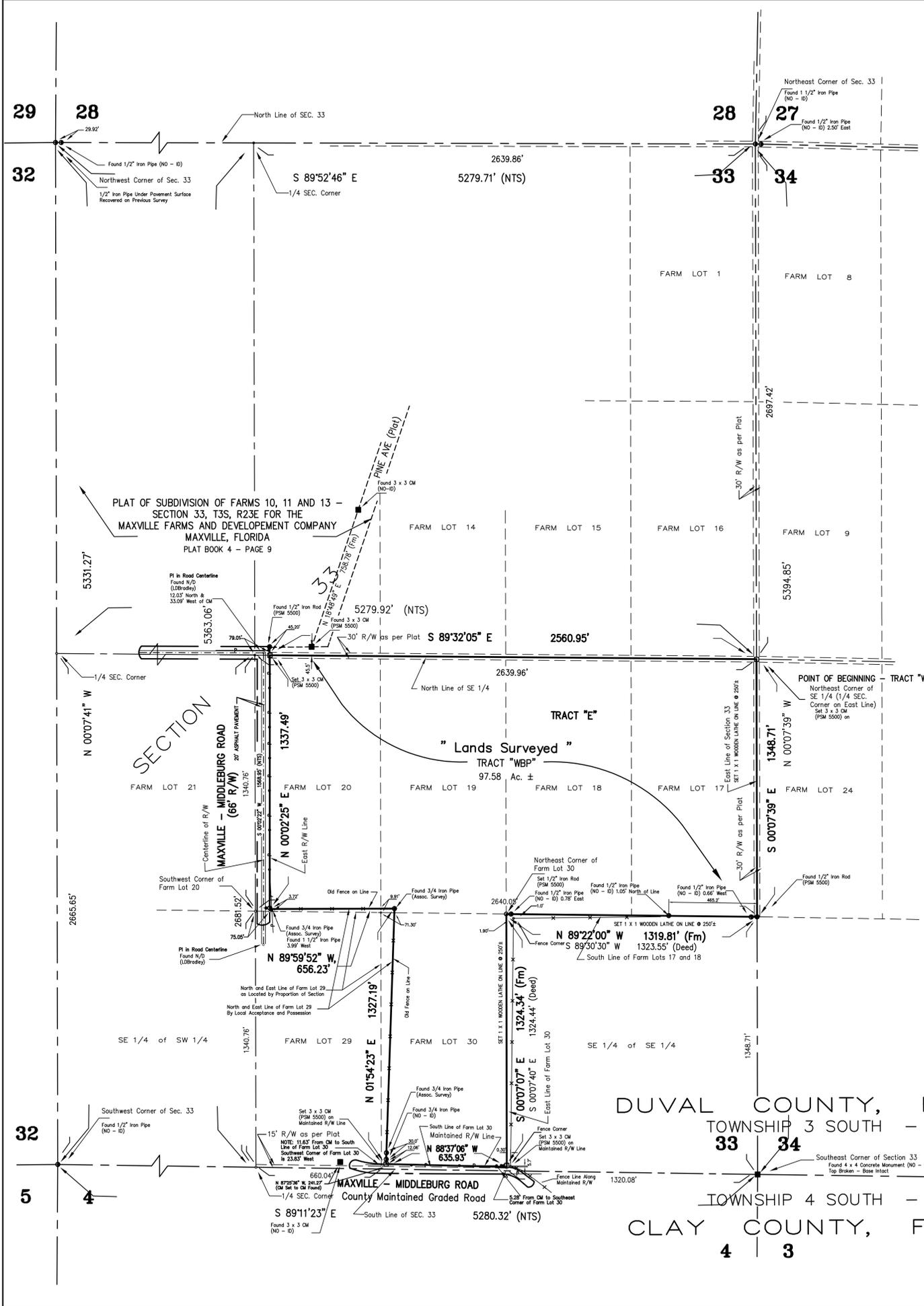


# BOUNDARY SURVEY

OF  
 LANDS IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 23 EAST;  
 OF  
 "MAXVILLE FARMS" AS PER PLAT BOOK 3 - PAGE 94 OF THE PUBLIC RECORDS OF  
 DUVAL COUNTY, FLORIDA.



### TRACT "BP"

A Tract of land situated in a Portion of Section 33, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:  
 Begin at an Iron Pipe at the 1/4 Section Corner on the East line of Section 33 (said corner being the Northeast corner of the SE 1/4 of said Section 33) and run S 00 deg 07 min 39 sec E, along said East line, 1348.71 feet to an Iron Rod on a Easterly prolongation of the South line of Farm Lot 17 of said Section 33; thence run S 89 deg 30 min 30 sec W, along prolongation and along the South line of Farm Lots 17 and 18, a distance of 1323.55 feet to an Iron Rod at the Southwest corner of said Farm Lot 18 and the Northeast corner of Farm Lot 30 of said Section 33; thence run S 00 deg 07 min 40 sec E, along the East line of Farm Lot 30, a distance of 1324.44 feet to a concrete monument on the Northerly Maintained right of way line of Maxville - Middleburg Road, a county road; thence run N 88 deg 37 min 06 sec W, along said right of way line, 635.93 feet to a concrete monument; thence run N 01 deg 54 min 15 sec E, 1327.26 feet to an Iron Pipe; thence run N 89 deg 59 min 08 sec W, 656.15 feet to an Iron Pipe on the easterly right of way line of said Maxville - Middleburg Road; thence run N 00 deg 02 min 22 sec E, along said right of way line, 1337.23 feet to a concrete monument on the North line of said SE 1/4; thence run S 89 deg 32 min 05 sec E, along said North line, 2560.95 feet to the Point of Beginning. Said Tract containing 97.503 acres more or less.

THE ABOVE DESCRIBED LANDS BEING THE SAME AS DESCRIBED BELOW:

### TRACT "WBP"

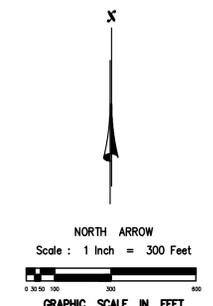
A Tract of land situated in a Portion of Section 33, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:  
 Begin at an Iron Pipe at the 1/4 Section Corner on the East line of Section 33 (said corner being the Northeast corner of the SE 1/4 of said Section 33) and run S 00 deg 07 min 39 sec E, along said East line, 1348.71 feet to an Iron Rod on a Easterly prolongation of the South line of Farm Lot 17 of said Section 33; thence run N 89 deg 22 min 00 sec W, along prolongation and along the South line of Farm Lots 17 and 18, a distance of 1319.81 feet to an Iron Rod at the Southwest corner of said Farm Lot 18 and the Northeast corner of Farm Lot 30 of said Section 33; thence run S 00 deg 07 min 07 sec E, along the East line of Farm Lot 30, a distance of 1324.37 feet to a concrete monument on the Northerly Maintained right of way line of Maxville - Middleburg Road, a county road; thence run N 88 deg 37 min 06 sec W, along said right of way line, 635.97 feet to a concrete monument; thence run N 01 deg 54 min 23 sec E, 1327.19 feet to an Iron Pipe; thence run N 89 deg 59 min 52 sec W, 656.23 feet to an Iron Pipe on the easterly right of way line of said Maxville - Middleburg Road; thence run N 00 deg 02 min 25 sec E, along said right of way line, 1337.49 feet to a concrete monument on the North line of said SE 1/4; thence run S 89 deg 32 min 05 sec E, along said North line, 2560.95 feet to the Point of Beginning.

### SURVEYOR'S CERTIFICATION TO TITLE COMMITMENT:

I, Mark E. Hardenbrook, PSM; hereby certify that; (1) I have reviewed Fidelity National Title Insurance Company, Commitment for Title Insurance, Commitment No. 11217013, Effective date of 06/14/2023 at 8:00 AM. I Further Certify, that:  
 (1) The Lands Surveyed, as Described Hereon and the Lands contained in Exhibit "A" (Legal Description) of said commitment are one in the same.  
 (2) The Lands Surveyed, as shown hereon is Accessed to and from by Maxville/Middleburg Road A 66' Right of way in Duval County, Florida and Maxville/Middleburg Road, A County Maintained Right of Way in Clay County, Florida.  
 (3) That this survey meets or exceeds the minimum technical standards for Land Surveying as set forth by the Florida Board of Professional Land Surveyors pursuant to Chapter 5J-17.050 through 17.052, Florida Administrative Code, Section 472-027 Florida Statutes.  
 (4) The Items listed on Schedule B - Part 11 (Exceptions) of said commitment that affect the Lands Surveyed are shown or noted hereon.

- ITEM 1 and 2; Not Survey Related.
- ITEM 4; Sovereign Lands, Submerged Lands, Filled or Artificially Exposed Lands Accreted to the State of Florida have not been determined.
- ITEM 5; No Instruments of Leases or Ordinances were provided to this Surveyor.
- ITEM 6; No Occupation, Unrecorded Leases or Rental Agreements are Known nor were Provided to this Surveyor.
- ITEM 7; Temporary Fill Dirt Easement Agreement in Official Records Book 19945 Page 2467, Does Affect the Lands Surveyed Hereon.
- ITEM 8; Landowner Cost Share Agreement in Official Records Book 20674 Page 453, Does Affect the Lands Surveyed Hereon.

THIS SURVEY CERTIFIED TO THE FOLLOWING:  
 "644 CERERY CORPORATION, A FLORIDA CORPORATION"  
 DR. VIPUL PATEL  
 MAXVILLE TIMBER, LLC  
 FIDELITY NATIONAL TITLE INSURANCE CORPORATION



|  |   |  |                                      |
|--|---|--|--------------------------------------|
|  | Denotes Iron Rod Set w/ Cap - (PSM 5500)                                      |  | PSM Professional Surveyor and Mapper |
|  | Denotes Concrete Monument Set w/ Disk - (PSM 5500)                            |  | R/W Right-of-Way                     |
|  | Denotes Iron Rod Found (Size and ID as Shown)                                 |  | CB Concrete Block                    |
|  | Denotes Concrete Monument Found (Size and ID as Shown)                        |  | ORB Official Records Book            |
|  | Denotes Iron Pipe Found (Size and ID as Shown)                                |  | DB Deed Book                         |
|  | Denotes Overhead Power Line w/ Pole   |  | Min. Minutes                         |
|  | Denotes Power Line w/ Guy Wire  |  | Sec. Seconds                         |
|  | Denotes Fence Line  |  | ID Identification Number             |
|  | Denotes Litewood Post Found - (NO - ID)                                       |  | L Curve Arc Length                   |
|  | Denotes 5 X 5 Concrete Monument Found with Aluminum Plate and Screw (No - ID) |  | R Curve Radius                       |
|  |   |  | Δ Curve Central Angle (Delta)        |
|  |   |  | Ch Curve Chord Data                  |
|  |   |  | C/L Centerline                       |
|  |   |  | N/D Nail and Disk                    |
|  |   |  | SECT. or SEC. Section                |
|  |   |  | GOVT. Government                     |
|  |   |  | PC Point of Curvature                |
|  |   |  | PT Point of Tangency                 |
|  |   |  | Dd Dead Call                         |
|  |   |  | Fm Field Measured Distance           |
|  |   |  | P/L Boundary or Property Line        |
|  |   |  | IR Iron Rod                          |
|  |   |  | C/L/F Chain Link Fence               |

NOTE: Interior Roads Used For Timber Access are Not Located

DUVAL COUNTY, FLORIDA  
 TOWNSHIP 3 SOUTH - RANGE 23 EAST  
 TOWNSHIP 4 SOUTH - RANGE 23 EAST  
 CLAY COUNTY, FLORIDA

SURVEYOR'S SIGNATURE:   
 MARK E. HARDENBROOK  
 Professional Surveyor and Mapper  
 Florida Certification No. 5500  
 Date Final Survey: JULY 10, 2023  
 Date Last Field Work: APRIL 18, 2023



**MARK E. HARDENBROOK**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 Florida Certificate: L.S. 5500  
 1656 NE 161st Street  
 Starke, Florida 32091  
 PHONE: (352)-473-8523 & (904)-964-5777

### SURVEYOR'S NOTES:

This survey NOT valid unless the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper is affixed hereon. Unless shown otherwise no Underground Utilities, Improvements, Foundations or Installations were located on this survey. Unless shown otherwise no Instruments of Record reflecting Easements, Right-of-Way and/or Ownerships were furnished to this Surveyor. This Survey, as shown hereon, is NOT covered by Professional Liability Insurance. Any Wetlands and/or Environmentally Sensitive Lands have NOT been located unless noted and stated otherwise. Bearings refer to Florida East Zone of the State Plane Coordinate System.

Job No: H-23-018\_WBP  
 XREF: H-04-257-A & H-21-049-BP