

**MAP SHOWING A BOUNDARY SURVEY**  
OF  
A PORTION OF  
NORTHEAST QUARTER OF  
SECTION 26, TOWNSHIP 2 SOUTH, RANGE 20 EAST  
ALL IN BAKER COUNTY, FLORIDA.

Parcel 7  
A Parcel Of Land Being A Portion Of The Northeast 1/4 Of Section 26, Township 2 South, Range 20 East, Lying North Of Cobb Branch And Lying North Of Cedar Creek, In Baker County, Florida Being More Particularly Described As Follows:

Begin At The Intersection Of The Southerly Right Of Way Line Of County Road No. 124 (An 80 Foot Right Of Way) And The East Line Of Said Section 26; Thence Along Said East Line Of Section 26, South 00°52'00" East, A Distance Of 664.41 Feet; Thence Departing Last Said Line South 89°58'23" West, A Distance Of 675.96 Feet; Thence North 0°01'37" West, A Distance Of 636.92 Feet To A Point On The Aforementioned Southerly Right Of Way Line; Thence Along Last Said Line North 87°57'02" East, A Distance Of 366.60 Feet To The Beginning Of A Curve, Concave Northerly, Having A Radius Of 11499.16 Feet And A Central Angle Of 1°29'45"; Thence On The Arc Of Said Curve A Distance Of 300.20 Feet Said Arc Being Subtended By A Chord Which Bears North 87°12'31" East, A Distance Of 300.20 Feet Back To The Point Of Beginning. Containing 10.0 Acres More Or Less.

Parcel 8  
A Parcel Of Land Being A Portion Of The Northeast 1/4 Of Section 26, Township 2 South, Range 20 East, Lying North Of Cobb Branch And Lying North Of Cedar Creek, In Baker County, Florida Being More Particularly Described As Follows:

Commence At The Intersection Of The Southerly Right Of Way Line Of County Road No. 124 (An 80 Foot Right Of Way) And The East Line Of Said Section 26; Thence Along Said East Line Of Section 26, South 00°52'00" East, A Distance Of 664.41 Feet; Thence Departing Last Said Line South 89°58'23" West, A Distance Of 675.96 Feet To The Point Of Beginning; Thence Continue South 89°58'23" West, A Distance Of 790.62 Feet To A Point On The Easterly Right Of Way Line Of Said County Road No. 124; Thence Along Said Right Of Way Line North 14°21'38" East, A Distance Of 599.66 Feet To The Beginning Of A Curve, Concave Southeast, Having A Radius Of 50 Feet And A Central Angle Of 65°55'00"; Thence On The Arc Of Said Curve A Distance Of 57.52 Feet To The Aforementioned Southerly Right Of Way Line, Said Arc Being Subtended By A Chord Which Bears North 50°04'55" East, A Distance Of 54.40 Feet To The Curves End; Thence Along Last Said Line North 87°57'02" East, A Distance Of 600.25 Feet; Thence Departing Last Said Line South 0°01'37" East, A Distance Of 636.92 Feet Back To The Point Of Beginning. Containing 10.2 Acres More Or Less.

Parcel 9  
A Parcel Of Land Being A Portion Of The Northeast 1/4 Of Section 26, Township 2 South, Range 20 East, Lying North Of Cobb Branch And Lying North Of Cedar Creek, In Baker County, Florida Being More Particularly Described As Follows:

Commence At The Intersection Of The Southerly Right Of Way Line Of County Road No. 124 (An 80 Foot Right Of Way) And The East Line Of Said Section 26; Thence Along Said East Line Of Section 26, South 00°52'00" East, A Distance Of 664.41 Feet To The Point Of Beginning; Thence Continue Along Said Line South 0°52'00" East, A Distance Of 300.63 Feet; Thence Departing Last Said Line South 89°58'23" West, A Distance Of 1548.09 Feet To A Point On The Easterly Right Of Way Line Of Aforementioned County Road No. 124; Thence Along Said Line North 14°21'38" East, A Distance Of 310.33 Feet; Thence Departing Said Line North 89°58'23" East, A Distance Of 1466.58 Feet Back To The Point Of Beginning. Containing 10.4 Acres More Or Less.

Parcel 10  
A Parcel Of Land Being A Portion Of The Northeast 1/4 Of Section 26, Township 2 South, Range 20 East, Lying North Of Cobb Branch And Lying North Of Cedar Creek, In Baker County, Florida Being More Particularly Described As Follows:

Commence At The Intersection Of The Southerly Right Of Way Line Of County Road No. 124 (An 80 Foot Right Of Way) And The East Line Of Said Section 26; Thence Along Said East Line Of Section 26, South 00°52'00" East, A Distance Of 965.04 Feet To The Point Of Beginning; Thence Continue Along Said Line South 0°52'00" East, A Distance Of 298.95 Feet; Thence Departing Last Said Line South 89°58'23" West, A Distance Of 1629.17 Feet To A Point On The Easterly Right Of Way Line Of Aforementioned County Road No. 124; Thence Along Said Line North 14°21'38" East, A Distance Of 308.63 Feet; Thence Departing Said Line North 89°58'23" East, A Distance Of 1548.09 Feet Back To The Point Of Beginning. Containing 10.9 Acres More Or Less.

Parcel 11  
A Parcel Of Land Being A Portion Of The Northeast 1/4 Of Section 26, Township 2 South, Range 20 East, Lying North Of Cobb Branch And Lying North Of Cedar Creek, In Baker County, Florida Being More Particularly Described As Follows:

Commence At The Intersection Of The Southerly Right Of Way Line Of County Road No. 124 (An 80 Foot Right Of Way) And The East Line Of Said Section 26; Thence Along Said East Line Of Section 26, South 00°52'00" East, A Distance Of 1264.03 Feet To The Point Of Beginning; Thence Continue Along Said Line South 0°52'00" East, A Distance Of 300.63 Feet; Thence Departing Last Said Line South 89°58'23" West, A Distance Of 1710.52 Feet To A Point On The Easterly Right Of Way Line Of Aforementioned County Road No. 124; Thence Along Said Line North 14°21'38" East, A Distance Of 309.71 Feet; Thence Departing Said Line North 89°58'23" East, A Distance Of 1629.17 Feet Back To The Point Of Beginning. Containing 11.5 Acres More Or Less.

Parcel 12  
A Parcel Of Land Being A Portion Of The Northeast 1/4 Of Section 26, Township 2 South, Range 20 East, Lying North Of Cobb Branch And Lying North Of Cedar Creek, In Baker County, Florida Being More Particularly Described As Follows:

Commence At The Intersection Of The Southerly Right Of Way Line Of County Road No. 124 (An 80 Foot Right Of Way) And The East Line Of Said Section 26; Thence Along Said East Line Of Section 26, South 00°52'00" East, A Distance Of 1564.06 Feet To The Point Of Beginning; Thence Continue Along Said Line South 0°52'00" East, A Distance Of 276.95 Feet To A Point Herein Referred To As Reference Point "A"; Thence Continue Along Said East Line South 00°52'00" East, A Distance Of 17 Feet More Or Less To The Approximate Centerline Of Cedar Creek; Thence Along The Westerly Meanderings Of Said Centerline Of Cedar Creek And Along The Approximate Centerline Of Cobb Branch, A Distance Of 2758 Feet More Or Less To The Intersection Of The Approximate Centerline Of Cobb Branch And The Easterly Right Of Way Line Of Said County Road No. 124; Thence Along Said Easterly Right Of Way Line, North 14°21'38" East, A Distance Of 16 Feet More Or Less To A Point Herein Referred To As Reference Point "B", Which Bears South 84°21'28" West, A Distance Of 1840.65 Feet From Aforesaid Reference Point "A"; Thence Continue Along Said East Right Of Way Line North 14°21'38" East, A Distance Of 471.82 Feet; Thence Departing Said Line North 89°58'23" East, A Distance Of 1710.52 Feet Back To The Point Of Beginning. Containing 15.84 Acres More Or Less.

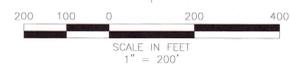
CERTIFIED TO:  
Roydient LLC dba Roydient Places + Properties, LLC

**LEGEND:**

- = FOUND 600 NAIL IN CUTOUT OF ASPHALT
- = FOUND 4"x4" CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- = FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- = FOUND IRON ROD UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD & CAP STAMPED LB 6888
- = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6888
- = FENCE
- = DIVERHEAD UTILITY LINES
- ⊕ = UTILITY POLE
- ⊕ = GUY ANCHOR
- (C) = CALCULATED
- (D) = DEED
- D.B. = DEED BOOK
- (O) = FIELD MEASURED
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- O.R.B. = OFFICIAL RECORD BOOK
- (P) = PLAN
- PC = PAGE
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- R.L.S. = REGISTERED LAND SURVEYOR
- R/W = RIGHT OF WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- H.W.F. = HIGH WIRE FENCE
- CLF = CHAIN LINK FENCE
- BFE = BASE FLOOD ELEVATION

- = PARCEL 7
- = PARCEL 8
- = PARCEL 9
- = PARCEL 10
- = PARCEL 11
- = PARCEL 12

- = FLOOD ZONE "X" OTHER
- = FLOOD ZONE "AE"



LINE TABLE		CURVE TABLE			
LINE #	BEARING	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
L1	N 1°44'24" W	44.29'			
L2	S 0°51'12" W	35.92'			
L3	N 4°34'08" W	100.00'			

CURVE	BELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	129°50'	11419.16'	298.36'	149.20'	S 89°41'40" W	298.37'
C2	40°19'02"	2005.03'	140.79'	73.43'	S 63°44'08" W	133.87'
C3	2°50'10"	686.62'	34.39'	17.20'	S 44°45'09" W	34.38'
C4	19°34'00"	586.62'	300.33'	101.15'	N 36°24'54" E	199.36'
C5	65°50'00"	50.00'	57.52'	32.42'	N 50°04'55" E	54.40'
C6	3°00'30"	11499.16'	603.77'	301.95'	N 86°27'08" E	603.79'
C7	3°00'30"	11499.16'	599.57'	299.85'	N 86°27'08" E	599.50'
C8	1°30'45"	11499.16'	303.96'	151.79'	N 89°42'16" E	303.55'
C9	129°45"	11499.16'	300.90'	150.11'	N 87°12'31" E	300.20'
C10	1°30'40"	11419.16'	301.19'	150.60'	N 87°12'03" E	301.18'

- GENERAL NOTES:**
- 1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
  - 2.) UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED
  - 3.) NO INTERIOR IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
  - 4.) BEARINGS AND DISTANCES SHOWN HEREON AS FIELD REFER TO FLORIDA STATE PLANE NORTH COORDINATES HOLDING MONUMENTATION FOUND IN PLACE AS SHOWN HEREON.
  - 5.) PROPERTY HEREON LIES IN FLOOD ZONE "X" AND "AE" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 12003C0192C, DATED 6/17/2008
  - 6.) THE 40 FOOT HAUL ROUTE, THE GRADED ROAD, THE BORROW PIT AND THE PIT DRAIN WERE SCALED IN USING FDOT RIGHT OF WAY MAP SECTION 27512-2601.



<b>LD BRADLEY</b> LAND SURVEYORS 510 SOUTH 5TH STREET MACCLENNY, FLORIDA 32063 PHONE (904) 786-6400 FAX (904) 786-1479 LICENSED BUSINESS NO. 6888		W.O. NO.: 25-273-SOUTH	SURVEY DATE: 6/4/2025	DRAFTED BY: L. DINKINS
		CHECKED BY: AJJ	CAD FILE: 25-273-SOUTH.dwg	FB: N/A PG: N/A