONG SAID LINE OF OFFICIAL RECORDS VOLUME 7948, PAGE 747, N. 79°01'31" E., 99.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 79°01'31" E., 30.00 FEET; THENCE SOUTHERLY, S. 10°58'29" E., 30.00 FEET; THENCE WESTERLY, S. 79°01'31" W., 30.00 FEET; THENCE NORTHERLY, N. 10°58'29" W., 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQUARE FEET MORE OR LESS.

(ACCESS PARCEL)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10 OF A SUBDIVISION OF JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING A PORTION OF DUNNS CREEK PLANTATION UNIT ONE, "PROPOSED" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 7948, PAGE 747, SAID PUBLIC RECORDS, LAST SAID LINE BEING THE NORTHERLY LINE OF DUNNS CREEK PLANTATION UNIT ONE "PROPOSED" WITH THE EASTERLY RIGHT OF WAY LINE OF PULASKI ROAD, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1176.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 82.37 FEET ALONG A CHORD BEARING AND DISTANCE OF S. 35°22'03" E., 82.35 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY, N. 79°01'31" E., 65.00 FEET; THENCE NORTHERLY, N. 10°58'29" W., 45.00 FEET; THENCE EASTERLY, N. 79°01'31" E., 15.00 FEET; THENCE SOUTHERLY, S. 10°58'29" E., 60.00 FEET; THENCE WESTERLY, S. 79°01'31" W., 73.94 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF PULASKI ROAD; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, AN ARC DISTANCE OF 16.18 FEET, ALONG A CHORD BEARING AND DISTANCE OF N. 32°58'03" W., 16.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1829 SQUARE FEET MORE OR LESS.

CERTIFIED TO PROGRESSIVE TELEPHONE ENGINEERING, INC.

LEGAL DESCRIPTION SHOWN HEREON PREPARED BY ASSOCIATED SURVEYORS, INC.

POINT OF REFERENCE

PULASKI ROAD
60' R/W

POINT OF BEGINNING
EQUIPMENT PARCEL

BEARING REFERENCE LINE
N 79°01'31" E 99.01'

POINT OF BEGINNING
ACCESS PARCEL

PROPOSED
LIFT STATION

15' UTILITY
EASEMENT

ORV 7948, PAGE 747

N 79°01'31" E
30.00'

REMAINS OF FENCE NOT SHOWN

S 79°01'31" W 116.19'

1/2"
CLARY
ASSOC.

EQUIPMENT
PARCEL

S 10°58'29" E
30.00'

S 79°01'31" W
30.00'

DUNNS CREEK
PLANTATION UNIT ONE
"PROPOSED"

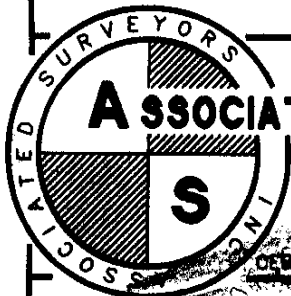
PROPOSED PARK AREA

N 11°17'35" W 225.48'

North

DUNNS LAKE DRIVE
80' R/W

1/2"
REBAR
O = ASSOC SURV
LB 5488



ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS

3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-06, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: CHARLES L. HATCHER, FLORIDA CERTIFICATE NO. 3771
BY: CHARLES L. STANLEY, FLORIDA CERTIFICATE NO. 4579
BY: RAYMOND J. SCHAEFER, FLORIDA CERTIFICATE NO. 6132

JOB NO. 38141
SCALE: 1" = 40'

DATE 10-11-2003
DRAFTER C.L.S.

GENERAL NOTES:

1. BEARINGS ARE BASED ON DUNNS CREEK PLANTATION UNIT ONE "PROPOSED"
2. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 158 DATED 8-15-1989.
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC. THERE COULD BE OTHER MATTERS OF RECORD THAT AFFECT THIS PARCEL.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

LEGEND/ABBREVIATIONS	
● = GUY ANCHOR	(R) = RECORD
○ = SET IRON PIPE OR REBAR MARKED	(M) = MEASURED
" = ASSOC. SURVEY" OR L.B. 5488	Δ = CENTRAL ANGLE
● = FOUND IRON PIN OR PIPE	L = ARC LENGTH
■ = FOUND CONCRETE MONUMENT	R = RADIUS
X = CROSS CUT OR DRILL HOLE	DS = WATER METER
P.R.C. = POINT OF REVERSE CURVE	W = WELL
P.C.C. = POINT OF COMPOUND CURVE	☆ = STREET LIGHT
B.R.L. = BUILDING RESTRICTION LINE	—OU— = OVERHEAD UTILITIES
(ORB) = OFFICIAL RECORDS BOOK	
(ORV) = OFFICIAL RECORDS VOLUME	
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY	
P.C. = POINT OF CURVE	
P.T. = POINT OF TANGENCY	
C/L = CENTERLINE	
I.P. = IRON PIPE OR PIN	
R/W = RIGHT OF WAY	
W-W = WIRE FENCE	
□ = WOOD FENCE	
CONC. = CONCRETE	
UT. = UTILITY POLE	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Prepared by:

JEA, Real Estate Division
21 West Church Street (CC-6)
Jacksonville, Florida 32202

Project: Dunns Creek Plantation
RE Parcel #: _____

Doc# 20040009086

Book: 11572

Pages: 323 - 330

Filed & Recorded

01/09/2004 03:24:21 PM

JIM FULLER

CLERK CIRCUIT COURT

DUVAL COUNTY

RECORDING \$ 33.00

TRUST FUND \$ 4.50

DEED DOC STAMP \$ 0.70

**GRANT OF EASEMENT
(Corporation)**

THIS EASEMENT, made this 07th day of December 2003, between **DUNNS CREEK PLANTATION, L.L.C.**, a Corporation organized and existing under the laws of the State of Florida, whose address is 3840 Crown Point Road, Suite A, Jacksonville, Florida 32257, hereinafter called Grantor, and **JEA**, a body politic and corporate, hereinafter called Grantee, whose business address is 21 West Church Street, Jacksonville, Florida, 32202.

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, either above or below the surface of the ground, facilities and associated equipment for electrical, water reuse, water, sewer, other public utilities, or quasi-utilities, either or all, on, along over, through, across, or under the following described land situate in Jacksonville, Duval County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements under or in said lands, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

Grantor represents and warrants that it is the true owner of record of the property described herein and that it has full power and authority to grant to Grantee the rights granted hereunder.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

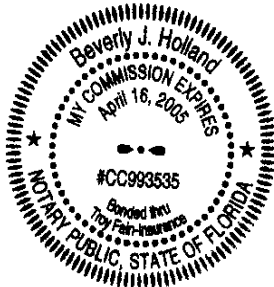
(sign) Beverly J. Holland
(print) Beverly J. Holland
(sign) Kathye Hyde
(print) Kathye Hyde

GRANTOR:
DUNNS CREEK PLANTATION, L.L.C.

(sign) [Signature]
(print) J. D. Collins
(title) President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of December, 2003, by J. D. Collins the President of The Collins Group, Inc. as Manager of Dunns Creek Plantation, L.L.C. on behalf of the corporation. He is personally known to me or has produced N/A as identification and did/did not take an oath.

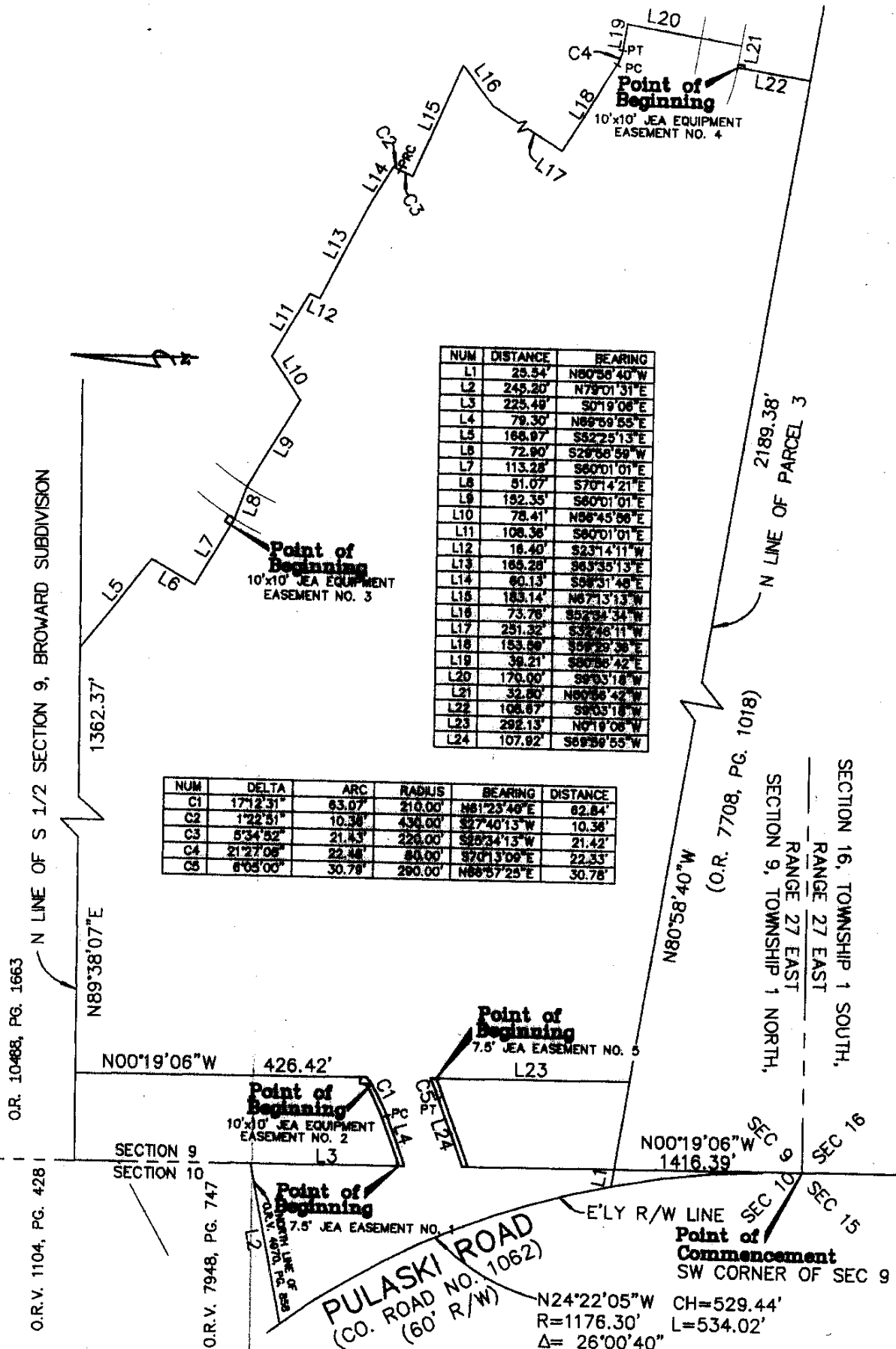


Beverly J. Holland
print Beverly J. Holland
NOTARY PUBLIC
My commission expires: 4-16-05

MAP SHOWING

EXHIBIT "A" page 1 of 6

A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
FOR: THE COLLINS GROUP, INC



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: MMS

JOB No. 2003-388

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61B17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE SEPTEMBER 9 2003

SCALE 1" = 200'

CHECKED BY: BLP/MYS

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

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



LEGEND

- R/W = RIGHT-OF-WAY
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- ORV = OFFICIAL RECORDS VOLUME
- CO = COUNTY
- PS = PLAT BOOK
- POS = PARCELS
- L = ARC LENGTH
- R = RADIUS
- CH = CHORD
- Δ = DELTA

CONTAINING 878 SQUARE FEET.

FOR: THE COLLINS GROUP, INC.



1. BEARINGS SHOWN HEREON ARE BASED ON SECTION LINE BETWEEN SECTIONS 9 AND 10 AS N00°19'00"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. X-REFERENCE SURVEY BY CLARY & ASSOC., FILE NO. T1N-80

7.5' JEA EASEMENT NO. 1

SHEET NO. 2 OF 6

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

UNLESS OTHERWISE SHOWN AND STATED HEREDIN, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61817-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE SEPTEMBER 9 2003

SCALE 1" = 30'

CHECKED BY:

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

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



LEGEND

R/W = RIGHT-OF-WAY
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PT = POINT OF TANGENCY
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PB = PLAT BOOK
PBOX = PARCELS
L = ARC LENGTH
R = RADII
CH = CHORD
A = DELTA

MAP SHOWING

EXHIBIT "A" Page 3 of 6

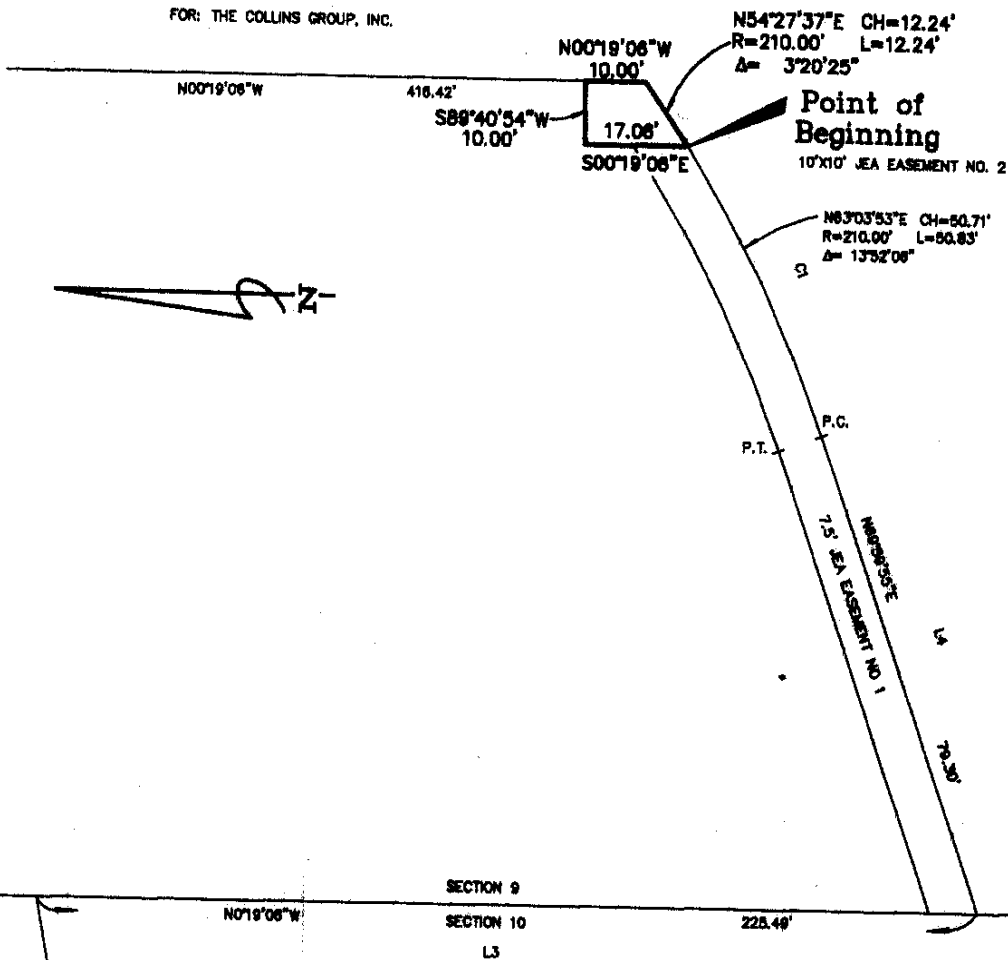
A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9, ALSO BEING THE SOUTHEAST CORNER OF SECTION 10, SAID SUBDIVISION OF THE JOHN BROWARD GRANT; THENCE NORTH 00°19'08" WEST, ALONG THE DIVISION LINE BETWEEN SAID SECTIONS 9 AND 10, A DISTANCE OF 1418.38 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL NUMBER 3, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7708, PAGE 1018 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°58'40" WEST, ALONG THE WESTERLY PROLONGATION OF LAST SAID LINE, A DISTANCE OF 25.84 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PULASKI ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1178.30 FEET, AN ARC DISTANCE OF 534.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°22'08" WEST, 528.44 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 3 AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4870, PAGE 888, SAID LINE ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7948, PAGE 747, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 78°01'31" EAST, ALONG LAST SAID LINE, A DISTANCE OF 245.20 FEET TO THE AFORESAID DIVISION LINE BETWEEN SECTIONS 9 AND 10; THENCE SOUTH 00°19'08" EAST, ALONG LAST SAID LINE, 225.48 FEET; THENCE NORTH 88°59'55" EAST, 79.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 50.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°03'53" EAST, 50.71 FEET TO A POINT ON SAID CURVE, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 12.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°27'37" EAST, 12.24 FEET; THENCE NORTH 00°19'08" WEST, 10.00 FEET; THENCE SOUTH 88°40'54" WEST, 10.00 FEET; THENCE SOUTH 00°19'08" EAST, 17.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 136 SQUARE FEET.

Book 11572 Page 327

FOR: THE COLLINS GROUP, INC.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON SECTION LINE BETWEEN SECTIONS 9 AND 10 AS N00°19'08"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. X-REFERENCE SURVEY BY CLARY & ASSOC., FILE NO. T1N-80

10'x10' JEA EQUIPMENT EASEMENT NO. 2

SHEET NO. 3 OF 6 SHEETS

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE SEPTEMBER 9 2003

SCALE 1" = 30'

CHECKED BY: *Admus*

Clary & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 3830 CROWN POINT ROAD SUITE "A"
 JACKSONVILLE, FLORIDA 32257
 (904) 289-2703 LB NO. 5731

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



LEGEND

- RVW = RIGHT-OF-WAY
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 ORV = OFFICIAL RECORDS VOLUME
 PG = PLAT BOOK
 PGSD = PAGES
 L = ARC LENGTH
 R = RADIUS
 CH = CHORD
 Δ = DELTA
 CO = COUNTY

MAP SHOWING

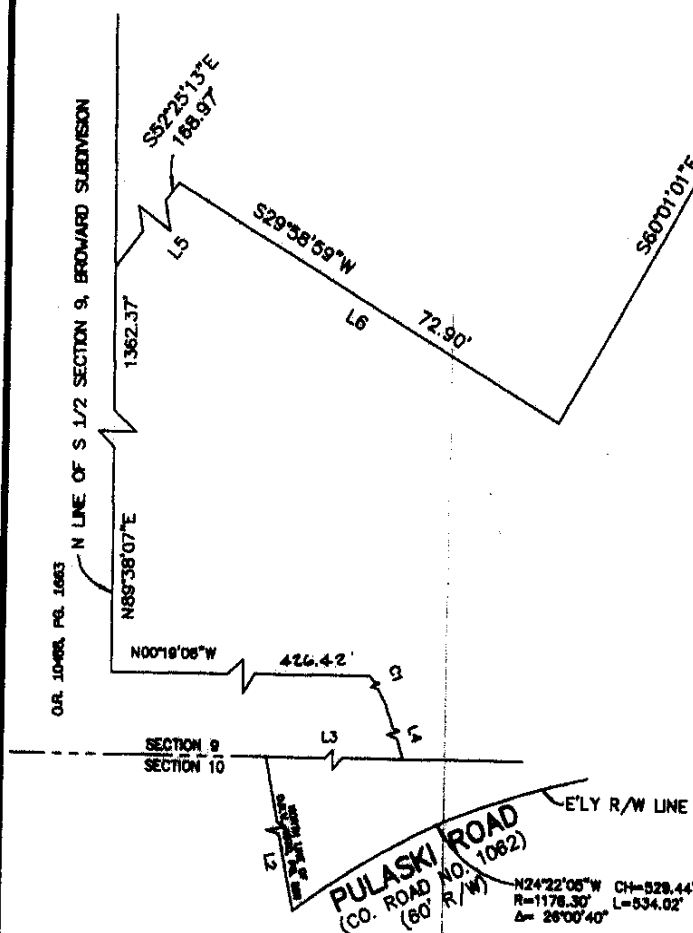
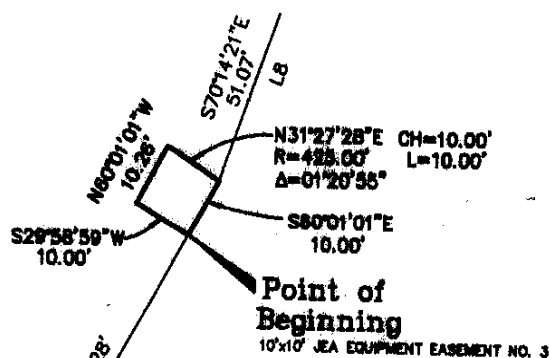
EXHIBIT "A" Page 4 of 6

A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9, ALSO BEING THE SOUTHEAST CORNER OF SECTION 10, SAID SUBDIVISION OF THE JOHN BROWARD GRANT; THENCE NORTH 00°18'00" WEST, ALONG THE DIVISION LINE BETWEEN SAID SECTIONS 9 AND 10, A DISTANCE OF 1418.39 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL NUMBER 3, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7708, PAGE 1018 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°58'40" WEST, ALONG THE WESTERLY PROLONGATION OF LAST SAID LINE, A DISTANCE OF 25.54 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PULASKI ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1178.30 FEET, AN ARC DISTANCE OF 534.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°22'05" WEST, 528.44 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 3 AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4970, PAGE 858, SAID LINE ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7948, PAGE 747, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 79°01'31" EAST, ALONG LAST SAID LINE, A DISTANCE OF 248.20 FEET TO THE AFORESAID DIVISION LINE BETWEEN SECTIONS 9 AND 10; THENCE SOUTH 00°18'00" EAST, ALONG LAST SAID LINE, 225.49 FEET; THENCE NORTH 69°58'55" EAST, 79.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE OF 210.00 FEET, AN ARC DISTANCE OF 83.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°23'43" EAST, 82.84 FEET; THENCE NORTH 00°18'00" WEST, 428.42 FEET TO ALONG LAST SAID LINE, A DISTANCE OF 1392.37 FEET; THENCE SOUTH 52°28'13" EAST, 188.97 FEET; THENCE SOUTH 29°58'59" WEST, 72.90 FEET; THENCE SOUTH 60°01'01" EAST, 103.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 60°01'01" EAST, 10.00 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 10.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°27'28" EAST, 10.00 FEET; THENCE NORTH 80°01'01" WEST, 10.26 FEET; THENCE SOUTH 29°58'59" WEST, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 101 SQUARE FEET.

FOR: THE COLLINS GROUP, INC.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON SECTION LINE BETWEEN SECTIONS 9 AND 10 AS N00°18'00" W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. X-REFERENCE SURVEY BY CLARY & ASSOC., FILE NO. T1N-80.

10'x10' JEA EQUIPMENT EASEMENT NO. 3

SHEET NO. 4 OF 6 SHEETS

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61B17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE SEPTEMBER 9 2003

SCALE 1" = 30'

CHECKED BY: BLP MMS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 268-2703 LB NO. 3751

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



LEGEND

R/W = RIGHT-OF-WAY
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
O/R = OFFICIAL RECORDS
VOLUME
PB = PLAT BOOK
P/CD = PARCEL
L = ARC LENGTH
CO = COUNTY
R = RADIUS
CH = CHORD
Δ = DELTA

MAP SHOWING

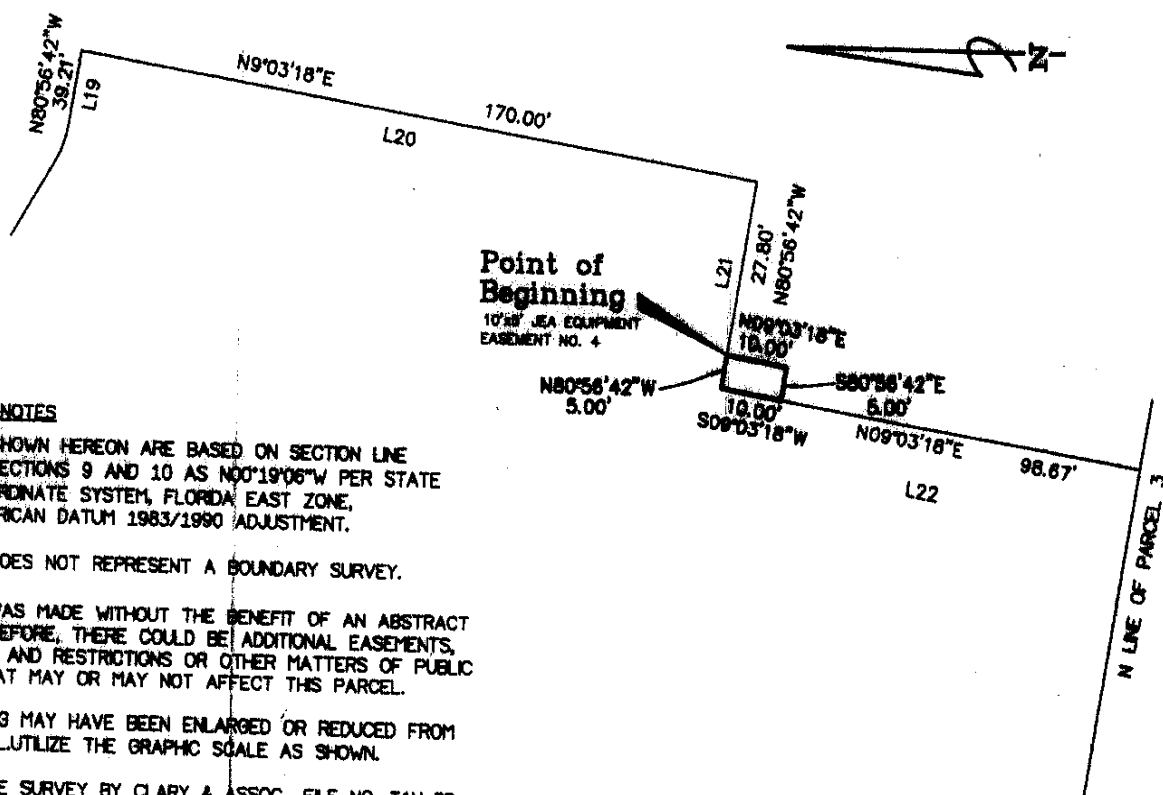
EXHIBIT "A" Page 5 of 6

A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9, ALSO BEING THE SOUTHEAST CORNER OF SECTION 10, SAID SUBDIVISION OF THE JOHN BROWARD GRANT; THENCE NORTH 00°19'08" WEST, ALONG THE DIVISION LINE BETWEEN SAID SECTIONS 9 AND 10, A DISTANCE OF 1416.36 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL NUMBER 3, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7706, PAGE 1018 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°58'40" WEST, ALONG THE WESTERLY PROLONGATION OF LAST SAID LINE, A DISTANCE OF 28.54 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PULASKI ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, FEET, AN ARC DISTANCE OF 534.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°22'05" WEST, 529.44 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 3 AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4970, PAGE 858, SAID LINE ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7948, PAGE 747, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 79°07'31" EAST, ALONG LAST SAID LINE, A DISTANCE OF 248.20 FEET TO THE AFORESAID DIVISION LINE BETWEEN SECTIONS 9 AND 10; THENCE SOUTH 00°19'08" EAST, , ALONG LAST SAID LINE, 228.49 FEET; THENCE NORTH 89°58'55" EAST, 79.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 63.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°23'40" EAST, 62.84 FEET; THENCE NORTH 00°19'08" WEST, 428.42 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF AFORESAID SECTION 9; THENCE NORTH 89°38'07" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1362.37 FEET; THENCE SOUTH 52°25'13" EAST, 168.97 FEET; THENCE SOUTH 29°36'59" WEST, 72.90 FEET; THENCE SOUTH 60°01'01" EAST, 113.28 FEET; THENCE SOUTH 70°14'21" EAST, 61.07 FEET; THENCE SOUTH 80°01'01" EAST, 162.36 FEET; THENCE NORTH 56°45'58" EAST, 78.41 FEET; THENCE SOUTH 80°01'01" EAST, 108.36 FEET; THENCE SOUTH 23°14'11" WEST, 16.40 FEET; THENCE SOUTH 63°35'13" EAST, 165.28 FEET; THENCE SOUTH 58°31'48" EAST, 60.13 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 10.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°40'13" WEST, 10.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 21.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°34'13" WEST, 21.42 FEET; THENCE SOUTH 67°13'13" EAST, 183.14 FEET; THENCE SOUTH 52°34'34" WEST, 73.76 FEET; THENCE SOUTH 32°48'11" WEST, 251.32 FEET; THENCE SOUTH 59°29'38" EAST, 153.59 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 22.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°13'08" EAST, 22.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 80°58'42" EAST, 36.21 FEET; THENCE SOUTH 09°03'18" WEST, 170.00 FEET; THENCE NORTH 80°58'42" WEST, 27.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80°58'42" WEST, 5.00 FEET; THENCE SOUTH 09°03'18" WEST, 10.00 FEET; THENCE SOUTH 80°58'42" EAST, 5.00 FEET; THENCE NORTH 09°03'18" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 50 SQUARE FEET.

FOR: THE COLLINS GROUP, INC.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON SECTION LINE BETWEEN SECTIONS 9 AND 10 AS N00°19'06"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. X-REFERENCE SURVEY BY CLARY & ASSOC., FILE NO. T1N-80

10'x10' JEA EQUIPMENT EASEMENT NO. 4

SHEET NO. 5 OF 6 SHEETS

DRAFTER: MYS

JOB No. 2003-388

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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DATE SEPTEMBER 9 2003

SCALE 1" = 30'

CHECKED BY: *DR MYS*

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 260-2703

LB NO. 3753

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



LEGEND

- R/W = RIGHT-OF-WAY
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 ORV = OFFICIAL RECORDS VOLUME
 PB = PLAT BOOK
 PCD = PLAT BOOK DISTANCE
 L = LINE
 CO = CORNER
 R = ROAD
 CH = CHURCH
 Δ = DELTA

MAP SHOWING

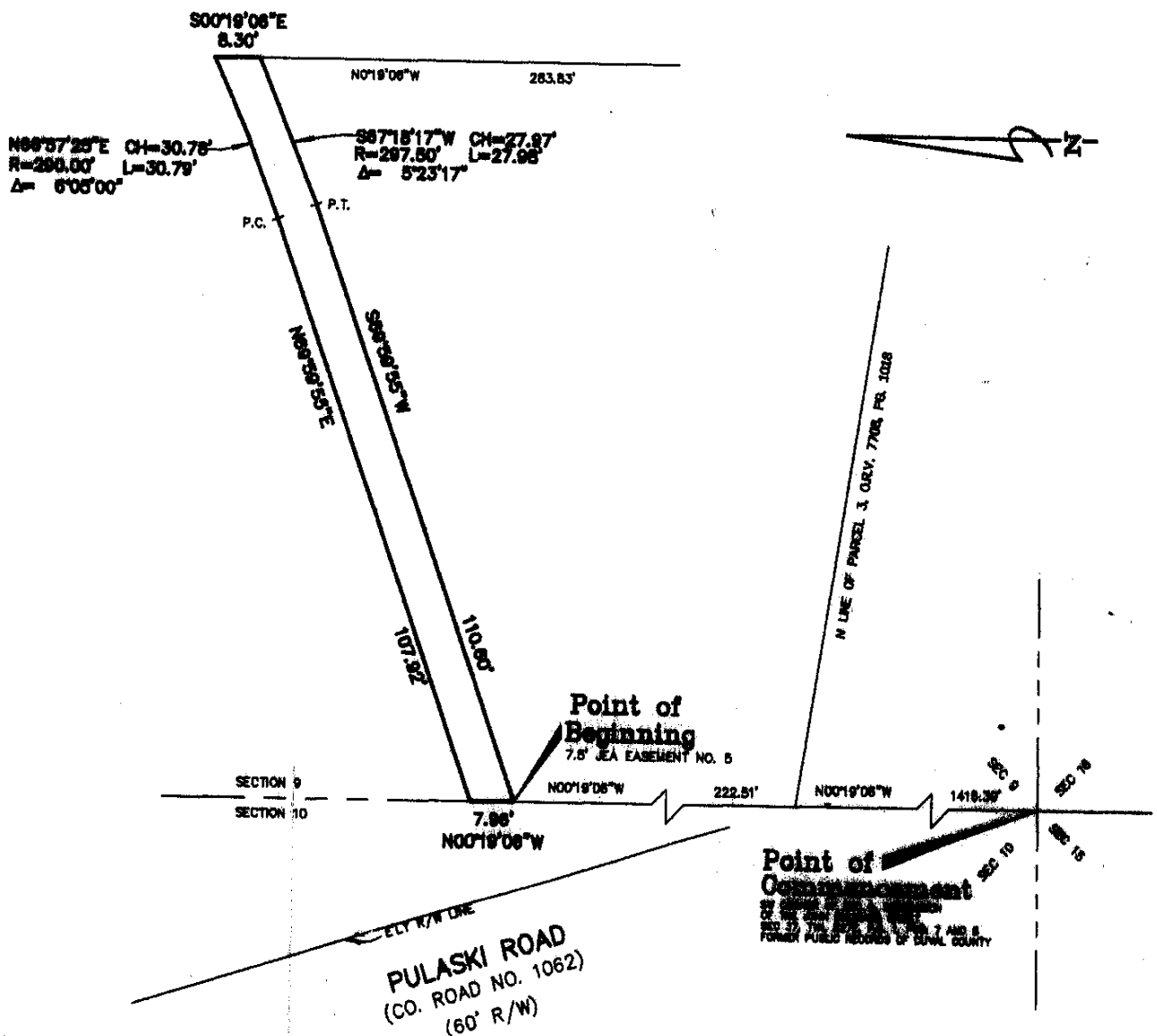
EXHIBIT "A" Page
6 of 6

A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9, ALSO BEING THE SOUTHEAST CORNER OF SECTION 10, SAID SUBDIVISION OF THE JOHN BROWARD GRANT; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°19'08" WEST, 1418.39 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL NUMBER 3, AND COURSE NO. 2: NORTH 00°19'08" WEST, 222.51 FEET TO THE POINT OF BEGINNING; COURSE NO. 3: NORTH 00°19'08" WEST, 7.96 FEET; THENCE NORTH 89°59'55" EAST, 107.92 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG DISTANCE OF 30.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°57'25" EAST, 30.78 FEET; THENCE SOUTH 00°19'08" EAST, 8.30 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 297.80 FEET, AN ARC DISTANCE OF 27.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°18'17" WEST, 27.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°59'55" WEST, 110.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,040 SQUARE FEET.

FOR: THE COLLINS GROUP, INC.



GENERAL NOTES

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5. X-REFERENCE SURVEY BY CLARY & ASSOC., FILE NO. T1N-80

7.5' JEA EASEMENT NO. 5

SHEET NO. 6 OF 6 SHEETS

DRAFTER: MMS

JOB No. 2003-368

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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DATE SEPTEMBER 9 2003

SCALE 1" = 30'

CHECKED BY: BLP MMS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3751

GREGORY B. CLARY, P.L.S. CERY. NO. 3377



LEGEND

R/W = RIGHT-OF-WAY
PC = POINT OF CURVATURE
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VOLUME
PB = PLAT BOOK
PDB = PLAT BOOK
L = LENGTH
L = WIDTH
R = RADIUS
CH = CHORD
Δ = DELTA

Prepared By and Return To:

J. D. Collins
3840 Crown Point Road, Suite A
Jacksonville, FL 32257

Doc# 20040005983
Book: 11566
Pages: 1823 - 1826
Filed & Recorded
01/07/2004 02:06:33 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING FEE 17.00
TRUST FUND 2.50

DECLARATION OF CONSERVATION EASEMENT

THIS DECLARATION made this 6th day of January, 2004, by Dunns Creek Plantation, L.L.C., a Florida Limited Liability Corporation ("Grantor"), and the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ("Grantee");

W I T N E S S E T H

WHEREAS, Grantor is the owner of all of the real property shown and described on the plat of Dunns Creek Plantation, Unit One, recorded in Plat Book 56, Pages 59, 59A through 59G, inclusive of the current public records of Duval County, Florida (the "Property"); and

WHEREAS, Grantee is an agency qualified to receive dedication of the interest granted herein pursuant to Section 704.06, Florida Statutes, and has required execution of this Conservation Easement as a condition of that certain St. Johns River Water Management District Permit(s) # 4-031-65381-1, and that certain U.S. Army Corps of Engineers Permit # 200203869 (NW-JJS) issued to the Grantor as such permit may be amended from time to time.

WHEREAS, Grantor, for itself and its successors in title, desires to protect and preserve portions of the Property and prevent construction from occurring on portions of the Property so as to provide for the continued presence of wetland vegetative species and wildlife habitat in perpetuity.

NOW THEREFORE, in consideration of the covenants contained hereinbelow, in accordance with Section 704.06, Florida Statutes, Grantor for itself and its successors in title, does hereby create and establish a perpetual Conservation Easement on, over under and across the portions of the Property which lies within the wetland conservation areas and within the upland buffers and the upland preservation areas as delineated on the above-referenced plat of the Property ("Conservation Easement Area (SJRWMD)") to constitute a servitude upon the conservation easement property for the purpose of accomplishing the above-stated intent of Grantor and it is agreed that:

1. The above representations are true and correct.
2. By this Declaration of Conservation Easement, Grantor hereby covenants, for itself, its successors in title and assigns, that the Easement Property shall be retained in its natural, scenic, open or wooded conditions and, subject to the rights reserved herein by Grantor, hereby prohibits or limits the following activity in, or about the Easement Property:
 - a. Construction or placing of buildings, roads, billboards, utilities, or other structures on or above the ground other than those structures authorized by the permit.
 - b. Dumping or placing of soil or other substance or

material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.

c. Removal or destruction of live trees, shrubs, or other vegetation, except for the removal of noxious or exotic invasive plant species specifically authorized by the permit or with the prior written approval of the Grantee.

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface.

e. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation or wildlife habitat preservation.

g. Acts or uses detrimental to such retention of land or water areas.

h. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

3. Grantor hereby reserves the right to perform any work on the Property specifically authorized by the Permit or which may be authorized by any future Grantee or Army Corps of Engineers permit.

4. Grantor hereby reserves and excepts unto itself and its personal representatives, heirs, successors and assigns, all rights accruing from its ownership of the Easement Property including the right to engage in or permit or invite others to engage in all uses of the Easement Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement. Such uses shall include, but not be limited to, the construction of pile-supported docks to serve Lots 98-109 as identified in plans approved by the Grantee pursuant to the referenced permit. Dock construction is subject to the granting of appropriate authorization by both the Florida Department of Environmental Protection (DEP) and U.S. Army Corps of Engineers (COE) to each lot owner.

Any dock or boardwalk on these lots shall conform to the following design criteria:

- a) The dock or boardwalk shall be limited to a maximum width of six (6) feet.
- b) The dock decking design and construction shall ensure maximum light penetration, with full consideration of safety and practicality.
- c) In constructing the dock, no excavation, digging, or root removal shall be performed except that necessary for the installation of piling.
- d) Every reasonable effort shall be made to avoid the

removal of trees larger than four inches in diameter at breast height (i.e., 4.5 feet above the base of the tree) during construction of any dock.

- e) The access walkway portion of the dock may traverse wetlands within the conservation easement, provided it is elevated a minimum of 5 feet above mean high water.
- f) The dock must be constructed no more than 10-feet landward of the wetland line and/or no more than the distance required to safely bring the dock from 5-feet above mean high water down to existing natural grade within the uplands.
- g) Access to the dock through the upland portions of the conservation easement may only consist of a 5-foot wide foot path to be constructed by hand clearing of vegetation no greater than four inches in diameter and breast height (i.e., 4.5 feet above the base of the tree).

Prior to construction, the Grantor must receive written approval from the Grantee, Grantor must also obtain all necessary local, state, and federal permits prior to construction.

5. This Declaration of Conservation Easement shall constitute a "conservation easement" as defined in Section 704.06, Florida Statutes (2001), except that reserved rights shall be permitted as described herein.

6. This Easement may be enforced by the Grantee or its successor agency and Army Corps of Engineers by injunctive relief and other appropriate available remedies. Any costs incurred by the Grantee or its successor agency in enforcing this Easement, including reasonable attorney's fees and costs of restoration necessitated by a violation, shall be borne by the then record owner of the portion of the Easement Property involved in the enforcement. Any forbearance on behalf of the Grantee and Army Corps of Engineers to exercise its rights in the event of a violation shall not be deemed or construed to be a waiver of the Grantee's and Army Corps of Engineer's rights hereunder in the event of any subsequent violation. Grantee's and Army Corps of Engineer's staff may enter the Easement Property in a reasonable manner and at reasonable times to ensure compliance with this Easement. Prior to entering any fenced areas, Grantee's staff will notify Grantor.

7. This Declaration of Conservation Easement shall run with the Easement Property and shall be binding upon and inure to the benefit of Grantor, Grantee, and their respective successors and assigns, and may not be amended without prior approval of the Grantee and Army Corps of Engineers.

8. This Declaration of Conservation Easement shall become effective upon the date it is recorded in the public records of Duval County, Florida.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed all as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Dunns Creek Plantation, L.L.C.

Beverly J. Holland
Witness

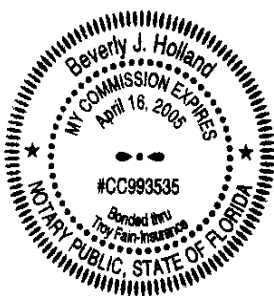
By: J. Daniel Collins
J. Daniel Collins
President of
The Collins Group, Inc.
As Manager

MARK KNOWLES
Witness

STATE OF FLORIDA
COUNTY OF Duval

I HEREBY CERTIFY that on this 6th day of January, 2004, before me personally appeared J. Daniel Collins, the President of The Collins Group, Inc., Manager of Dunns Creek Plantation, L.L.C., a Florida Limited Liability Corporation, to me known to be the person described in and who executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid, the day and year last aforesaid.



Beverly J. Holland
Notary Public, State of Florida
At Large
My Commission Expires:

5 MIN. RETURN
PHONE # 868-8500

Book 11633 Page 1244

Doc# 2004050283
Book: 11633
Pages: 1244 - 1247
Filed & Recorded
02/12/2004 11:32:28 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 17.00
TRUST FUND \$ 2.50
DEED DOC STAMP \$ 6.78

Prepared By and Return To:

J. D. Collins
3840 Crown Point Road, Suite A
Jacksonville, FL 32257

REVISED CORRECTED

DECLARATION OF CONSERVATION EASEMENT

THIS DECLARATION made this 12th day of February, 2004, by Dunns Creek Plantation, L.L.C., a Florida Limited Liability Corporation ("Grantor"), and the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ("Grantee");

W I T N E S S E T H

WHEREAS, Grantor is the owner of all of the real property shown and described on the plat of Dunns Creek Plantation, Unit One, recorded in Plat Book 56, Pages 59, 59A through 59G, inclusive of the current public records of Duval County, Florida (the "Property"); and

WHEREAS, Grantee is an agency qualified to receive dedication of the interest granted herein pursuant to Section 704.06, Florida Statutes, and has required execution of this Conservation Easement as a condition of that certain St. Johns River Water Management District Permit(s) # 4-031-6538-1, and that certain U.S. Army Corps of Engineers Permit # 200203869 (NW-JJS) issued to the Grantor as such permit may be amended from time to time.

WHEREAS, Grantor, for itself and its successors in title, desires to protect and preserve portions of the Property and prevent construction from occurring on portions of the Property so as to provide for the continued presence of wetland vegetative species and wildlife habitat in perpetuity.

NOW THEREFORE, in consideration of the covenants contained hereinbelow, in accordance with Section 704.06, Florida Statutes, Grantor for itself and its successors in title, does hereby create and establish a perpetual Conservation Easement on, over under and across the portions of the Property which lies within the wetland conservation areas and within the upland buffers and the upland preservation areas as delineated on the above-referenced plat of the Property ("Conservation Easement Area (SJRWMD)") to constitute a servitude upon the conservation easement property for the purpose of accomplishing the above-stated intent of Grantor and it is agreed that:

1. The above representations are true and correct.
2. By this Declaration of Conservation Easement, Grantor hereby covenants, for itself, its successors in title and assigns, that the Easement Property shall be retained in its natural, scenic, open or wooded conditions and, subject to the rights reserved herein by Grantor, hereby prohibits or limits the following activity in, or about the Easement Property:
 - a. Construction or placing of buildings, roads, billboards, utilities, or other structures on or above the ground other than those structures authorized by the permit.
 - b. Dumping or placing of soil or other substance or

material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.

c. Removal or destruction of live trees, shrubs or other vegetation except for (1) the removal of noxious or exotic invasive plant species specifically authorized by permit number 4-031-65381-1 or ACOE permit number 200203869 (NW-JJS) or with the prior written approval of the Grantee and (2) the removal of vegetation necessary to construct and maintain an 8 to 10 foot wide unpaved recreational trail in accordance with permit number 4-031-65381. The location and dimension of the trail shall be in accordance with the permitted plans. Its use shall be limited to recreational purposes that are consistent with the purpose of this Conservation Easement, and its use by alternative terrain vehicles and off-road vehicles is specifically prohibited.

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface.

e. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation or wildlife habitat preservation.

g. Acts or uses detrimental to such retention of land or water areas.

h. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

3. Grantor hereby reserves the right to perform any work on the Property specifically authorized by the Permit or which may be authorized by any future Grantee or Army Corps of Engineers permit.

4. Grantor hereby reserves and excepts unto itself and its personal representatives, heirs, successors and assigns, all rights accruing from its ownership of the Easement Property including the right to engage in or permit or invite others to engage in all uses of the Easement Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement. Such uses shall include, but not be limited to, the construction of pile-supported docks to serve Lots 98-109 as identified in plans approved by the Grantee pursuant to the referenced permit. Dock construction is subject to the granting of appropriate authorization by both the Florida Department of Environmental Protection (DEP) and U.S. Army Corps of Engineers (COE) to each lot owner.

Any dock or boardwalk on these lots shall conform to the following design criteria:

a) The dock or boardwalk shall be limited to a maximum

- width of six (6) feet.
- b) The dock decking design and construction shall ensure maximum light penetration, with full consideration of safety and practicality.
 - c) In constructing the dock, no excavation, digging, or root removal shall be performed except that necessary for the installation of piling.
 - d) Every reasonable effort shall be made to avoid the removal of trees larger than four inches in diameter at breast height (i.e., 4.5 feet above the base of the tree) during construction of any dock.
 - e) The access walkway portion of the dock may traverse wetlands within the conservation easement, provided it is elevated a minimum of 5 feet above mean high water.
 - f) The dock must be constructed no more than 10-feet landward of the wetland line and/or no more than the distance required to safely bring the dock from 5-feet above mean high water down to existing natural grade within the uplands.
 - g) Access to the dock through the upland portions of the conservation easement may only consist of a 5-foot wide foot path to be constructed by hand clearing of vegetation no greater than four inches in diameter and breast height (i.e., 4.5 feet above the base of the tree).

Prior to construction, the Grantor must receive written approval from the Grantee, Grantor must also obtain all necessary local, state, and federal permits prior to construction.

5. This Declaration of Conservation Easement shall constitute a "conservation easement" as defined in Section 704.06, Florida Statutes (2001), except that reserved rights shall be permitted as described herein.

6. This Easement may be enforced by the Grantee or its successor agency and Army Corps of Engineers by injunctive relief and other appropriate available remedies. Any costs incurred by the Grantee or its successor agency in enforcing this Easement, including reasonable attorney's fees and costs of restoration necessitated by a violation, shall be borne by the then record owner of the portion of the Easement Property involved in the enforcement. Any forbearance on behalf of the Grantee and Army Corps of Engineers to exercise its rights in the event of a violation shall not be deemed or construed to be a waiver of the Grantee's and Army Corps of Engineer's rights hereunder in the event of any subsequent violation. Grantee's and Army Corps of Engineer's staff may enter the Easement Property in a reasonable manner and at reasonable times to ensure compliance with this Easement. Prior to entering any fenced areas, Grantee's staff will notify Grantor.

7. This Declaration of Conservation Easement shall run with the Easement Property and shall be binding upon and inure to the benefit of Grantor, Grantee, and their respective successors and assigns, and may not be amended without prior approval of the Grantee and Army Corps of Engineers.

8. This Declaration of Conservation Easement shall become effective upon the date it is recorded in the public records of Duval County, Florida.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed all as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Dunns Creek Plantation, L.L.C.

Beverly J. Holland
Witness Beverly J. Holland

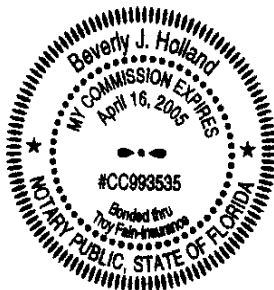
By: J. Daniel Collins
J. Daniel Collins
President of
The Collins Group, Inc.
As Manager

Kathy Hyde
Witness Kathy Hyde

STATE OF FLORIDA
COUNTY OF Duval

I HEREBY CERTIFY that on this 12th day of February, 2004, before me personally appeared J. Daniel Collins, the President of The Collins Group, Inc., Manager of Dunns Creek Plantation, L.L.C., a Florida Limited Liability Corporation, to me known to be the person described in and who executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid, the day and year last aforesaid.



Beverly J. Holland
Notary Public, State of Florida
At Large
My Commission Expires: 4-16-05

Prepared By and Return To:

J. D. Collins
3840 Crown Point Road, Suite A
Jacksonville, FL 32257

DECLARATION OF CONSERVATION EASEMENT

THIS DECLARATION made this 9th day of September, 2005, by Dunns Creek Plantation, L.L.C., a Florida Limited Liability Corporation ("Grantor"), and the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ("Grantee");

W I T N E S S E T H

WHEREAS, Grantor is the owner of all of the real property shown and described on the plat of Islands at Dunns Creek, Unit One, recorded in Plat Book 58, Pages 179 through 182, inclusive of the current public records of Duval County, Florida (the "Property"); and

WHEREAS, Grantee is an agency qualified to receive dedication of the interest granted herein pursuant to Section 704.06, Florida Statutes, and has required execution of this Conservation Easement as a condition of that certain St. Johns River Water Management District Permit(s) # 4-031-65381-2, and that certain U.S. Army Corps of Engineers Permit # 200203869 (NW-JJS) issued to the Grantor as such permit may be amended from time to time.

WHEREAS, Grantor, for itself and its successors in title, desires to protect and preserve portions of the Property and prevent construction from occurring on portions of the Property so as to provide for the continued presence of wetland vegetative species and wildlife habitat in perpetuity.

NOW THEREFORE, in consideration of the covenants contained hereinbelow, in accordance with Section 704.06, Florida Statutes, Grantor for itself and its successors in title, does hereby create and establish a perpetual Conservation Easement on, over under and across the portions of the Property which lies within the wetland conservation areas and within the upland buffers and the upland preservation areas as delineated on the above-referenced plat of the Property ("Conservation Easement Area (SJRWMD)") to constitute a servitude upon the conservation easement property for the purpose of accomplishing the above-stated intent of Grantor and it is agreed that:

1. The above representations are true and correct.

2. By this Declaration of Conservation Easement, Grantor hereby covenants, for itself, its successors in title and assigns, that the Easement Property shall be retained in its natural, scenic, open or wooded conditions and, subject to the rights reserved herein by Grantor, hereby prohibits or limits the following activity in, or about the Easement Property:

a. Construction or placing of buildings, roads, billboards, utilities, or other structures on or above the ground other than those structures authorized by the permit.

b. Dumping or placing of soil or other substance or

material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.

c. Removal or destruction of live trees, shrubs or other vegetation except for the removal of noxious or exotic invasive plant species specifically authorized by permit number 4-031-65381-2 or ACOE permit number 200203869 (NW-JJS) or with the prior written approval of the Grantee.

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface.

e. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation or wildlife habitat preservation.

g. Acts or uses detrimental to such retention of land or water areas.

h. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

3. Grantor hereby reserves the right to perform any work on the Property specifically authorized by the Permit or which may be authorized by any future Grantee or Army Corps of Engineers permit.

4. Grantor hereby reserves and excepts unto itself and its personal representatives, heirs, successors and assigns, all rights accruing from its ownership of the Easement Property including the right to engage in or permit or invite others to engage in all uses of the Easement Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement. Such uses shall include, but not be limited to, the construction of pile-supported docks to serve Lots 98-109 as identified in plans approved by the Grantee pursuant to the referenced permit. Dock construction is subject to the granting of appropriate authorization by both the Florida Department of Environmental Protection (DEP) and U.S. Army Corps of Engineers (COE) to each lot owner.

Any dock or boardwalk on these lots shall conform to the following design criteria:

- a) The dock or boardwalk shall be limited to a maximum width of six (6) feet.
- b) The dock decking design and construction shall ensure maximum light penetration, with full consideration of safety and practicality.
- c) In constructing the dock, no excavation, digging, or root removal shall be performed except that necessary for the installation of piling.

- d) Every reasonable effort shall be made to avoid the removal of trees larger than four inches in diameter at breast height (i.e., 4.5 feet above the base of the tree) during construction of any dock.
- e) The access walkway portion of the dock may traverse wetlands within the conservation easement, provided it is elevated a minimum of 5 feet above mean high water.
- f) The dock must be constructed no more than 10-feet landward of the wetland line and/or no more than the distance required to safely bring the dock from 5-feet above mean high water down to existing natural grade within the uplands.
- g) Access to the dock through the upland portions of the conservation easement may only consist of a 5-foot wide foot path to be constructed by hand clearing of vegetation no greater than four inches in diameter and breast height (i.e., 4.5 feet above the base of the tree).

Prior to construction, the Grantor must receive written approval from the Grantee, Grantor must also obtain all necessary local, state, and federal permits prior to construction.

5. This Declaration of Conservation Easement shall constitute a "conservation easement" as defined in Section 704.06, Florida Statutes (2001), except that reserved rights shall be permitted as described herein.

6. This Easement may be enforced by the Grantee or its successor agency and Army Corps of Engineers by injunctive relief and other appropriate available remedies. Any costs incurred by the Grantee or its successor agency in enforcing this Easement, including reasonable attorney's fees and costs of restoration necessitated by a violation, shall be borne by the then record owner of the portion of the Easement Property involved in the enforcement. Any forbearance on behalf of the Grantee and Army Corps of Engineers to exercise its rights in the event of a violation shall not be deemed or construed to be a waiver of the Grantee's and Army Corps of Engineer's rights hereunder in the event of any subsequent violation. Grantee's and Army Corps of Engineer's staff may enter the Easement Property in a reasonable manner and at reasonable times to ensure compliance with this Easement. Prior to entering any fenced areas, Grantee's staff will notify Grantor.

7. This Declaration of Conservation Easement shall run with the Easement Property and shall be binding upon and inure to the benefit of Grantor, Grantee, and their respective successors and assigns, and may not be amended without prior approval of the Grantee and Army Corps of Engineers.

8. This Declaration of Conservation Easement shall become effective upon the date it is recorded in the public records of Duval County, Florida.

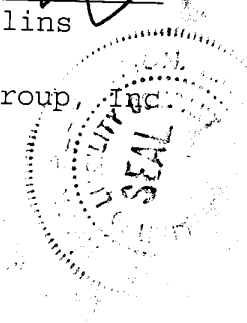
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed all as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Dunns Creek Plantation, L.L.C.

Beverly J. Holland
Witness Beverly J. Holland

By: J. Daniel Collins
J. Daniel Collins
President of
The Collins Group, Inc.
As Manager



Sarah M. Bolin
Witness Sarah M. Bolin

STATE OF FLORIDA
COUNTY OF Duval

I HEREBY CERTIFY that on this 9th day of September, 2005, before me personally appeared J. Daniel Collins, the President of The Collins Group, Inc., Manager of Dunns Creek Plantation, L.L.C., a Florida Limited Liability Corporation, to me known to be the person described in and who executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid, the day and year last aforesaid.

Beverly J. Holland
Notary Public State of Florida
At Large
My Commission Expires: 4-16-09



Doc # 2006152237, OR BK 13234 Page 1026,
Number Pages: 4
Filed & Recorded 05/02/2006 at 02:54 PM,
JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING \$35.50

Prepared By and Return To:

J. D. Collins
3840 Crown Point Road, Suite A
Jacksonville, FL 32257

DECLARATION OF CONSERVATION EASEMENT

THIS DECLARATION made this 27th day of April, 2006, by Dunns Creek Plantation, L.L.C., a Florida Limited Liability Corporation ("Grantor"), and the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ("Grantee");

W I T N E S S E T H

WHEREAS, Grantor is the owner of all of the real property shown and described on the plat of Dunns Creek Plantation, Unit Three, recorded in Plat Book 61, Pages 37 through 41, inclusive of the current public records of Duval County, Florida (the "Property"); and

WHEREAS, Grantee is an agency qualified to receive dedication of the interest granted herein pursuant to Section 704.06, Florida Statutes, and has required execution of this Conservation Easement as a condition of that certain St. Johns River Water Management District Permit(s) # 4-031-65381-1, and that certain U.S. Army Corps of Engineers Permit # 200203869 (NW-JJS) issued to the Grantor as such permit may be amended from time to time.

WHEREAS, Grantor, for itself and its successors in title, desires to protect and preserve portions of the Property and prevent construction from occurring on portions of the Property so as to provide for the continued presence of wetland vegetative species and wildlife habitat in perpetuity.

NOW THEREFORE, in consideration of the covenants contained hereinbelow, in accordance with Section 704.06, Florida Statutes, Grantor for itself and its successors in title, does hereby create and establish a perpetual Conservation Easement on, over under and across the portions of the Property which lies within the wetland conservation areas and within the upland buffers and the upland preservation areas as delineated on the above-referenced plat of the Property ("Conservation Easement Area (SJRWMD)") to constitute a servitude upon the conservation easement property for the purpose of accomplishing the above-stated intent of Grantor and it is agreed that:

1. The above representations are true and correct.
2. By this Declaration of Conservation Easement, Grantor hereby covenants, for itself, its successors in title and assigns, that the Easement Property shall be retained in its natural, scenic, open or wooded conditions and, subject to the rights reserved herein by Grantor, hereby prohibits or limits the following activity in, or about the Easement Property:
 - a. Construction or placing of buildings, roads, billboards, utilities, or other structures on or above the ground other than those structures authorized by the permit.
 - b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
 - c. Removal or destruction of live trees, shrubs or other vegetation except for (1) the removal of noxious or exotic invasive plant species specifically authorized by permit number 4-031-65381-1 or ACOE permit number 200203869 (NW-JJS) or with the

THIS DECLARATION OF CONSERVATION EASEMENT IS BEING RE-RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LOT NUMBERS IN PARAGRAPH 4 HEREIN. THE CORRECT LOT NUMBERS ARE LOTS 94 THRU 105, INCLUSIVE.

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prior written approval of the Grantee and (2) the removal of vegetation necessary to construct and maintain an 8 to 10 foot wide unpaved recreational trail in accordance with permit number 4-031-65381. The location and dimension of the trail shall be in accordance with the permitted plans. Its use shall be limited to recreational purposes that are consistent with the purpose of this Conservation Easement, and its use by alternative terrain vehicles and off-road vehicles is specifically prohibited.

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface.

e. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation or wildlife habitat preservation.

g. Acts or uses detrimental to such retention of land or water areas.

h. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

3. Grantor hereby reserves the right to perform any work on the Property specifically authorized by the Permit or which may be authorized by any future Grantee or Army Corps of Engineers permit.

4. Grantor hereby reserves and excepts unto itself and its personal representatives, heirs, successors and assigns, all rights accruing from its ownership of the Easement Property including the right to engage in or permit or invite others to engage in all uses of the Easement Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement. Such uses shall include, but not be limited to, the construction of pile-supported docks to serve Lots ~~*XXXXXX~~ as identified in plans approved by the Grantee pursuant to the referenced permit. Dock construction is subject to the granting of appropriate authorization by both the Florida Department of Environmental Protection (DEP) and U.S. Army Corps of Engineers (COE) to each lot owner. *94 - 105

Any dock or boardwalk on these lots shall conform to the following design criteria:

- a) The dock or boardwalk shall be limited to a maximum width of six (6) feet.
- b) The dock decking design and construction shall ensure maximum light penetration, with full consideration of safety and practicality.
- c) In constructing the dock, no excavation, digging, or root removal shall be performed except that necessary for the installation of piling.
- d) Every reasonable effort shall be made to avoid the removal of trees larger than four inches in diameter at breast height (i.e., 4.5 feet above the base of the tree) during construction of any dock.
- e) The access walkway portion of the dock may traverse wetlands within the conservation easement, provided it is elevated a minimum of 5 feet above mean high water.
- f) The dock must be constructed no more than 10-feet

landward of the wetland line and/or no more than the distance required to safely bring the dock from 5-feet above mean high water down to existing natural grade within the uplands.

- g) Access to the dock through the upland portions of the conservation easement may only consist of a 5-foot wide foot path to be constructed by hand clearing of vegetation no greater than four inches in diameter and breast height (i.e., 4.5 feet above the base of the tree).

Prior to construction, the Grantor must receive written approval from the Grantee, Grantor must also obtain all necessary local, state, and federal permits prior to construction.

5. This Declaration of Conservation Easement shall constitute a "conservation easement" as defined in Section 704.06, Florida Statutes (2001), except that reserved rights shall be permitted as described herein.

6. This Easement may be enforced by the Grantee or its successor agency and Army Corps of Engineers by injunctive relief and other appropriate available remedies. Any costs incurred by the Grantee or its successor agency in enforcing this Easement, including reasonable attorney's fees and costs of restoration necessitated by a violation, shall be borne by the then record owner of the portion of the Easement Property involved in the enforcement. Any forbearance on behalf of the Grantee and Army Corps of Engineers to exercise its rights in the event of a violation shall not be deemed or construed to be a waiver of the Grantee's and Army Corps of Engineer's rights hereunder in the event of any subsequent violation. Grantee's and Army Corps of Engineer's staff may enter the Easement Property in a reasonable manner and at reasonable times to ensure compliance with this Easement. Prior to entering any fenced areas, Grantee's staff will notify Grantor.

7. This Declaration of Conservation Easement shall run with the Easement Property and shall be binding upon and inure to the benefit of Grantor, Grantee, and their respective successors and assigns, and may not be amended without prior approval of the Grantee and Army Corps of Engineers.

8. This Declaration of Conservation Easement shall become effective upon the date it is recorded in the public records of Duval County, Florida.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed all as of the day and year first above written.

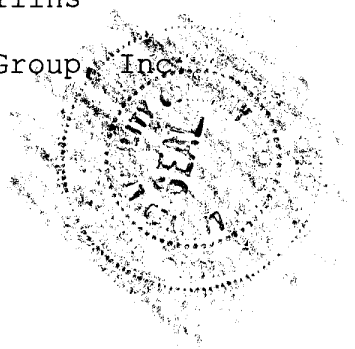
Signed, sealed and delivered
in the presence of:

Dunns Creek Plantation, L.L.C.

Beverly J. Holland
Witness

By: J. Daniel Collins
J. Daniel Collins
President of
The Collins Group, Inc.
As Manager

Sarah C. Miller
Witness Sarah C. Miller



STATE OF FLORIDA
COUNTY OF Duval

I, HEREBY CERTIFY that on this 27th day of April, 2006, before me personally appeared J. Daniel Collins, the President of The Collins Group, Inc., Manager of Dunns Creek Plantation, L.L.C., a Florida Limited Liability Corporation, to me known to be the person described in and who executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid, the day and year last aforesaid.

Beverly J. Holland
Notary Public, State of Florida
At Large
My Commission Expires: 4-16-09

