

1 Introduced by the Transportation, Energy and Utilities Committee
2 pursuant to Section 92.09, Ordinance Code:

3
4
5 **ORDINANCE 2022-642-E**

6 AN ORDINANCE ESTABLISHING ARBORS COMMUNITY
7 DEVELOPMENT DISTRICT ("ARBORS CDD"), INCLUDING
8 THE GRANT OF SPECIAL POWERS; DESCRIBING THE
9 EXTERNAL BOUNDARIES OF ARBORS CDD; PROVIDING FOR
10 FUTURE EXPANSION WITH SUFFICIENTLY CONTIGUOUS
11 LANDS; NAMING ARBORS CDD; NAMING THE INITIAL
12 ARBORS CDD BOARD OF SUPERVISORS; AMENDING
13 SECTION 92.22 (EXISTING COMMUNITY DEVELOPMENT
14 DISTRICTS), CHAPTER 92 (UNIFORM DEVELOPMENT
15 DISTRICTS), *ORDINANCE CODE*, TO INCLUDE ARBORS
16 CDD; PROVIDING FOR CONFLICT AND SEVERABILITY;
17 PROVIDING AN EFFECTIVE DATE.

18
19 **WHEREAS**, Forestar (USA) Real Estate Group, Inc., a Delaware
20 limited liability company, petitioned the City Council to establish
21 a community development district named Arbors Community Development
22 District (the "Arbors CDD") on approximately 187.33 acres lying wholly
23 within the boundaries of the City pursuant to Section 190.005(2),
24 *Florida Statutes*, and Chapter 92, *Ordinance Code*, a copy of the
25 Amended and Restated Petition to Establish Arbors CDD, dated August
26 4, 2022, ("Petition") is **On File** with the Legislative Services
27 Division; and

28 **WHEREAS**, as required by Section 92.07, *Ordinance Code*, the
29 Office of General Counsel ("Counsel") has reviewed the Petition, and
30 finding that it was sufficient and complete to permit the fair and
31 informed consideration of the matter by the Council, has prepared and

1 submitted its Final Report of Counsel, attached hereto as **Exhibit 1**;
2 and

3 **WHEREAS**, the Planning and Development Department has provided
4 its report and recommendation regarding the Petition to the
5 Transportation, Energy and Utilities Committee; and

6 **WHEREAS**, Petitioner acknowledges that nothing about the adoption
7 of this Ordinance shall in any way waive any of the City's, or any
8 other governing or regulatory entities' rights to grant or not grant
9 entitlements for the development to be serviced by Arbors CDD (the
10 "Development"), or otherwise prejudice the City's, or any other
11 governing or regulatory entities', ability to govern or regulate the
12 planning or permitting of the Development; and

13 **WHEREAS**, Counsel has determined the Petition adequately meets
14 the requirements of Section 190.005, *Florida Statutes*, and Section
15 92.04, *Ordinance Code*, and is therefore complete and sufficient to
16 permit fair and informed review thereof; and

17 **WHEREAS**, all notice requirements of Ch. 190, *Florida Statutes*,
18 Section 92.11, *Ordinance Code*, and other applicable laws were complied
19 with, complete notice was timely given, and a public hearing held on
20 the date and time noticed and conducted thereafter in compliance with
21 Ch. 190, *Florida Statutes*, and all applicable laws; and

22 **WHEREAS**, in making its fair and informed determination whether
23 to grant or deny the Petition, the Council has considered the petition
24 in light of the record developed at the public hearing and in relation
25 to the six factors set forth in Section 190.005(1)(e), *Florida*
26 *Statutes*, now, therefore

27 **BE IT ORDAINED** by the Council of the City of Jacksonville:

28 **Section 1. Name.** A community development district is
29 hereby established within the City to be known hereafter as Arbors
30 Community Development District.

1 **Section 2. Boundaries.** The boundaries of Arbors Community
2 Development District established by this ordinance are as set forth
3 in the legal description contained in the Amended and Restated
4 Petition to Establish Arbors Community Development District
5 ("Petition") which is **On File** with the Legislative Services Division.
6 The legal description and boundary sketch found within the Petition
7 are attached hereto as **Exhibit 2.**

8 **Section 3. Expansion Parcels.** Consent is hereby granted to
9 Arbors Community Development District, pursuant to Section
10 190.046(1)(h), *Florida Statutes*, to add to the boundaries of the
11 Arbors Community Development District within ten (10) years after the
12 effective date of the ordinance certain areas of sufficiently
13 contiguous lands as depicted in **Exhibit 3.**

14 **Section 4. Board of Supervisors.** The following five
15 persons, as set forth in the Petition, are designated to be the
16 initial members of the governing Board of Supervisors ("Board") of
17 Arbors Community Development District:

- 18 a. Sarah Wicker
- 19 b. Heather Allen
- 20 c. Christopher Williams
- 21 d. Robert Porter
- 22 e. James Teagle

23 **Section 5. Grant of Special Powers.** Consent is hereby
24 granted to Arbors Community Development District, pursuant to Section
25 190.012(2)(a), *Florida Statutes*, to exercise the power to plan,
26 establish, acquire, construct or reconstruct, enlarge or extend,
27 equip, operate and maintain additional systems and facilities for
28 parks and facilities for indoor and outdoor recreational, cultural,
29 and educational uses and security, including but not limited to,
30 guardhouses, fences and gates, electronic intrusion detection
31 systems, and patrol cars, all to be exercised only in compliance and

1 consistent with all applicable laws including the City's 2030
2 Comprehensive Plan and City's land development regulations.

3 **Section 6. Amending Section 92.22 (Existing Community**
4 **Development Districts), Chapter 92 (Uniform Community Development**
5 **Districts), Ordinance Code.** Section 92.22, Ordinance Code, is hereby
6 amended to read as follows:

7 **CHAPTER 92. - UNIFORM COMMUNITY DEVELOPMENT DISTRICTS**

8 * * *

9 **Sec. 92.22. - Existing Community Development Districts.**

10 The following CDDs have been established in the City:

- 11 (1) *Bainebridge Community Development District.* The
12 Bainebridge Community Development District was
13 established in Ordinance 2005-1417-E. The City granted
14 consent to the Bainebridge Community Development District
15 to exercise special powers related to parks and
16 facilities for indoor and outdoor recreational, cultural
17 and educational uses in Ordinance 2006-592-E.

18 * * *

- 19 (23) Arbors Community Development District. The Arbors
20 Community Development District was established in
21 ordinance 2022- -E and was granted consent to exercise
22 special powers to plan, establish, acquire, construct or
23 reconstruct, enlarge or extend, equip, operate and maintain
24 additional systems and facilities for indoor and outdoor
25 recreational, cultural, and educational uses and security
26 including but not limited to, guardhouses, fences and
27 gates, electronic intrusion detection systems, and patrol
28 cars.

29 **Section 7. Conflict and Severability.** Any portion of this
30 ordinance determined finally by a court of competent jurisdiction to
31 be in conflict with prevailing law shall not be effective to the

1 extent of such conflict and shall be deemed severable and the
2 remainder shall continue in full force and effect to the extent
3 legally possible.

4 **Section 8. Effective Date.** This ordinance shall become
5 effective upon signature by the Mayor or upon becoming law without
6 the Mayor's signature.

7

8 Form Approved:

9

10  _____

11 Office of General Counsel

12 Legislation Prepared By: Sharon M. Wyskiel

13 GC-#1528429-v1-2022-642-E_Scriv_Corr.docx



JASON R. TEAL
GENERAL COUNSEL
CITY OF JACKSONVILLE

OFFICE OF GENERAL COUNSEL

SHARON M. WYSKIEL
Assistant General Counsel

117 W. Duval Street, Suite 480 | Jacksonville, FL 32202
Direct: (904) 255-5055 | Fax: (904) 255-5119
SWyskiel@coj.net

August 8, 2022

Katie S. Buchanan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

RE: Office of General Counsel Final Report
On the Petition to Establish the Arbors Community Development District

Dear Ms. Buchanan:

The Office of General Counsel (“Counsel”), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the Amended and Restated Petition to Establish the Arbors Community Development District (the “Petition”), submitted August 4, 2022. Counsel has determined that the Petition is sufficient and complete to permit the fair and informed consideration of the matter by the City Council.

This Final Report will be forwarded to the Planning and Development Department for their use in drafting a Department report and recommendation. All the statements contained in the Petition not intended to be disposed of by the Department report and recommendation are true and correct, and the Petition is not contrary to any provision of applicable general or special law or the City Charter.

We note that you have requested consent for the Arbors Community Development District to exercise special powers regarding recreational facilities and for security. This request will be included in the legislation regarding the Petition.

We anticipate that the legislation to move this Petition forward will be introduced at the City Council meeting on **August 24, 2022**. In your notice regarding the Petition, the public hearing required before the full council should be noticed as **September 27, 2022**, which, pursuant to Sec. 92.11, *Ordinance Code*, is the full Council meeting held after the Council committee(s) report their findings to the Council. Barring any deferrals or postponements, it is at this third reading of Council that the vote will be taken on the bill. As, this is an establishment petition, Sec. 92.11, *Ordinance Code*, requires a four-week newspaper advertisement to give notice of the public hearing.

The committee of reference that will be introducing the bill is the Transportation, Energy & Utilities ("TEU") Committee which will take up the bill on **September 20, 2022**, as part of its public meeting. You are not required to include this committee public meeting in your notice, but you are encouraged to attend the meeting to answer any questions of the committee members. After reviewing and approving your form of notice, I will insert the ordinance number and provide the draft to the Legislative Services Division for publication. Please provide that office with the proof of publication.

Sincerely,



SHARON M. WYSKIEL
Assistant General Counsel

cc: Kristen Reed, Chief of Community Planning, Planning and Development Department
Helena Parola, Planning and Development Department
Mary Staffopoulos, Deputy General Counsel

GC-#1512889_v1_Arbors_CDD_Final_Report_of_Counsel.docx

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE NORTH 00°05'11" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 1906.70 FEET TO AN ANGLE POINT IN SAID EAST LINE AND THE POINT OF BEGINNING; THENCE NORTH 00°02'13" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 858.48 FEET; THENCE SOUTH 89°34'54" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 4.23 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 360.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 193.53 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 75°01'04" WEST AND A CHORD DISTANCE OF 191.21 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 59°37'02" WEST, A DISTANCE OF 121.72 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 254.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°10'25" WEST AND A CHORD DISTANCE OF 250.76 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 21°21'51" WEST, A DISTANCE OF 482.11 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 330.31 FEET; THENCE NORTH 19°19'57" WEST, A DISTANCE OF 373.64 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 628.70 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 32; THENCE NORTH 67°11'58" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1587.64 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 88°50'28" WEST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 509.30 FEET; THENCE SOUTH 17°25'11" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 459.07 FEET; SOUTH 34°08'15" EAST, A DISTANCE OF 190.09 FEET; THENCE SOUTH 77°54'37" EAST, A DISTANCE OF 133.33 FEET; THENCE NORTH 84°17'28" EAST, A DISTANCE OF 22.73 FEET; THENCE NORTH 76°03'29" EAST, A DISTANCE OF 7.24 FEET; THENCE SOUTH 78°05'11" EAST, A DISTANCE OF 145.07 FEET; THENCE SOUTH 61°11'37" EAST, A DISTANCE OF 89.89 FEET; THENCE SOUTH 54°23'44" EAST, A DISTANCE OF 102.26 FEET; THENCE SOUTH 43°45'06" EAST, A DISTANCE OF 99.59 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 36.81 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°35'43" WEST AND A CHORD DISTANCE OF 34.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 141.39 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°59'10" EAST AND A CHORD DISTANCE OF 140.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 858.40 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 54.17 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52°08'38" EAST AND A CHORD DISTANCE OF 47.11 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 62°34'35" WEST, A DISTANCE OF 41.51 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 176.22 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°35'12" WEST AND A CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 13.12 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°39'23" WEST, A DISTANCE OF 141.59 FEET; THENCE NORTH 10°00'32" EAST, A DISTANCE OF 60.30 FEET; THENCE NORTH 72°47'38" WEST, A DISTANCE OF 188.89 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.71 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°20'20" WEST AND A CHORD DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 68°31'42" WEST, A DISTANCE OF 275.73 FEET; THENCE NORTH 86°05'41" WEST, A DISTANCE OF 117.63 FEET; THENCE SOUTH 07°15'38" EAST, A DISTANCE OF 423.71 FEET; THENCE SOUTH 89°55'40" WEST, A DISTANCE OF 131.89 FEET; THENCE SOUTH 29°18'27" WEST, A DISTANCE OF 10.95 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 55.38 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 69°25'31" WEST AND A CHORD DISTANCE OF 47.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 51.87 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°32'51" WEST AND A CHORD DISTANCE OF 51.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

(SEE SHEET 3 FOR SKETCH)

(SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)

SHEET 1 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS N00°02'13"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- (2) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 P.R.C. POINT OF REVERSE CURVE
 P.C.C. POINT OF COMPOUND CURVE
 P.O.C. POINT ON CURVE
 P.R.M. PERMANENT REFERENCE MONUMENT
 P.C.P. PERMANENT CONTROL POINT
 B.R.L. BUILDING RESTRICTION LINE
 C.F. CHAIN LINK FENCE
 R.W. FRONT-OF-WAY
 O.R.B. OFFICIAL RECORDS BOOK
 O.L. ON LINE
 D.L. BREAK LINE

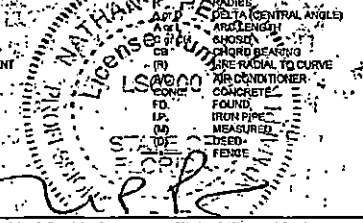
SCALE 1"=600'

04-15-2022

DATE OF SKETCH

LEGEND

RA. RADIUS
 C.A. CENTRAL ANGLE
 A.L. ARC LENGTH
 C.B. CHORD BEARING
 C.D. CHORD DISTANCE
 R.T. RADIUS TO TANGENCY
 M.C. MIRROR CONDITIONER
 C. CONCRETE
 F. FENCE
 I.P. IRON PIPE
 M. MEASURED
 D. DEED
 F. FENCE



LB ~ 6715

NATHAN P. PERRET, FLA. CERT. NO.: 6900

F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO.

2021-2503-14

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

(LEGAL DESCRIPTION CONTINUED FROM SHEET 1)

THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 60.43 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17°14'25" WEST AND A CHORD DISTANCE OF 59.52 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 302.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 36°38'25" EAST AND A CHORD DISTANCE OF 35.75 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 132.98 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.46 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°29'49" WEST AND A CHORD DISTANCE OF 29.46 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 17°42'26" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 126.30 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.34 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 27°56'36" WEST AND A CHORD DISTANCE OF 28.18 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 1412.52 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°04'20" EAST, AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°55'40" EAST, A DISTANCE OF 106.89 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.94 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°33'57" EAST AND A CHORD DISTANCE OF 33.00 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 66°47'47" EAST, A DISTANCE OF 184.67 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.76 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°23'43" EAST AND A CHORD DISTANCE OF 32.85 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 192.66 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°15'39" EAST AND A CHORD DISTANCE OF 32.81 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 65°53'29" EAST, A DISTANCE OF 193.28 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°15'39" EAST AND A CHORD DISTANCE OF 32.81 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 104.04 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°35'12" EAST AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 921.40 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 314.69 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°13'29" EAST AND A CHORD DISTANCE OF 269.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 67.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°46'31" EAST AND A CHORD DISTANCE OF 66.97 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 388.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 47.12 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°35'12" EAST AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 50.45 FEET; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 9.51 FEET; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 30.31 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 19.54 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°24'32" EAST AND A CHORD DISTANCE OF 19.29 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 32°24'16" EAST, A DISTANCE OF 37.12 FEET; THENCE SOUTH 68°26'08" EAST, A DISTANCE OF 565.26 FEET; THENCE SOUTH 75°03'06" EAST, A DISTANCE OF 733.76 FEET; THENCE NORTH 89°48'00" EAST, A DISTANCE OF 449.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 187.33 ACRES, MORE OR LESS.

(SEE SHEET 3 FOR SKETCH)

(SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)

SHEET 2 OF 4

PERRET AND ASSOCIATE'S, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-8868

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS N00°02'13"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- (2) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND

| | | | |
|--------|------------------------------|---------|-----------------------|
| P.C. | POINT OF CURVATURE | R | RADIUS |
| P.T. | POINT OF TANGENCY | Δ or D | DELTA (CENTRAL ANGLE) |
| P.R.C. | POINT OF REVERSE CURVE | A or L | ARC LENGTH |
| P.C.C. | POINT OF COMPOUND CURVE | C or CH | CHORD |
| P.O.C. | POINT ON CURVE | CB | CHORD BEARING |
| P.R.M. | PERMANENT REFERENCE MONUMENT | (R) | LINE RADIAL TO CURVE |
| P.C.P. | PERMANENT CONTROL POINT | AC | AIR CONDITIONER |
| R.P.L. | RECORDING RESTRICTION LINE | CONC. | CONCRETE |
| CLF | CHAIN LINK FENCE | FD | FOUND |
| R/W | RIGHT-OF-WAY | IP | IRON PIPE |
| O.R.B. | OFFICIAL RECORDS BOOK | (M) | MEASURED |
| OL | ON LINE | (D) | DEED |
| BL | BREAK LINE | --- | FENCE |

SCALE 1"=600'

04-15-2022

DATE OF SKETCH



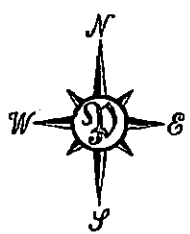
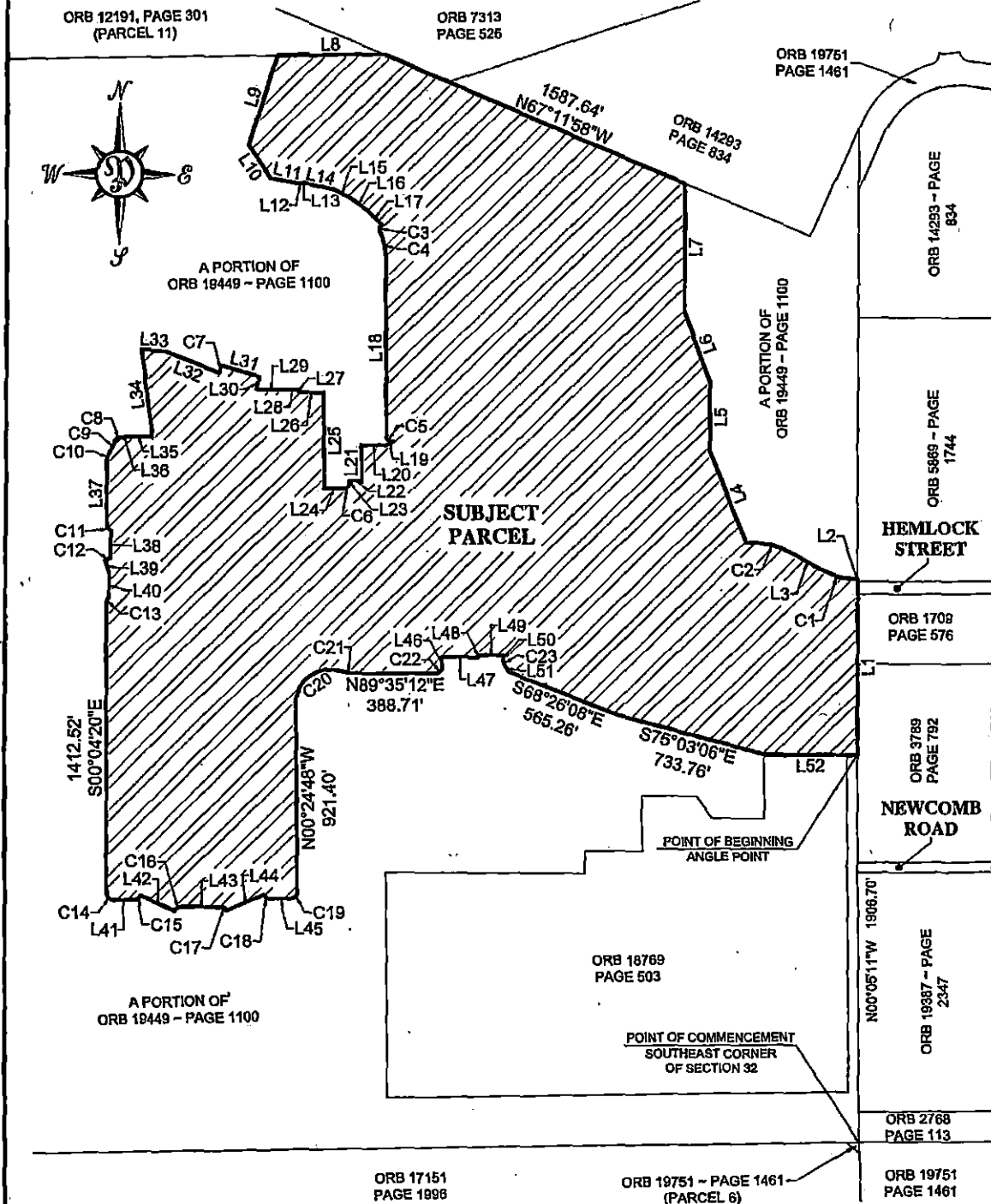
LB ~ 6715

F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO.

2021-2503-14

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF
A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 (SEE SHEET 1 & 2 FOR COMPLETE DESCRIPTION)
 (SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)



SHEET 3 OF 4

PERRET AND ASSOCIATES, INC.
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---------|-----------------------|---|--------|------|-------------------|--------|-----------------------|--------|------------------------|--------|------------|--------|-------------------------|---------|-------|--------|----------------|----|---------------|-------|------------------------------|-----|----------------------|--------|-------------------------|----|-----------------|--------|---------------------------|-------|----------|-----|------------------|-----|-------|-----|--------------|-----|-----------|--------|-----------------------|-----|----------|----|--------|-----|------|---|------------|---|-------|---------------------------------|
| <p>GENERAL NOTES:</p> <p>(1) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS N00°02'13"E, PER MADS3 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.</p> <p>(2) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.</p> <p>(3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.</p> <p>(4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA FIRM MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREDON WILL CONFIRM FOR ADDITIONAL FEE.</p> | <p>LEGEND</p> <table border="0"> <tr> <td>P.O.</td> <td>POINT OF CURVATURE</td> <td>R</td> <td>RADIUS</td> </tr> <tr> <td>P.T.</td> <td>POINT OF TANGENCY</td> <td>Δ or D</td> <td>DELTA (CENTRAL ANGLE)</td> </tr> <tr> <td>P.R.C.</td> <td>POINT OF REVERSE CURVE</td> <td>A or L</td> <td>ARC LENGTH</td> </tr> <tr> <td>P.C.C.</td> <td>POINT OF COMPOUND CURVE</td> <td>C or CH</td> <td>CHORD</td> </tr> <tr> <td>P.O.C.</td> <td>POINT ON CURVE</td> <td>CB</td> <td>CHORD BEARING</td> </tr> <tr> <td>PR.M.</td> <td>PERMANENT REFERENCE MONUMENT</td> <td>(R)</td> <td>LINE RADIAL TO CURVE</td> </tr> <tr> <td>P.C.P.</td> <td>PERMANENT CONTROL POINT</td> <td>AC</td> <td>ARY CONDITIONER</td> </tr> <tr> <td>B.L.L.</td> <td>BUILDING RESTRICTION LINE</td> <td>CONC.</td> <td>CONCRETE</td> </tr> <tr> <td>CLF</td> <td>CHAIN LINK FENCE</td> <td>FD.</td> <td>FOUND</td> </tr> <tr> <td>R/W</td> <td>RIGHT-OF-WAY</td> <td>IP.</td> <td>IRON PIPE</td> </tr> <tr> <td>O.R.B.</td> <td>OFFICIAL RECORDS BOOK</td> <td>(M)</td> <td>MEASURED</td> </tr> <tr> <td>OL</td> <td>ONLINE</td> <td>(D)</td> <td>DEED</td> </tr> <tr> <td>—</td> <td>BREAK LINE</td> <td>—</td> <td>FENCE</td> </tr> </table> <p>SCALE 1"=600'</p> <p>04-15-2022 DATE OF SKETCH</p> | P.O. | POINT OF CURVATURE | R | RADIUS | P.T. | POINT OF TANGENCY | Δ or D | DELTA (CENTRAL ANGLE) | P.R.C. | POINT OF REVERSE CURVE | A or L | ARC LENGTH | P.C.C. | POINT OF COMPOUND CURVE | C or CH | CHORD | P.O.C. | POINT ON CURVE | CB | CHORD BEARING | PR.M. | PERMANENT REFERENCE MONUMENT | (R) | LINE RADIAL TO CURVE | P.C.P. | PERMANENT CONTROL POINT | AC | ARY CONDITIONER | B.L.L. | BUILDING RESTRICTION LINE | CONC. | CONCRETE | CLF | CHAIN LINK FENCE | FD. | FOUND | R/W | RIGHT-OF-WAY | IP. | IRON PIPE | O.R.B. | OFFICIAL RECORDS BOOK | (M) | MEASURED | OL | ONLINE | (D) | DEED | — | BREAK LINE | — | FENCE | <p align="center">LB ~ 6715</p> |
| P.O. | POINT OF CURVATURE | R | RADIUS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.T. | POINT OF TANGENCY | Δ or D | DELTA (CENTRAL ANGLE) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.R.C. | POINT OF REVERSE CURVE | A or L | ARC LENGTH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.C.C. | POINT OF COMPOUND CURVE | C or CH | CHORD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.O.C. | POINT ON CURVE | CB | CHORD BEARING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PR.M. | PERMANENT REFERENCE MONUMENT | (R) | LINE RADIAL TO CURVE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.C.P. | PERMANENT CONTROL POINT | AC | ARY CONDITIONER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B.L.L. | BUILDING RESTRICTION LINE | CONC. | CONCRETE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLF | CHAIN LINK FENCE | FD. | FOUND | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R/W | RIGHT-OF-WAY | IP. | IRON PIPE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| O.R.B. | OFFICIAL RECORDS BOOK | (M) | MEASURED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OL | ONLINE | (D) | DEED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| — | BREAK LINE | — | FENCE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF
 A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 (SEE SHEET 1 & 2 FOR COMPLETE DESCRIPTION)
 (SEE SHEET 3 FOR SKETCH)

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 193.53' | 360.00' | 30°48'04" | N76°01'04"W | 191.21' |
| C2 | 254.29' | 440.00' | 33°08'46" | N76°10'25"W | 250.78' |
| C3 | 36.81' | 30.00' | 70°18'30" | S11°35'43"W | 34.55' |
| C4 | 141.39' | 350.00' | 23°08'45" | S11°59'10"E | 140.43' |
| C5 | 54.17' | 30.00' | 103°27'40" | S52°08'36"E | 47.11' |
| C6 | 39.27' | 25.00' | 90°00'00" | S44°35'12"W | 35.38' |
| C7 | 39.71' | 520.00' | 4°15'55" | S16°20'20"W | 39.70' |
| C8 | 55.39' | 30.00' | 105°45'66" | S69°25'31"W | 47.84' |
| C9 | 61.87' | 165.00' | 16°00'39" | S25°32'51"W | 51.85' |
| C10 | 80.43' | 100.00' | 34°37'31" | S17°14'26"W | 59.52' |
| C11 | 38.29' | 30.00' | 73°08'09" | S36°38'25"E | 35.76' |
| C12 | 29.46' | 470.00' | 3°35'28" | S70°29'48"W | 28.46' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C13 | 29.34' | 30.00' | 58°01'52" | S27°56'36"W | 28.18' |
| C14 | 47.12' | 30.00' | 90°00'00" | S45°04'20"E | 42.43' |
| C15 | 34.84' | 30.00' | 68°43'28" | N58°33'57"E | 33.00' |
| C16 | 34.78' | 30.00' | 60°22'59" | N58°23'43"E | 32.85' |
| C17 | 34.72' | 30.00' | 68°18'17" | S57°15'39"E | 32.81' |
| C18 | 34.72' | 30.00' | 68°18'17" | S67°15'39"E | 32.81' |
| C19 | 47.12' | 30.00' | 90°00'00" | N44°35'12"E | 42.43' |
| C20 | 314.69' | 165.00' | 109°16'34" | N54°13'29"E | 289.12' |
| C21 | 67.29' | 200.00' | 18°16'34" | S80°46'31"E | 65.97' |
| C22 | 47.12' | 30.00' | 90°00'00" | N44°35'12"E | 42.43' |
| C23 | 19.54' | 35.00' | 31°59'28" | S16°24'32"E | 19.29' |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 658.46' | N00°02'13"W |
| L2 | 4.23' | S89°34'54"W |
| L3 | 121.72' | N59°37'02"W |
| L4 | 492.11' | N21°21'51"W |
| L5 | 330.31' | N00°00'00"E |
| L6 | 373.64' | N19°19'57"W |
| L7 | 628.70' | N00°00'00"E |
| L8 | 509.30' | S88°50'28"W |
| L9 | 459.07' | S17°25'11"W |
| L10 | 190.09' | S34°08'15"E |
| L11 | 133.33' | S77°54'37"E |
| L12 | 22.73' | N84°17'28"E |
| L13 | 7.24' | N76°03'28"E |
| L14 | 145.07' | S78°05'11"E |
| L15 | 89.89' | S61°11'37"E |
| L16 | 102.25' | S54°23'44"E |
| L17 | 99.59' | S43°45'06"E |
| L18 | 658.40' | S00°24'48"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L19 | 41.51' | S82°34'35"W |
| L20 | 120.00' | S89°35'12"W |
| L21 | 178.22' | S00°24'48"E |
| L22 | 60.00' | S89°35'12"W |
| L23 | 10.00' | S00°24'48"E |
| L24 | 95.00' | S89°35'12"W |
| L25 | 470.00' | N00°24'48"W |
| L26 | 120.00' | S89°35'12"W |
| L27 | 13.12' | N00°24'48"W |
| L28 | 60.00' | S89°35'12"W |
| L29 | 141.69' | S68°39'23"W |
| L30 | 60.30' | N10°00'32"E |
| L31 | 188.89' | N72°47'38"W |
| L32 | 275.73' | N68°31'42"W |
| L33 | 117.63' | N68°05'41"W |
| L34 | 423.71' | S07°15'38"E |
| L35 | 131.89' | S89°55'40"W |
| L36 | 10.95' | S29°16'27"W |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L37 | 302.85' | S00°04'20"E |
| L38 | 132.88' | S00°24'48"E |
| L39 | 60.00' | S17°42'26"E |
| L40 | 126.30' | S00°24'48"E |
| L41 | 103.89' | N89°55'40"E |
| L42 | 184.67' | S68°47'47"E |
| L43 | 192.66' | N89°35'12"E |
| L44 | 193.28' | N65°53'29"E |
| L45 | 104.04' | N89°35'12"E |
| L46 | 50.45' | N00°24'48"W |
| L47 | 180.00' | N89°35'12"E |
| L48 | 8.51' | N00°24'48"W |
| L49 | 120.00' | N89°35'12"E |
| L50 | 30.31' | S00°24'48"E |
| L51 | 37.12' | S32°24'16"E |
| L52 | 449.70' | N89°49'00"E |

SHEET 4 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-8888

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS N00°02'13"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
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- LEGEND**
- P.C. POINT OF CURVATURE
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 - B.R.L. BUILDING RESTRICTION LINE
 - C.L.F. CHAIN LINK FENCE
 - R.W. RIGHT-OF-WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - O.L. ON LINE
 - B.L. BREAK LINE

- R RADIUS
- Δ or D DELTA (CENTRAL ANGLE)
- A or L ARC LENGTH
- C or CH CHORD
- CB CHORD BEARING
- FR LINE RADIAL TO CURVE
- AC AIR CONDITIONER
- CONC. CONCRETE
- FD. FOUND
- IP. IRON PIPE
- MEASURED MEASURED
- (D) DEED
- FENCE FENCE



LB - 6715

SCALE 1"=600'

DATE OF SKETCH

04-15-2022

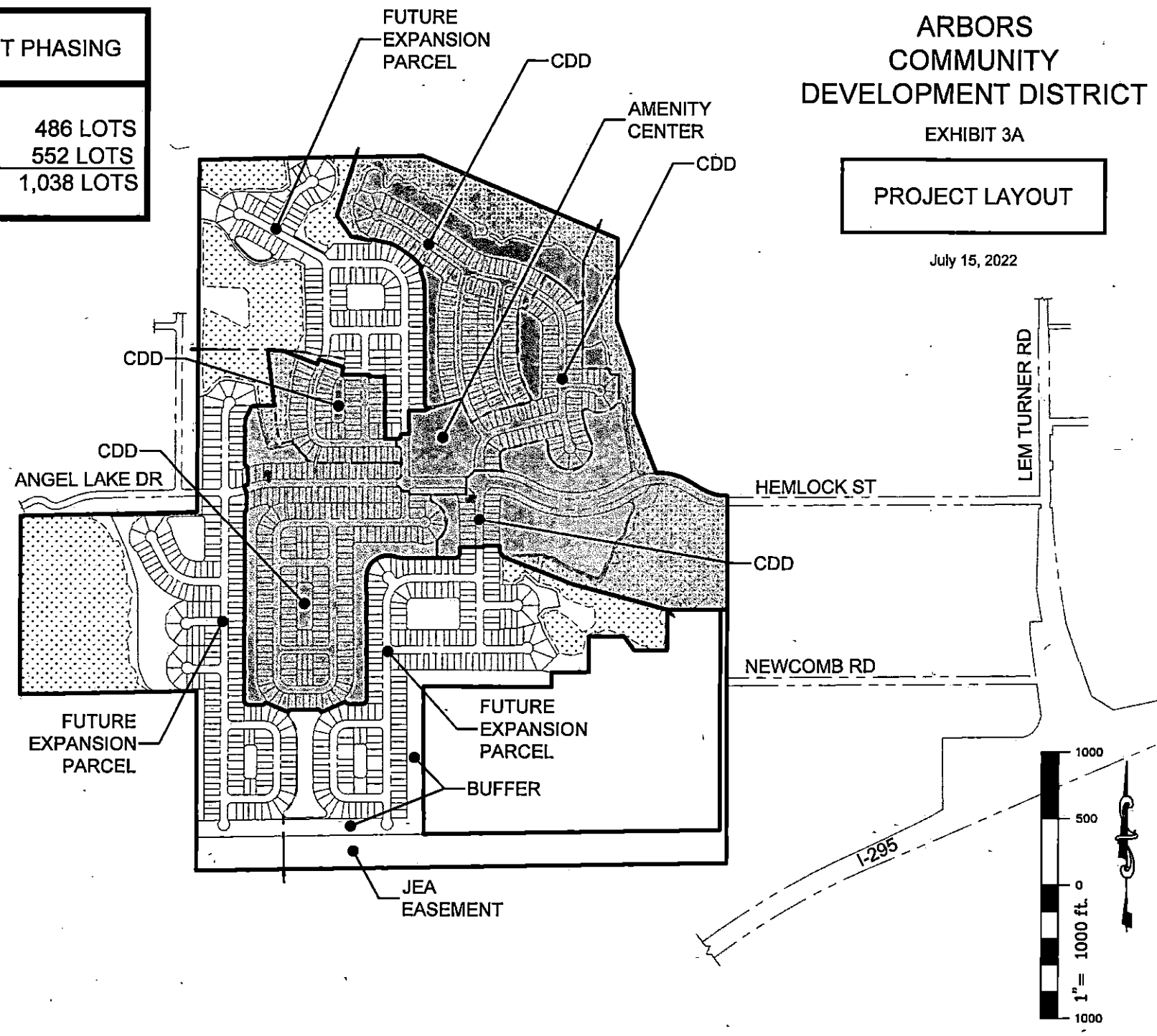
ARBORS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3A

PROJECT LAYOUT

July 15, 2022

| DEVELOPMENT PHASING | |
|---------------------|-------------------|
| CDD | 486 LOTS |
| FUTURE CDD | 552 LOTS |
| TOTAL | 1,038 LOTS |



MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°03'43" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 3986.73 TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17151, PAGE 1996 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11481, PAGE 1340 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°04'12" WEST, ALONG SAID EAST LINE AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15055, PAGE 1266 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1349.12 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE SOUTH 88°53'22" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 1341.63 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS AND A POINT ON THE EAST LINE OF ANGEL LAKES PHASE 1, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 53, PAGES 87 THROUGH 87B OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°02'12" WEST, ALONG LAST SAID EAST LINE AND THE EAST LINE OF ANGEL LAKE PHASE II, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 55, PAGES 5 THROUGH 5B OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1345.57 FEET TO THE SOUTHWEST CORNER OF GREENE MEADOWS PHASE ONE-A, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 72, PAGES 99 THROUGH 103 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°43'08" EAST, ALONG THE SOUTH LINE OF SAID GREENE MEADOWS PHASE ONE-A AND THE SOUTH LINE OF GREENE MEADOWS PHASE ONE-B, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 74, PAGES 77 THROUGH 81 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1340.10 FEET TO THE SOUTHEAST CORNER OF SAID GREENE MEADOWS PHASE ONE-B; THENCE NORTH 00°08'32" EAST, ALONG THE EAST LINE OF SAID GREENE MEADOWS PHASE ONE-B AND THE EAST LINE OF GREENE MEADOWS PHASE TWO, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 76, PAGES 123 THROUGH 128 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 2644.54 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 32; THENCE NORTH 88°50'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1171.03 FEET; THENCE SOUTH 17°25'11" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 459.07 FEET; SOUTH 34°08'15" EAST, A DISTANCE OF 190.09 FEET; THENCE SOUTH 77°54'37" EAST, A DISTANCE OF 133.33 FEET; THENCE NORTH 84°17'28" EAST, A DISTANCE OF 22.73 FEET; THENCE NORTH 76°03'29" EAST, A DISTANCE OF 7.24 FEET; THENCE SOUTH 78°05'11" EAST, A DISTANCE OF 145.07 FEET; THENCE SOUTH 61°11'37" EAST, A DISTANCE OF 89.89 FEET; THENCE SOUTH 54°23'44" EAST, A DISTANCE OF 102.26 FEET; THENCE SOUTH 43°45'06" EAST, A DISTANCE OF 99.59 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 36.81 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°35'43" WEST AND A CHORD DISTANCE OF 34.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 141.39 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°59'10" EAST AND A CHORD DISTANCE OF 140.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 858.40 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 54.17 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52°08'38" EAST AND A CHORD DISTANCE OF 47.11 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 62°34'35" WEST, A DISTANCE OF 41.51 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 176.22 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°35'12" WEST AND A CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 13.12 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°39'23" WEST, A DISTANCE OF 141.59 FEET; THENCE NORTH 10°00'32" EAST, A DISTANCE OF 60.30 FEET; THENCE NORTH 72°47'38" WEST, A DISTANCE OF 188.89 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.71 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°20'20" WEST AND A CHORD DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 68°31'42" WEST, A DISTANCE OF 275.73 FEET; THENCE NORTH 86°05'41" WEST, A DISTANCE OF 117.63 FEET; THENCE SOUTH 07°15'38" EAST, A DISTANCE OF 423.71 FEET; THENCE SOUTH 89°55'40" WEST, A DISTANCE OF 131.89 FEET; THENCE SOUTH 29°18'27" WEST, A DISTANCE OF 10.95 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 55.38 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 69°25'31" WEST AND A CHORD DISTANCE OF 47.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 51.87 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°32'51" WEST AND A CHORD DISTANCE OF 51.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

(SEE SHEET 3 FOR SKETCH)

(SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)

SHEET 1 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS S80°05'11"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- (2) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
P.O.C. POINT ON CURVE
P.R.M. PERMANENT REFERENCE MARKING
P.C.P. PERMANENT CONTROL POINT
B.R.L. BUILDING RESTRICTION LINE
C.L.F. CHAIN LINK FENCE
R.O.W. RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
O.L. ON LINE
B.L. BREAK LINE

LEGEND

R RADIUS
C.C. CENTRAL ANGLE
A.L. ARC LENGTH
C.C. CHORD
C.B. CHORD BEARING
T.T. TANGENCY TO CURVE
A.C. AIR CONDITIONER
C.C. CONCRETE
F.O. FOUND
R.W. REASORED
D.B. DEED
F.F. FENCE



SCALE 1"=800'

08-17-2022

DATE OF SKETCH

NATHAN B. PERRET, F.L.A.C.E.R.T. NO: 8900

LB ~ 6715

F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO.

2021-2503-15

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

(LEGAL DESCRIPTION CONTINUED FROM SHEET 1)

THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 60.43 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17°14'25" WEST AND A CHORD DISTANCE OF 59.52 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 302.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 36°38'25" EAST AND A CHORD DISTANCE OF 35.75 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 132.98 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.46 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°29'49" WEST AND A CHORD DISTANCE OF 29.46 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 17°42'26" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 126.30 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.34 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 27°56'36" WEST AND A CHORD DISTANCE OF 28.18 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 1412.52 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°04'20" EAST, AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°55'40" EAST, A DISTANCE OF 106.89 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.94 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°33'57" EAST AND A CHORD DISTANCE OF 33.00 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 66°47'47" EAST, A DISTANCE OF 184.67 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.76 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°23'43" EAST AND A CHORD DISTANCE OF 32.85 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 192.66 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°15'39" EAST AND A CHORD DISTANCE OF 32.81 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 65°53'29" EAST, A DISTANCE OF 193.28 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°15'39" EAST AND A CHORD DISTANCE OF 32.81 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 104.04 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°35'12" EAST AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 921.40 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 314.69 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°13'29" EAST AND A CHORD DISTANCE OF 269.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 67.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°46'31" EAST AND A CHORD DISTANCE OF 66.97 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 388.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°35'12" EAST AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 50.45 FEET; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 9.51 FEET; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 30.31 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 19.54 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°24'32" EAST AND A CHORD DISTANCE OF 19.29 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 32°24'16" EAST, A DISTANCE OF 37.12 FEET; THENCE SOUTH 68°26'08" EAST, A DISTANCE OF 565.26 FEET; THENCE SOUTH 75°03'06" EAST, A DISTANCE OF 733.76 FEET; THENCE NORTH 89°48'00" EAST, A DISTANCE OF 449.70 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 32; THENCE SOUTH 00°05'11" EAST, ALONG LAST SAID EAST LINE, A DISTANCE OF 1906.70 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32 AND THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18769, PAGE 503 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SAID LANDS CONTAINING 222.75 ACRES, MORE OR LESS.

(SEE SHEET 3 FOR SKETCH)

(SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)

SHEET 2 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-8888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS S00°05'11"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- (2) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA FIRM MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

| LEGEND | |
|--------|------------------------------|
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.R.C. | POINT OF REVERSE CURVE |
| P.C.C. | POINT OF COMPOUND CURVE |
| P.O.C. | POINT ON CURVE |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| P.C.P. | PERMANENT CONTROL POINT |
| B.F.L. | BUILDING RESTRICTION LINE |
| CLF | CHAIN LINK FENCE |
| R/W | RIGHT-OF-WAY |
| O.R.B. | OFFICIAL RECORDS BOOK |
| OL | ON LINE |
| BL | BREAK LINE |

SCALE 1"=800'

06-17-2022

DATE OF SKETCH

| | |
|---------|-----------------------|
| R | RADIUS |
| Δ or D | DELTA (CENTRAL ANGLE) |
| A or L | ARC LENGTH |
| C or CH | CHORD |
| CB | CHORD BEARING |
| (R) | LINE RADIAL TO CURVE |
| AC | AIR CONDITIONER |
| CONC. | CONCRETE |
| FO | FOUND |
| IP | IRON PIPE |
| (M) | MEASURED |
| (D) | DEED |
| — | FENCE |



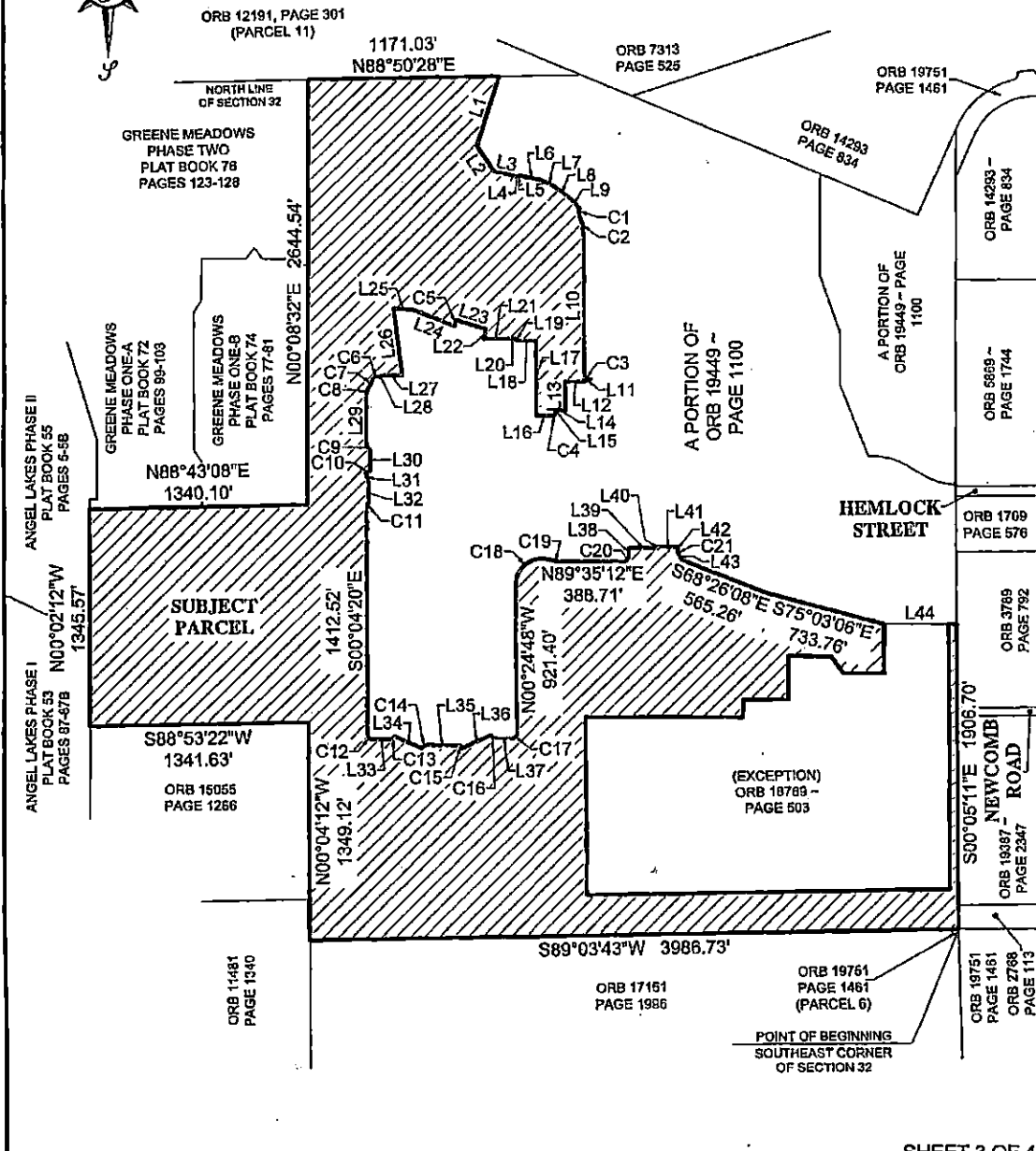
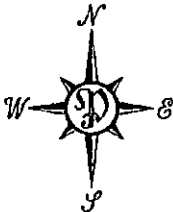
LB ~ 6715

F.B. _____ PG. _____

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2021-2503-15

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 (SEE SHEET 1 & 2 FOR COMPLETE LEGAL DESCRIPTION)
 (SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)



SHEET 3 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS 60°05'11" E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND

| | | | |
|--------|------------------------------|---------|-----------------------|
| P.C. | POINT OF CURVATURE | R | RADIUS |
| P.T. | POINT OF TANGENCY | Δ or D | DELTA (CENTRAL ANGLE) |
| P.R.C. | POINT OF REVERSE CURVE | A or L | ARC LENGTH |
| P.C.C. | POINT OF CURVATURE-CURVE | C or CH | CHORD |
| P.O.D. | POINT ON CURVE | CB | CHORD BEARING |
| P.R.M. | PERMANENT REFERENCE MONUMENT | (R) | LINE RADIAL TO CURVE |
| P.C.P. | PERMANENT CONTROL POINT | AC | AIR CONDITIONER |
| D.R.L. | DEVELOPMENT RESTRICTION LINE | CONC. | CONCRETE |
| CLF | CHAINLINK FENCE | FD. | FOUND |
| R/W | RIGHT-OF-WAY | IP. | IRON PIPE |
| O.R.B. | OFFICIAL RECORDS BOOK | (M) | MEASURED |
| SI | ONLINE | (D) | DEED |
| - | BREAK LINE | (F) | FENCE |

SCALE: 1"=800'

DATE OF SKETCH
06-17-2022



LB - 6715

F.B. - PG. - NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2021-2503-15

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF
 A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 (SEE SHEET 1 & 2 FOR COMPLETE LEGAL DESCRIPTION)
 (SEE SHEET 3 FOR SKETCH)

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 38.81' | 30.00' | 70°18'30" | S11°35'43"W | 34.56' |
| C2 | 141.38' | 350.00' | 23°08'45" | S11°59'10"E | 140.43' |
| C3 | 54.17' | 30.00' | 103°27'40" | S52°08'38"E | 47.11' |
| C4 | 39.27' | 25.00' | 80°00'00" | S44°35'12"W | 35.36' |
| C5 | 38.71' | 520.00' | 4°15'55" | S19°20'20"W | 38.70' |
| C6 | 55.38' | 30.00' | 105°46'58" | S89°25'31"W | 47.84' |
| C7 | 51.87' | 165.00' | 18°00'39" | S25°32'51"W | 51.85' |
| C8 | 60.43' | 100.00' | 34°37'31" | S17°14'25"W | 59.52' |
| C9 | 38.29' | 30.00' | 73°08'09" | S38°38'25"E | 36.75' |
| C10 | 29.48' | 470.00' | 3°35'29" | S70°29'49"W | 29.48' |
| C11 | 29.34' | 30.00' | 58°01'52" | S27°56'36"W | 28.18' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C12 | 47.12' | 30.00' | 80°00'00" | S45°04'20"E | 42.43' |
| C13 | 34.84' | 30.00' | 88°43'28" | N56°33'57"E | 33.00' |
| C14 | 34.78' | 30.00' | 68°22'59" | N59°23'43"E | 32.85' |
| C15 | 34.72' | 30.00' | 66°18'17" | S57°15'39"E | 32.81' |
| C16 | 34.72' | 30.00' | 66°18'17" | S57°15'39"E | 32.81' |
| C17 | 47.12' | 30.00' | 80°00'00" | N44°35'12"E | 42.43' |
| C18 | 314.68' | 165.00' | 109°18'34" | N54°13'28"E | 289.12' |
| C19 | 67.29' | 200.00' | 19°18'34" | S80°46'31"E | 66.97' |
| C20 | 47.12' | 30.00' | 90°00'00" | N44°35'12"E | 42.43' |
| C21 | 19.54' | 35.00' | 31°59'28" | S16°24'32"E | 19.20' |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 459.07' | S17°26'11"W |
| L2 | 180.09' | S34°08'15"E |
| L3 | 133.33' | S77°54'37"E |
| L4 | 22.73' | N84°17'28"E |
| L5 | 7.24' | N76°03'29"E |
| L6 | 145.07' | S78°05'11"E |
| L7 | 89.89' | S61°11'37"E |
| L8 | 102.28' | S54°23'44"E |
| L9 | 88.59' | S43°45'08"E |
| L10 | 858.40' | S00°24'48"E |
| L11 | 41.51' | S62°34'36"W |
| L12 | 120.00' | S89°35'12"W |
| L13 | 176.22' | S00°24'48"E |
| L14 | 60.00' | S89°35'12"W |
| L15 | 10.00' | S00°24'48"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L16 | 85.00' | S89°35'12"W |
| L17 | 470.00' | N00°24'48"W |
| L18 | 120.00' | S89°35'12"W |
| L19 | 13.12' | N00°24'48"W |
| L20 | 80.00' | S89°35'12"W |
| L21 | 141.59' | S89°39'23"W |
| L22 | 60.30' | N10°00'32"E |
| L23 | 188.89' | N72°47'38"W |
| L24 | 275.73' | N68°31'42"W |
| L25 | 117.83' | N88°05'41"W |
| L26 | 423.71' | S07°16'38"E |
| L27 | 131.88' | S89°55'40"W |
| L28 | 10.85' | S29°18'27"W |
| L29 | 302.85' | S00°04'20"E |
| L30 | 132.80' | S00°24'48"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L31 | 60.00' | S17°42'26"E |
| L32 | 126.30' | S00°24'48"E |
| L33 | 106.89' | N88°55'40"E |
| L34 | 184.87' | S68°47'47"E |
| L35 | 192.66' | N89°35'12"E |
| L36 | 193.28' | N85°53'29"E |
| L37 | 104.04' | N88°35'12"E |
| L38 | 50.45' | N00°24'48"W |
| L39 | 180.00' | N89°35'12"E |
| L40 | 9.51' | N00°24'48"W |
| L41 | 120.00' | N89°35'12"E |
| L42 | 30.31' | S00°24'48"E |
| L43 | 37.12' | S32°24'16"E |
| L44 | 448.70' | N89°48'00"E |

SHEET 4 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-8888

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS S00°05'11"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND

- | | |
|---------|------------------------------|
| R | RADIUS |
| Δ or Δ | DELTA (CENTRAL ANGLE) |
| A or L | ARC LENGTH |
| C or CH | CHORD |
| CB | CHORD BEARING |
| CR | LINE RADIAL TO CURVE |
| PR | PERMANENT REFERENCE MONUMENT |
| AC | AIR CONDITIONER |
| CONC. | CONCRETE |
| FD. | FOUND |
| IP. | IRON PIPE |
| M | MEASURED |
| D | DEED |
| F | FENCE |



LB - 6715

SCALE 1"=800'

06-17-2022

DATE OF SKETCH

F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2021-2503-15

ORDINANCE 2022-642-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

September 27, 2022

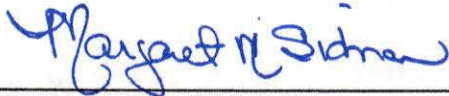


TERRANCE FREEMAN
COUNCIL PRESIDENT

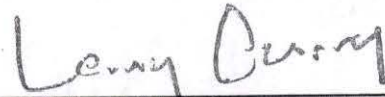
ATTEST:

APPROVED: _____

SEP 28 2022



MARGARET M. SIDMAN
COUNCIL DIRECTOR/SECRETARY



LENNY CURRY, MAYOR



**AMENDED AND RESTATED PETITION TO
ESTABLISH
ARBORS
COMMUNITY DEVELOPMENT DISTRICT**

Submitted By:

Katie S. Buchanan
Florida Bar No. 14196
Katie.Buchanan@KutakRock.com
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)
Attorney for Petitioner

California 90245. There are no anticipated adverse impacts on the excluded parcel as a result of the proposed boundary amendment.

4. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent of the real property located within the District. Documentation of this consent is contained in **Exhibit 4**. Pursuant to Section 190.046(1)(h), *Florida Statutes*, consent from the owners of the Future Expansion Parcels is not required until the District or landowner files a petition to amend the District boundaries to add one or more of the Future Expansion Parcels. The inclusion of the Future Expansion Parcels in this Petition is not landowner consent.

5. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Sarah Wicker
Title: Vice President
Address: 14785 Old St. Augustine Road
Suite 300
Jacksonville, Florida 32258

Name: Heather Allen
Title: Land Acquisition and Entitlement Director
Address: 14785 Old St. Augustine Road
Suite 300
Jacksonville, Florida 32258

Name: Christopher Williams
Title: Senior Real Estate Analyst
Address: 14785 Old St. Augustine Road
Suite 300
Jacksonville, Florida 32258

Name: Robert Porter
Address: 4220 Race Track Road
St. Johns, Florida 32259

Name: James Teagle
Address: 4220 Race Track Road

St. Johns, Florida 32259

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America. Ms. Wicker, Ms. Allen, and Mr. Williams are officers and/or employees of the Petitioner.

6. Name. The proposed name of the District is Arbors Community Development District.

7. Existing and Future Land Uses. The existing and future land use within the proposed District is approved for development. Specifically, as indicated on **Exhibit 5**, the proposed District is designated as Low Density Residential (LDR). The proposed land uses for lands contained within the proposed District and Future Expansion Parcels are consistent with the City's approved Future Land Use Plan. The proposed development within the District currently contemplates the construction of approximately 486 residential units initially, with up to 1,038 residential units if the Future Expansion Parcels are added.

8. Major Water, Wastewater Facilities. The major trunk water mains and sewer interceptors and outfalls in the immediate vicinity of the District are depicted in **Composite Exhibit 6**. In addition, **Exhibit 7** contains a summary of the permitting status relating to utility service for all of the lands within the proposed District.

9. District Facilities and Services. **Exhibit 8** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install, as well as the ultimate expected owner and entity responsible for maintenance. The estimated costs of these facilities (and an annual outlay of such costs) are also shown in **Exhibit 9**. At present, these improvements are estimated to be made, constructed, and installed in two (2) phases over the time period from 2022 through 2023. Actual construction timetables and expenditures will likely

vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions as contemplated and allowed by Section 190.005(1)(a), Florida Statutes. It is contemplated that the District shall exercise those special powers relating recreational facilities including recreation and security as contemplated by Section 190.012(2)(a), Florida Statutes in connection with the facilities.

10. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Kutak Rock LLP. See **Exhibit 11** for Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: Katie S. Buchanan

12. The Petitioner has reviewed the contents of this petition and has executed the Affidavit of Petition regarding the truth and accuracy of the information contained herein. The affidavit is contained in **Exhibit 12**.

13. Pursuant to Section 190.005(2)(e), Florida Statutes, the City must review the petition against the factors set forth in Section 190.005(1)(e), Florida Statutes.

14. Accordingly, this petition to establish Arbors Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City of Jacksonville from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.


d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Jacksonville to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2021);
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge, or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses and security, all as authorized and described by Section 190.012 (2)(a) and (d), Florida Statutes (2021); and
- d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 4th day of August 2022.



Katie S. Buchanan
Florida Bar No. 14196
Katie.Buchanan@KutakRock.com
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
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Attorney for Petitioner

1

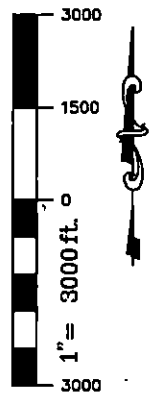
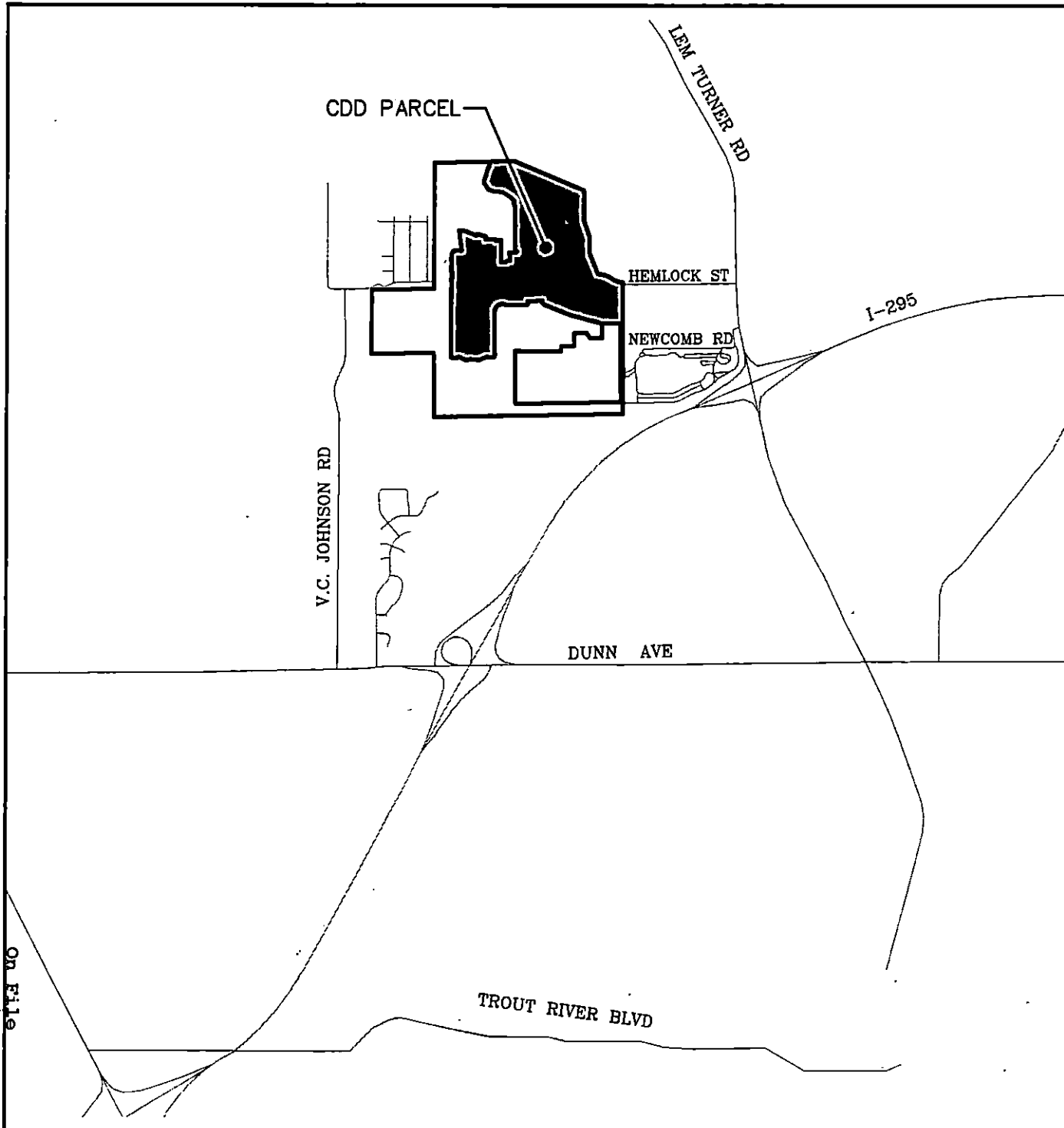
ARBORS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

GENERAL LOCATION

July 15, 2022

LEGEND



2

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE NORTH 00°05'11" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 1906.70 FEET TO AN ANGLE POINT IN SAID EAST LINE AND THE POINT OF BEGINNING; THENCE NORTH 00°02'13" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 858.48 FEET; THENCE SOUTH 89°34'54" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 4.23 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 360.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 193.53 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 75°01'04" WEST AND A CHORD DISTANCE OF 191.21 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 59°37'02" WEST, A DISTANCE OF 121.72 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 254.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°10'25" WEST AND A CHORD DISTANCE OF 250.76 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 21°21'51" WEST, A DISTANCE OF 482.11 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 330.31 FEET; THENCE NORTH 19°19'57" WEST, A DISTANCE OF 373.64 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 628.70 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 32; THENCE NORTH 67°11'58" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1587.64 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 88°50'28" WEST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 509.30 FEET; THENCE SOUTH 17°25'11" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 459.07 FEET; SOUTH 34°08'15" EAST, A DISTANCE OF 190.09 FEET; THENCE SOUTH 77°54'37" EAST, A DISTANCE OF 133.33 FEET; THENCE NORTH 84°17'28" EAST, A DISTANCE OF 22.73 FEET; THENCE NORTH 76°03'29" EAST, A DISTANCE OF 7.24 FEET; THENCE SOUTH 78°05'11" EAST, A DISTANCE OF 145.07 FEET; THENCE SOUTH 61°11'37" EAST, A DISTANCE OF 89.89 FEET; THENCE SOUTH 54°23'44" EAST, A DISTANCE OF 102.26 FEET; THENCE SOUTH 43°45'06" EAST, A DISTANCE OF 99.59 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 36.81 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°35'43" WEST AND A CHORD DISTANCE OF 34.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 141.39 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°59'10" EAST AND A CHORD DISTANCE OF 140.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 858.40 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 54.17 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52°08'38" EAST AND A CHORD DISTANCE OF 47.11 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 62°34'35" WEST, A DISTANCE OF 41.51 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 176.22 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°35'12" WEST AND A CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 13.12 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°39'23" WEST, A DISTANCE OF 141.59 FEET; THENCE NORTH 10°00'32" EAST, A DISTANCE OF 60.30 FEET; THENCE NORTH 72°47'38" WEST, A DISTANCE OF 188.89 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.71 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°20'20" WEST AND A CHORD DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 68°31'42" WEST, A DISTANCE OF 275.73 FEET; THENCE NORTH 86°05'41" WEST, A DISTANCE OF 117.63 FEET; THENCE SOUTH 07°15'38" EAST, A DISTANCE OF 423.71 FEET; THENCE SOUTH 89°55'40" WEST, A DISTANCE OF 131.89 FEET; THENCE SOUTH 29°18'27" WEST, A DISTANCE OF 10.95 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 55.38 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 69°25'31" WEST AND A CHORD DISTANCE OF 47.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 51.87 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°32'51" WEST AND A CHORD DISTANCE OF 51.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

(SEE SHEET 3 FOR SKETCH)

(SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)

SHEET 1 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0930 - FAX (904) 805-8898

GENERAL NOTES:

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- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA FIRM MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 P.R.C. POINT OF REVERSE CURVE
 P.C.C. POINT OF COMPOUND CURVE
 P.O.C. POINT ON CURVE
 P.R.M. PERMANENT REFERENCE MONUMENT
 P.C.P. PERMANENT CONTROL POINT
 B.R.L. BUILDING RESTRICTION LINE
 C.L.P. CHAIN LINK FENCE
 R.O.W. RIGHT-OF-WAY
 O.R.B. OFFICIAL RECORDS BOOK
 O.L. ON LINE
 D.R.K. BREAK LINE

SCALE 1"=600'

04-16-2022

DATE OF SKETCH

LEGEND

RADIUS
 DELTA (CENTRAL ANGLE)
 ARC LENGTH
 CHORD
 CHORD BEARING
 CHORD RADIAL TO CURVE
 AIR CONDITIONER
 CONCRETE
 FILING
 IRON PIPE
 MEASURED
 DEED
 FENCE



LB ~ 8715

NATHAN P. PERRET, FLA. CERT. NO: 6900

F.B. - PG. -

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

ORDER NO. 2022030374

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

(LEGAL DESCRIPTION CONTINUED FROM SHEET 1)

THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 60.43 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17°14'25" WEST AND A CHORD DISTANCE OF 59.52 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 302.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 36°38'25" EAST AND A CHORD DISTANCE OF 35.75 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 132.98 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.46 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°29'49" WEST AND A CHORD DISTANCE OF 29.46 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 17°42'26" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 126.30 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.34 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 27°56'36" WEST AND A CHORD DISTANCE OF 28.18 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 1412.52 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°04'20" EAST, AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°55'40" EAST, A DISTANCE OF 106.89 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.94 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°33'57" EAST AND A CHORD DISTANCE OF 33.00 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 66°47'47" EAST, A DISTANCE OF 184.67 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.76 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°23'43" EAST AND A CHORD DISTANCE OF 32.85 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 192.66 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°15'39" EAST AND A CHORD DISTANCE OF 32.81 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 65°53'29" EAST, A DISTANCE OF 193.28 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°15'39" EAST AND A CHORD DISTANCE OF 32.81 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 104.04 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°35'12" EAST AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 921.40 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 314.69 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°13'29" EAST AND A CHORD DISTANCE OF 269.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 67.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°46'31" EAST AND A CHORD DISTANCE OF 66.97 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 388.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 47.12 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°35'12" EAST AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 50.45 FEET; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 9.51 FEET; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 30.31 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 19.54 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°24'32" EAST AND A CHORD DISTANCE OF 19.29 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 32°24'16" EAST, A DISTANCE OF 37.12 FEET; THENCE SOUTH 68°26'08" EAST, A DISTANCE OF 565.26 FEET; THENCE SOUTH 75°03'06" EAST, A DISTANCE OF 733.76 FEET; THENCE NORTH 89°48'00" EAST, A DISTANCE OF 449.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 187.33 ACRES, MORE OR LESS.

(SEE SHEET 3 FOR SKETCH)

(SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)

SHEET 2 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (804) 805-0030 ~ FAX (804) 805-9888

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- (2) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA FIRM, MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND

| | | | |
|--------|------------------------------|----------|-----------------------|
| P.C. | POINT OF CURVATURE | R | RADIUS |
| P.T. | POINT OF TANGENCY | Δ or D | DELTA (CENTRAL ANGLE) |
| P.R.C. | POINT OF REVERSE CURVE | A or L | ARC LENGTH |
| P.C.C. | POINT OF COMPOUND CURVE | C or CH | CHORD |
| P.O.C. | POINT ON CURVE | CB or CH | CHORD BEARING |
| P.R.M. | PERMANENT REFERENCE MONUMENT | CR | CHORD RADIAL TO CURVE |
| P.C.P. | PERMANENT CONTROL POINT | (A) | AIR CONDITIONER |
| B.R.L. | BUILDING RESTRICTION LINE | AC | CONCRETE |
| CLP | CHAIN LINK FENCE | CONC. | CONCRETE |
| R/W | RIGHT-OF-WAY | FD. | FOUND |
| O.R.B. | OFFICIAL RECORDS BOOK | IP. | IRON PIPE |
| OL | ON LINE | (M) | MEASURED |
| — — | BREAK LINE | (D) | DEED |
| | | (F) | FENCE |

SCALE 1"=600'

04-15-2022

DATE OF SKETCH



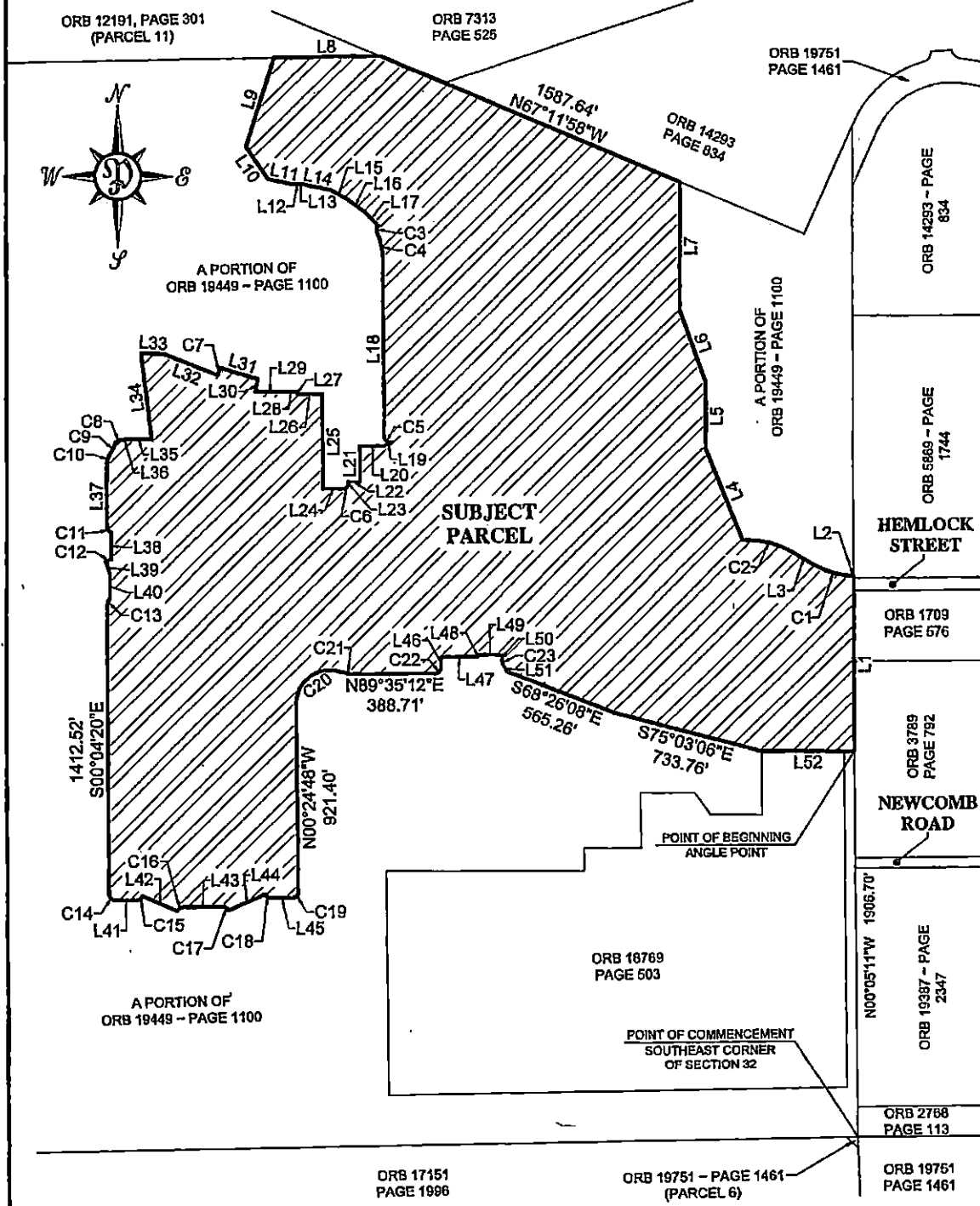
LB - 6715

F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2024R2508-3AL e

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 (SEE SHEET 1 & 2 FOR COMPLETE DESCRIPTION)
 (SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)



SHEET 3 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9898

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS N00°02'13"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- (2) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.L.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

| | |
|--------|------------------------------|
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.R.C. | POINT OF REVERSE CURVE |
| P.O.C. | POINT OF COMPOUND CURVE |
| P.O.E. | POINT ON CURVE |
| P.P.M. | PERMANENT REFERENCE MONUMENT |
| P.C.P. | PERMANENT CONTROL POINT |
| B.R.L. | BUILDING RESTRICTION LINE |
| C.F. | CHAIN LINK FENCE |
| R.W. | RIGHT-OF-WAY |
| O.R.B. | OFFICIAL RECORDS BOOK |
| OL | ON LINE |
| BL | BREAK LINE |

LEGEND

| | |
|---------|-----------------------|
| R | RADIUS |
| Δ or D | DELTA (CENTRAL ANGLE) |
| A or L | ARC LENGTH |
| C or CH | CHORD |
| CB | CHORD BEARING |
| (R) | LINE RADIAL TO CURVE |
| A/C | AIR CONDITIONER |
| CONC. | CONCRETE |
| FD | FOUND |
| IP | IRON PIPE |
| (M) | MEASURED |
| (D) | DEED |
| FENCE | FENCE |

SCALE 1"=600'

04-15-2022
DATE OF SKETCH



LB - 6715

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
(SEE SHEET 1 & 2 FOR COMPLETE DESCRIPTION)
(SEE SHEET 3 FOR SKETCH)

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 193.63' | 360.00' | 30°48'04" | N76°01'04"W | 191.21' |
| C2 | 254.28' | 440.00' | 33°06'48" | N76°10'25"W | 250.76' |
| C3 | 36.81' | 30.00' | 70°18'30" | S11°35'43"W | 34.55' |
| C4 | 141.39' | 350.00' | 23°08'45" | S11°59'10"E | 140.43' |
| C5 | 54.17' | 30.00' | 103°27'40" | S52°08'36"E | 47.11' |
| C6 | 39.27' | 25.00' | 90°00'00" | S44°35'12"W | 35.38' |
| C7 | 39.71' | 520.00' | 4°15'55" | S16°20'20"W | 39.70' |
| C8 | 56.39' | 30.00' | 105°45'58" | S89°25'31"W | 47.84' |
| C9 | 51.87' | 166.00' | 18°00'39" | S25°32'51"W | 51.65' |
| C10 | 60.43' | 100.00' | 34°37'31" | S17°14'25"W | 59.52' |
| C11 | 38.29' | 30.00' | 73°08'09" | S36°38'25"E | 35.75' |
| C12 | 29.48' | 470.00' | 3°35'28" | S70°28'49"W | 29.46' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C13 | 29.34' | 30.00' | 68°01'52" | S27°58'38"W | 28.18' |
| C14 | 47.12' | 30.00' | 90°00'00" | S45°04'20"E | 42.43' |
| C15 | 34.84' | 30.00' | 66°43'26" | N58°33'57"E | 33.00' |
| C16 | 34.76' | 30.00' | 66°22'58" | N58°23'43"E | 32.86' |
| C17 | 34.72' | 30.00' | 66°18'17" | S57°16'39"E | 32.81' |
| C18 | 34.72' | 30.00' | 66°18'17" | S67°15'39"E | 32.81' |
| C19 | 47.12' | 30.00' | 90°00'00" | N44°35'12"E | 42.43' |
| C20 | 314.68' | 165.00' | 109°18'34" | N54°13'29"E | 269.12' |
| C21 | 67.29' | 200.00' | 19°16'34" | S80°46'31"E | 66.97' |
| C22 | 47.12' | 30.00' | 90°00'00" | N44°35'12"E | 42.43' |
| C23 | 19.54' | 35.00' | 31°59'28" | S16°24'32"E | 19.28' |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 859.48' | N00°02'13"W |
| L2 | 4.23' | S89°34'54"W |
| L3 | 124.72' | N59°37'02"W |
| L4 | 482.11' | N21°21'51"W |
| L5 | 330.31' | N00°00'00"E |
| L6 | 373.64' | N19°18'57"W |
| L7 | 628.70' | N00°00'00"E |
| L8 | 509.30' | S88°50'28"W |
| L9 | 459.07' | S17°25'11"W |
| L10 | 190.08' | S34°08'15"E |
| L11 | 139.93' | S77°54'37"E |
| L12 | 22.73' | N84°17'28"E |
| L13 | 7.24' | N76°03'29"E |
| L14 | 145.07' | S78°05'11"E |
| L15 | 89.88' | S81°11'37"E |
| L16 | 102.26' | S64°23'44"E |
| L17 | 99.59' | S43°45'09"E |
| L18 | 858.40' | S00°24'48"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L19 | 41.51' | S82°34'35"W |
| L20 | 120.00' | S89°35'12"W |
| L21 | 178.22' | S00°24'48"E |
| L22 | 60.00' | S89°35'12"W |
| L23 | 10.00' | S00°24'48"E |
| L24 | 85.00' | S89°35'12"W |
| L25 | 470.00' | N00°24'48"W |
| L26 | 120.00' | S89°35'12"W |
| L27 | 13.12' | N00°24'48"W |
| L28 | 60.00' | S89°35'12"W |
| L29 | 141.56' | S89°39'23"W |
| L30 | 60.30' | N10°00'32"E |
| L31 | 188.89' | N72°47'38"W |
| L32 | 276.73' | N68°31'42"W |
| L33 | 117.63' | N88°05'41"W |
| L34 | 423.71' | S07°15'38"E |
| L35 | 131.89' | S89°55'40"W |
| L36 | 10.95' | S29°18'27"W |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L37 | 302.95' | S00°04'20"E |
| L38 | 132.88' | S00°24'48"E |
| L39 | 60.00' | S17°42'26"E |
| L40 | 126.30' | S00°24'48"E |
| L41 | 108.89' | N89°55'40"E |
| L42 | 184.67' | S68°47'47"E |
| L43 | 182.68' | N89°35'12"E |
| L44 | 193.28' | N65°53'29"E |
| L45 | 104.04' | N89°35'12"E |
| L46 | 50.45' | N00°24'48"W |
| L47 | 180.00' | N89°35'12"E |
| L48 | 8.51' | N00°24'48"W |
| L49 | 120.00' | N89°35'12"E |
| L50 | 30.31' | S00°24'48"E |
| L51 | 37.12' | S32°24'16"E |
| L52 | 449.70' | N89°48'00"E |

SHEET 4 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-8988

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS N00°02'13"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- (2) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA FIRM, MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND

| | |
|---|--|
| <p>P.C. POINT OF CURVATURE P.T. POINT OF TANGENCY P.R.C. POINT OF REVERSE CURVE P.O.C. POINT OF COMPOUND CURVE P.O.C. POINT ON CURVE P.R.M. PERMANENT REFERENCE MONUMENT P.C.P. PERMANENT CONTROL POINT B.R.L. BUILDING RESTRICTION LINE C.L.F. CHAIN LINK FENCE R.W. RIGHT-OF-WAY O.R.B. OFFICIAL RECORDS BOOK O.L. ON LINE B.L. BREAKLINE</p> | <p>R. RADIUS Δ or D. DELTA (CENTRAL ANGLE) A or L. ARC LENGTH C or CH. CHORD CB. CHORD BEARING (°). LINE RADIAL TO CURVE AC. AIR CONDITIONER CONC. CONCRETE FD. FOUND I.P. IRON PIPE (M). MEASURED (D). DEED FENCE</p> |
|---|--|

SCALE 1"=600'

04-15-2022

DATE OF SKETCH



LB ~ 6715

3

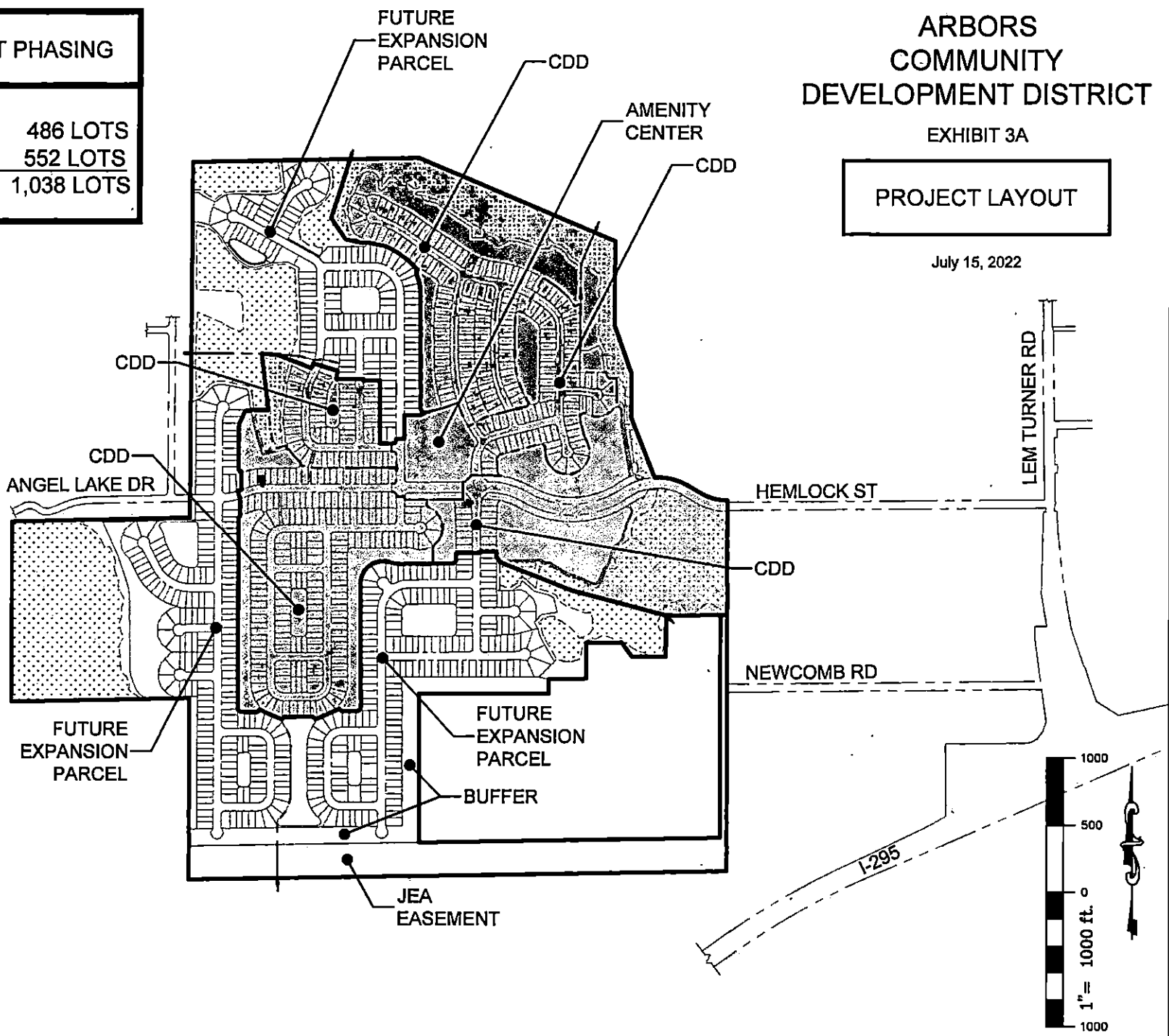
ARBORS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3A

PROJECT LAYOUT

July 15, 2022

| DEVELOPMENT PHASING | |
|---------------------|-------------------|
| CDD | 486 LOTS |
| FUTURE CDD | 552 LOTS |
| TOTAL | 1,038 LOTS |



MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

(LEGAL DESCRIPTION CONTINUED FROM SHEET 1)

THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 60.43 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17°14'25" WEST AND A CHORD DISTANCE OF 59.52 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 302.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 36°38'25" EAST AND A CHORD DISTANCE OF 35.75 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 132.98 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.46 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°29'49" WEST AND A CHORD DISTANCE OF 29.46 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 17°42'26" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 126.30 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.34 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 27°56'36" WEST AND A CHORD DISTANCE OF 28.18 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 1412.52 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°04'20" EAST, AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°55'40" EAST, A DISTANCE OF 106.89 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.94 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°33'57" EAST AND A CHORD DISTANCE OF 33.00 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 66°47'47" EAST, A DISTANCE OF 184.67 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.76 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°23'43" EAST AND A CHORD DISTANCE OF 32.85 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 192.66 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°15'39" EAST AND A CHORD DISTANCE OF 32.81 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 65°53'29" EAST, A DISTANCE OF 193.28 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°15'39" EAST AND A CHORD DISTANCE OF 32.81 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 104.04 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°35'12" EAST AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 921.40 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 314.69 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°13'29" EAST AND A CHORD DISTANCE OF 269.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 67.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°46'31" EAST AND A CHORD DISTANCE OF 66.97 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 388.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°35'12" EAST AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 50.45 FEET; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 9.51 FEET; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 30.31 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 19.54 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°24'32" EAST AND A CHORD DISTANCE OF 19.29 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 32°24'16" EAST, A DISTANCE OF 37.12 FEET; THENCE SOUTH 68°26'08" EAST, A DISTANCE OF 565.26 FEET; THENCE SOUTH 75°03'06" EAST, A DISTANCE OF 733.76 FEET; THENCE NORTH 89°48'00" EAST, A DISTANCE OF 449.70 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 32; THENCE SOUTH 00°05'11" EAST, ALONG LAST SAID EAST LINE, A DISTANCE OF 1906.70 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32 AND THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18769, PAGE 503 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SAID LANDS CONTAINING 222.75 ACRES, MORE OR LESS.

(SEE SHEET 3 FOR SKETCH)

(SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)

SHEET 2 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS S00°05'11"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA FIRM MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND

| | | | |
|--------|------------------------------|---------|-----------------------|
| P.C. | POINT OF CURVATURE | R | RADIUS |
| P.T. | POINT OF TANGENCY | Δ or Δ | DELTA (CENTRAL ANGLE) |
| P.R.C. | POINT OF REVERSE CURVE | A or L | ARC LENGTH |
| P.C.C. | POINT OF COMPOUND CURVE | C or CH | CHORD |
| P.O.C. | POINT ON CURVE | CS | CHORD BEARING |
| P.R.M. | PERMANENT REFERENCE MONUMENT | CR | LINE RADIAL TO CURVE |
| P.C.P. | PERMANENT CONTROL POINT | AC | AIR CONDITIOPER |
| B.L. | BUILDING RESTRICTION LINE | CONC. | CONCRETE |
| C.F. | CRUSH LINK FENCE | FD. | FOUND |
| R/W | RIGHT-OF-WAY | LP. | IRON PIPE |
| O.R.B. | OFFICIAL RECORDS BOOK | (M) | MEASURED |
| OL | ON LINE | (D) | DEED |
| — | BREAK LINE | — | FENCE |

SCALE 1"=800'

06-17-2022

DATE OF SKETCH



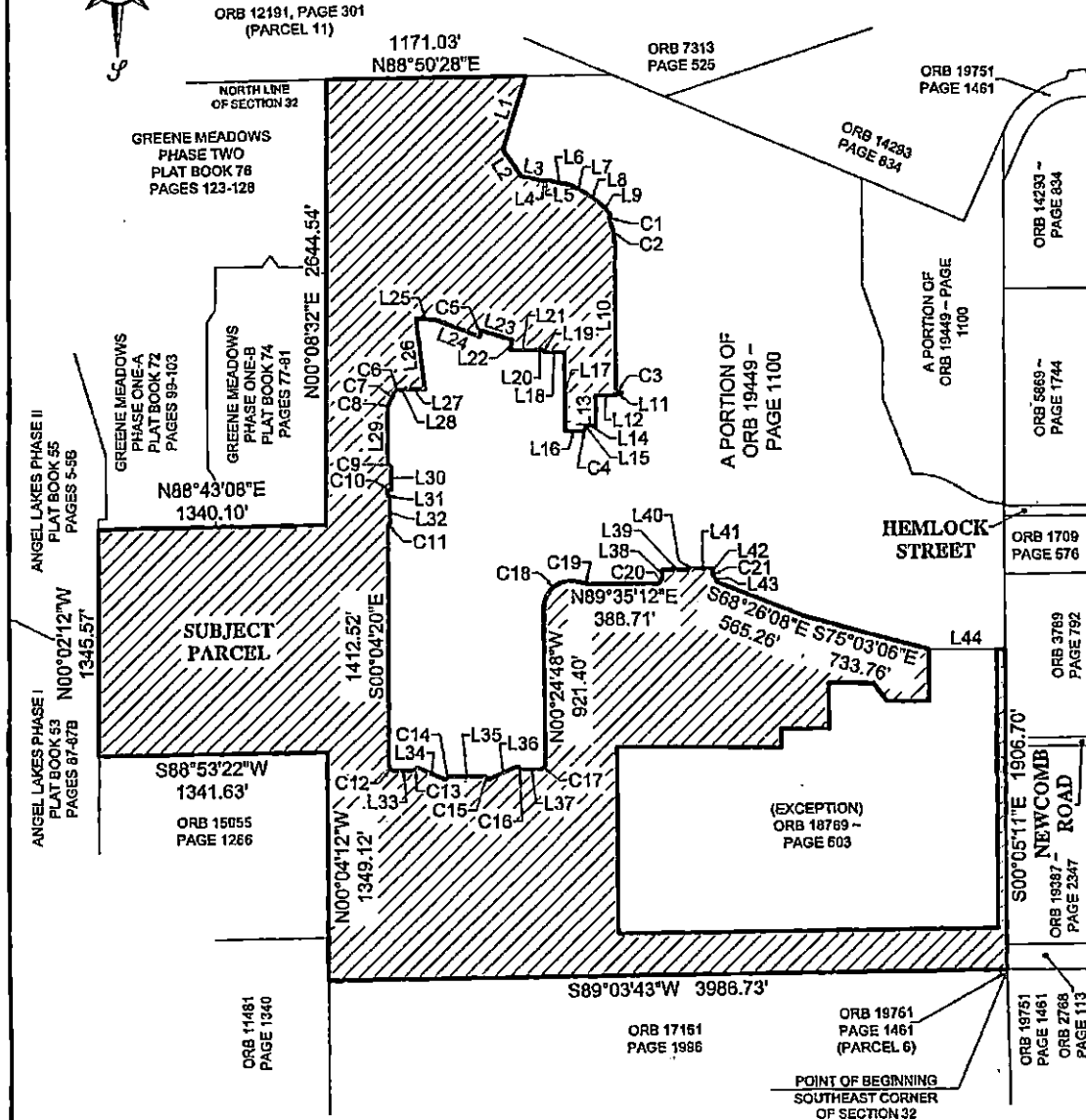
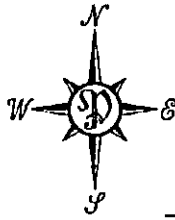
LB ~ 6716

F.B. - PG. - NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2021-2603-15

On File

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
(SEE SHEET 1 & 2 FOR COMPLETE LEGAL DESCRIPTION)
(SEE SHEET 4 FOR TABULATED LINE AND CURVE INFORMATION)



SHEET 3 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 - FAX (904) 805-9888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS 890°05'11"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- (2) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

| | |
|--------|------------------------------|
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.R.C. | POINT OF REVERSE CURVE |
| P.O.C. | POINT OF CURVING CURVE |
| P.O.C. | POINT ON CURVE |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| P.C.P. | PERMANENT CONTROL POINT |
| B.R.L. | BUILDING RESTRICTION LINE |
| CLF | CHAIN LINK FENCE |
| R.W. | RIGHT-OF-WAY |
| S.R.B. | SECTION RECORDS BOOK |
| OL | ON LINE |
| — — | BREAK LINE |

LEGEND

| | |
|---------|-----------------------|
| R | RADIUS |
| Δ or D | DELTA (CENTRAL ANGLE) |
| A or L | ARC LENGTH |
| C or CH | CHORD |
| CB | CHORD BEARING |
| CR | LINE RADIAL TO CURVE |
| AC | AIR CONDITIONER |
| CONC. | CONCRETE |
| FD | FOUND |
| IP | IRON PIPE |
| DO | MEASURED |
| (D) | DEED |
| — — | FENCE |

SCALE 1"=800'
08-17-2022
DATE OF SKETCH



LB - 6715

F.B. - PG. - NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2021-2503-15

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF
 A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 (SEE SHEET 1 & 2 FOR COMPLETE LEGAL DESCRIPTION)
 (SEE SHEET 3 FOR SKETCH)

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 36.81' | 30.00' | 70°18'30" | S11°35'43"W | 34.65' |
| C2 | 141.38' | 350.00' | 23°08'46" | S11°58'10"E | 140.43' |
| C3 | 54.17' | 30.00' | 103°27'40" | S52°08'38"E | 47.11' |
| C4 | 38.27' | 25.00' | 80°00'00" | S44°35'12"W | 35.38' |
| C5 | 38.71' | 520.00' | 4°15'55" | S19°20'20"W | 38.70' |
| C6 | 65.38' | 30.00' | 105°46'58" | S89°25'31"W | 47.84' |
| C7 | 51.87' | 165.00' | 18°00'39" | S25°32'51"W | 51.85' |
| C8 | 60.43' | 100.00' | 34°37'31" | S17°14'25"W | 59.52' |
| C9 | 38.28' | 30.00' | 73°08'08" | S36°38'25"E | 35.75' |
| C10 | 28.46' | 470.00' | 3°35'29" | S70°28'49"W | 29.48' |
| C11 | 29.34' | 30.00' | 66°01'52" | S27°58'36"W | 28.18' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C12 | 47.12' | 30.00' | 90°00'00" | S45°04'20"E | 42.43' |
| C13 | 34.84' | 30.00' | 86°43'28" | N58°33'57"E | 33.00' |
| C14 | 34.76' | 30.00' | 86°22'58" | N56°23'43"E | 32.85' |
| C15 | 34.72' | 30.00' | 66°16'17" | S57°15'39"E | 32.81' |
| C16 | 34.72' | 30.00' | 66°16'17" | S57°15'39"E | 32.81' |
| C17 | 47.12' | 30.00' | 90°00'00" | N44°35'12"E | 42.43' |
| C18 | 314.69' | 165.00' | 109°16'34" | N54°13'29"E | 268.12' |
| C19 | 87.28' | 200.00' | 19°16'34" | S80°46'31"E | 86.97' |
| C20 | 47.12' | 30.00' | 90°00'00" | N44°35'12"E | 42.43' |
| C21 | 18.64' | 35.00' | 31°59'28" | S16°24'32"E | 18.28' |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 469.07' | S17°25'11"W |
| L2 | 180.05' | S34°08'15"E |
| L3 | 133.33' | S77°54'37"E |
| L4 | 22.73' | N84°17'28"E |
| L5 | 7.24' | N76°03'23"E |
| L6 | 145.07' | S78°05'11"E |
| L7 | 89.89' | S61°11'37"E |
| L8 | 102.28' | S64°23'44"E |
| L9 | 89.59' | S43°46'08"E |
| L10 | 658.40' | S00°24'48"E |
| L11 | 41.51' | S82°34'35"W |
| L12 | 120.00' | S89°35'12"W |
| L13 | 176.22' | S00°24'48"E |
| L14 | 60.00' | S89°35'12"W |
| L15 | 10.00' | S00°24'48"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L16 | 85.00' | S89°35'12"W |
| L17 | 470.00' | N00°24'48"W |
| L18 | 120.00' | S89°35'12"W |
| L19 | 13.12' | N00°24'48"W |
| L20 | 60.00' | S89°35'12"W |
| L21 | 141.59' | S89°39'23"W |
| L22 | 60.30' | N10°00'32"E |
| L23 | 188.89' | N72°47'38"W |
| L24 | 276.73' | N68°31'42"W |
| L25 | 117.63' | N88°05'41"W |
| L26 | 423.71' | S07°16'38"E |
| L27 | 131.89' | S89°55'40"W |
| L28 | 10.85' | S29°18'27"W |
| L29 | 302.85' | S00°04'20"E |
| L30 | 132.88' | S00°24'48"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L31 | 60.00' | S17°42'26"E |
| L32 | 128.30' | S00°24'48"E |
| L33 | 106.89' | N89°55'40"E |
| L34 | 184.87' | S66°47'47"E |
| L35 | 192.66' | N89°35'12"E |
| L36 | 193.28' | N85°53'29"E |
| L37 | 104.04' | N89°35'12"E |
| L38 | 50.45' | N00°24'48"W |
| L39 | 180.00' | N88°35'12"E |
| L40 | 9.51' | N00°24'48"W |
| L41 | 120.00' | N89°35'12"E |
| L42 | 30.31' | S00°24'48"E |
| L43 | 37.12' | S32°24'16"E |
| L44 | 448.70' | N89°48'00"E |

SHEET 4 OF 4

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 32 AS S00°05'11"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.L.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND

- R RADIUS
- Δ or Δ DELTA (CENTRAL ANGLE)
- A or L ARC LENGTH
- C or CH CHORD
- CB CHORD BEARING
- CR LINE RADIAL TO CURVE
- AC AIR CONDITIONER
- CONC. CONCRETE
- FD FOUND
- FP IRON PIPE
- IP IRON PIPE
- M MEASURED
- D DEED
- F FENCE



LB - 6715

SCALE 1"=800'

06-17-2022

DATE OF SKETCH

F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2021-2503-15

4

**CONSENT TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, *Florida Statutes*.

As an owner of lands that are intended to constitute all or a part of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district that will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to the establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 10 day of June, 2022.

Witnessed:

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware limited liability company

Print Name: _____

[Signature]
Brad England

By: _____

Name: _____

Title: _____

[Signature]
Sarah Wicker
Vice President

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of June, 2022, by Sarah Wicker, as Vice President of Forestar (USA) Real Estate Group Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: _____

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



ARBORS
COMMUNITY
DEVELOPMENT DISTRICT

A PART OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT A

PARCEL LEGAL
DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE NORTH 00°05'11" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 1906.70 FEET TO AN ANGLE POINT IN SAID EAST LINE AND THE POINT OF BEGINNING; THENCE NORTH 00°02'13" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 858.48 FEET; THENCE SOUTH 89°34'54" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 4.23 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 360.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 193.53 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 75°01'04" WEST AND A CHORD DISTANCE OF 191.21 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 59°37'02" WEST, A DISTANCE OF 121.72 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 254.29 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°10'25" WEST AND A CHORD DISTANCE OF 250.76 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 21°21'51" WEST, A DISTANCE OF 482.11 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 330.31 FEET; THENCE NORTH 19°19'57" WEST, A DISTANCE OF 373.64 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 628.70 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 32; THENCE NORTH 67°11'58" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1587.64 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 88°50'28" WEST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 509.30 FEET; THENCE SOUTH 17°25'11" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 459.07 FEET; SOUTH 34°08'15" EAST, A DISTANCE OF 190.09 FEET; THENCE SOUTH 77°54'37" EAST, A DISTANCE OF 133.33 FEET; THENCE NORTH 84°17'28" EAST, A DISTANCE OF 22.73 FEET; THENCE NORTH 76°03'29" EAST, A DISTANCE OF 7.24 FEET; THENCE SOUTH 78°05'11" EAST, A DISTANCE OF 145.07 FEET; THENCE SOUTH 61°11'37" EAST, A DISTANCE OF 89.89 FEET; THENCE SOUTH 54°23'44" EAST, A DISTANCE OF 102.26 FEET; THENCE SOUTH 43°45'06" EAST, A DISTANCE OF 99.59 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 36.81 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°35'43" WEST AND A CHORD DISTANCE OF 34.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 141.39 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°59'10" EAST AND A CHORD DISTANCE OF 140.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 858.40 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 54.17 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52°08'38" EAST AND A CHORD DISTANCE OF 47.11 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 62°34'35" WEST, A DISTANCE OF 41.51 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 176.22 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°35'12" WEST AND A CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 13.12 FEET; THENCE SOUTH 89°35'12" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°39'23" WEST, A DISTANCE OF 141.59 FEET; THENCE NORTH 10°00'32" EAST, A DISTANCE OF 60.30 FEET; THENCE NORTH 72°47'38" WEST, A DISTANCE OF 188.89 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.71 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°20'20" WEST AND A CHORD DISTANCE OF 38.70 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 68°31'42" WEST, A DISTANCE OF 275.73 FEET; THENCE NORTH 86°05'41" WEST, A DISTANCE OF 117.63 FEET; THENCE SOUTH 07°15'38" EAST, A DISTANCE OF 423.71 FEET; THENCE SOUTH 89°55'40" WEST, A DISTANCE OF 131.89 FEET; THENCE SOUTH 29°18'27" WEST, A DISTANCE OF 10.95 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 55.38 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 69°25'31" WEST AND A CHORD DISTANCE OF 47.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 51.87 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°32'51" WEST AND A CHORD DISTANCE OF 51.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

ARBORS
COMMUNITY
DEVELOPMENT DISTRICT

EXHIBIT A

PARCEL LEGAL
DESCRIPTION

THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 60.43 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 17°14'25" WEST AND A CHORD DISTANCE OF 59.52 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 302.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.29 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 36°38'25" EAST AND A CHORD DISTANCE OF 35.75 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 132.98 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.46 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 70°29'49" WEST AND A CHORD DISTANCE OF 29.46 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 17°42'26" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 126.30 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.34 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 27°56'36" WEST AND A CHORD DISTANCE OF 28.18 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 1412.52 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 45°04'20" EAST, AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°55'40" EAST, A DISTANCE OF 106.89 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.94 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 56°33'57" EAST AND A CHORD DISTANCE OF 33.00 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE SOUTH 66°47'47" EAST, A DISTANCE OF 184.67 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.76 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 56°23'43" EAST AND A CHORD DISTANCE OF 32.85 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 192.66 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 57°15'39" EAST AND A CHORD DISTANCE OF 32.81 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE NORTH 65°53'29" EAST, A DISTANCE OF 193.28 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 34.72 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 57°15'39" EAST AND A CHORD DISTANCE OF 32.81 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 104.04 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 44°35'12" EAST AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 921.40 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 314.69 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 54°13'29" EAST AND A CHORD DISTANCE OF 269.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 67.29 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 80°46'31" EAST AND A CHORD DISTANCE OF 66.97 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 388.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 47.12 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 47.12 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 44°35'12" EAST AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 50.45 FEET; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 00°24'48" WEST, A DISTANCE OF 9.51 FEET; THENCE NORTH 89°35'12" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°24'48" EAST, A DISTANCE OF 30.31 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 19.54 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 16°24'32" EAST AND A CHORD DISTANCE OF 19.29 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 32°24'16" EAST, A DISTANCE OF 37.12 FEET; THENCE SOUTH 68°26'08" EAST, A DISTANCE OF 565.26 FEET; THENCE SOUTH 75°03'06" EAST, A DISTANCE OF 733.76 FEET; THENCE NORTH 89°48'00" EAST, A DISTANCE OF 449.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 187.33 ACRES, MORE OR LESS.

PAGE 2 OF 2

J



ARBORS COMMUNITY DEVELOPMENT DISTRICT

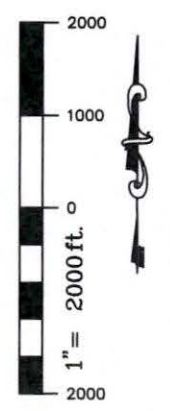
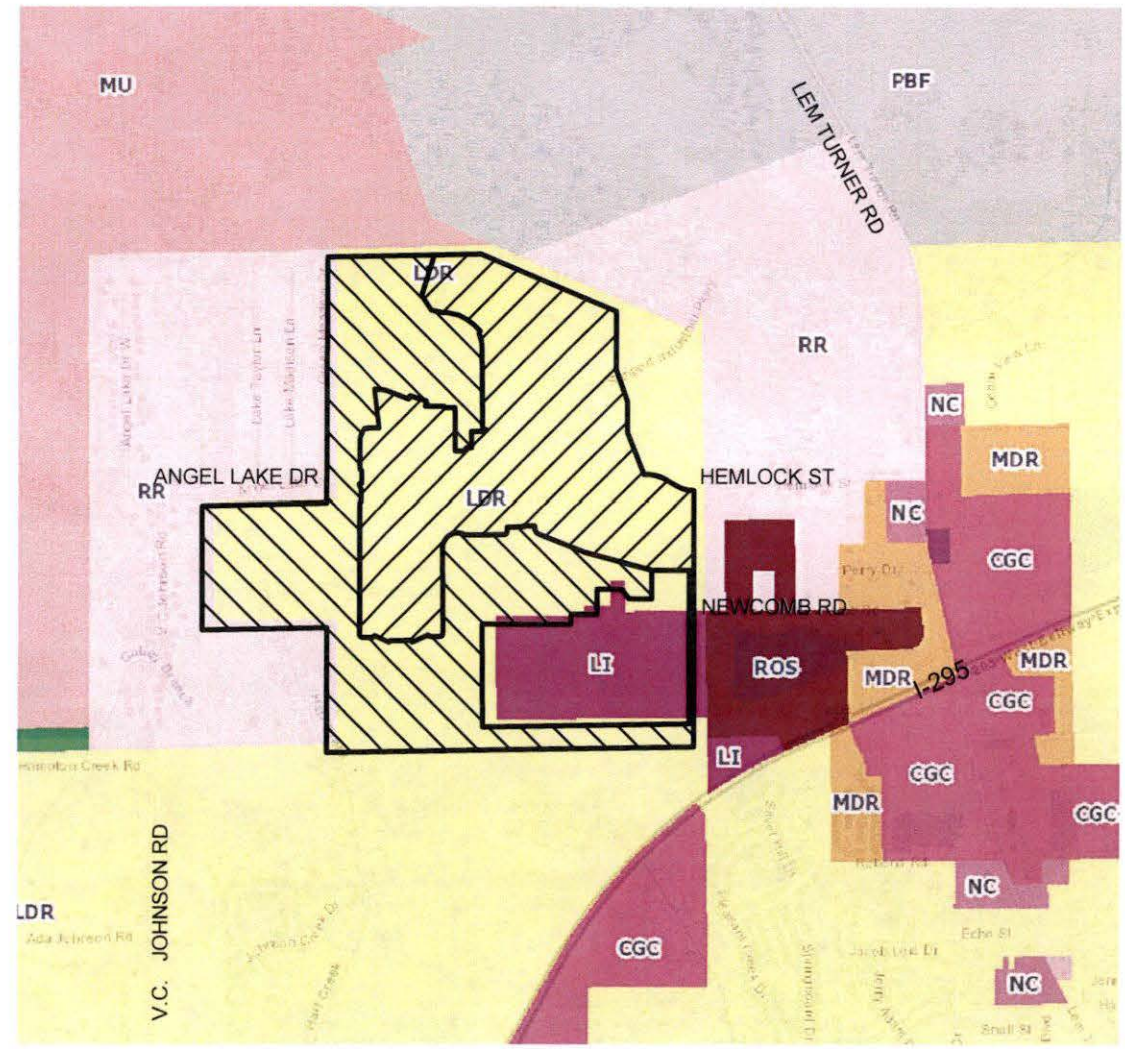
EXHIBIT 5

EXISTING / FUTURE
LAND USE

July 15, 2022

LEGEND

-  ARBORS CDD
-  FUTURE EXPANSION PARCEL



6

ARBORS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6A

MASTER WATER PLAN

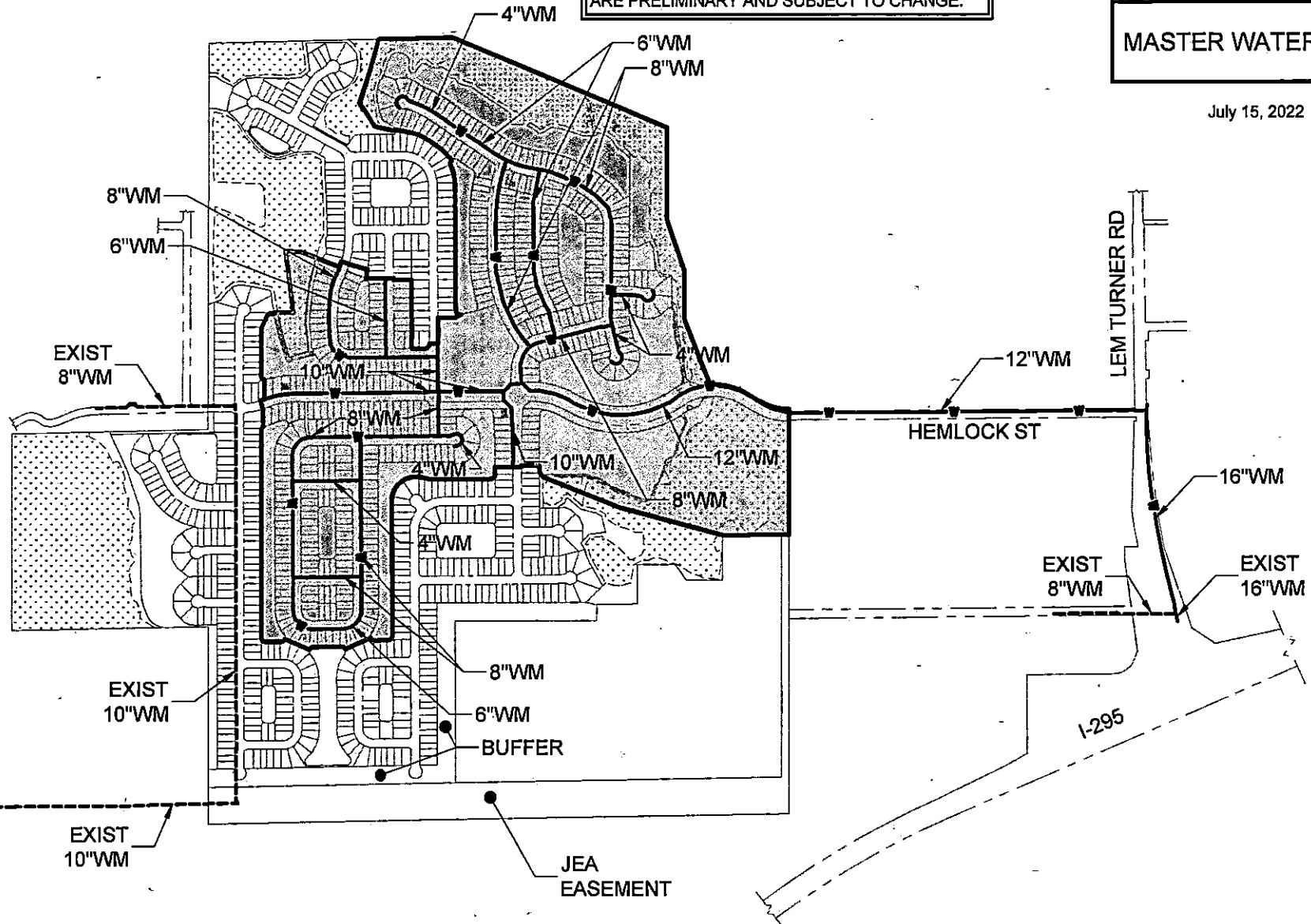
July 15, 2022

LEGEND

----- EXISTING WATER MAINS

—W— PROPOSED WATER MAINS

NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.






ARBORS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6B

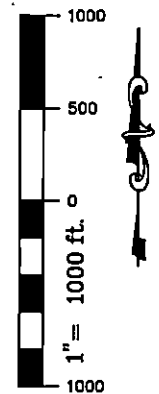
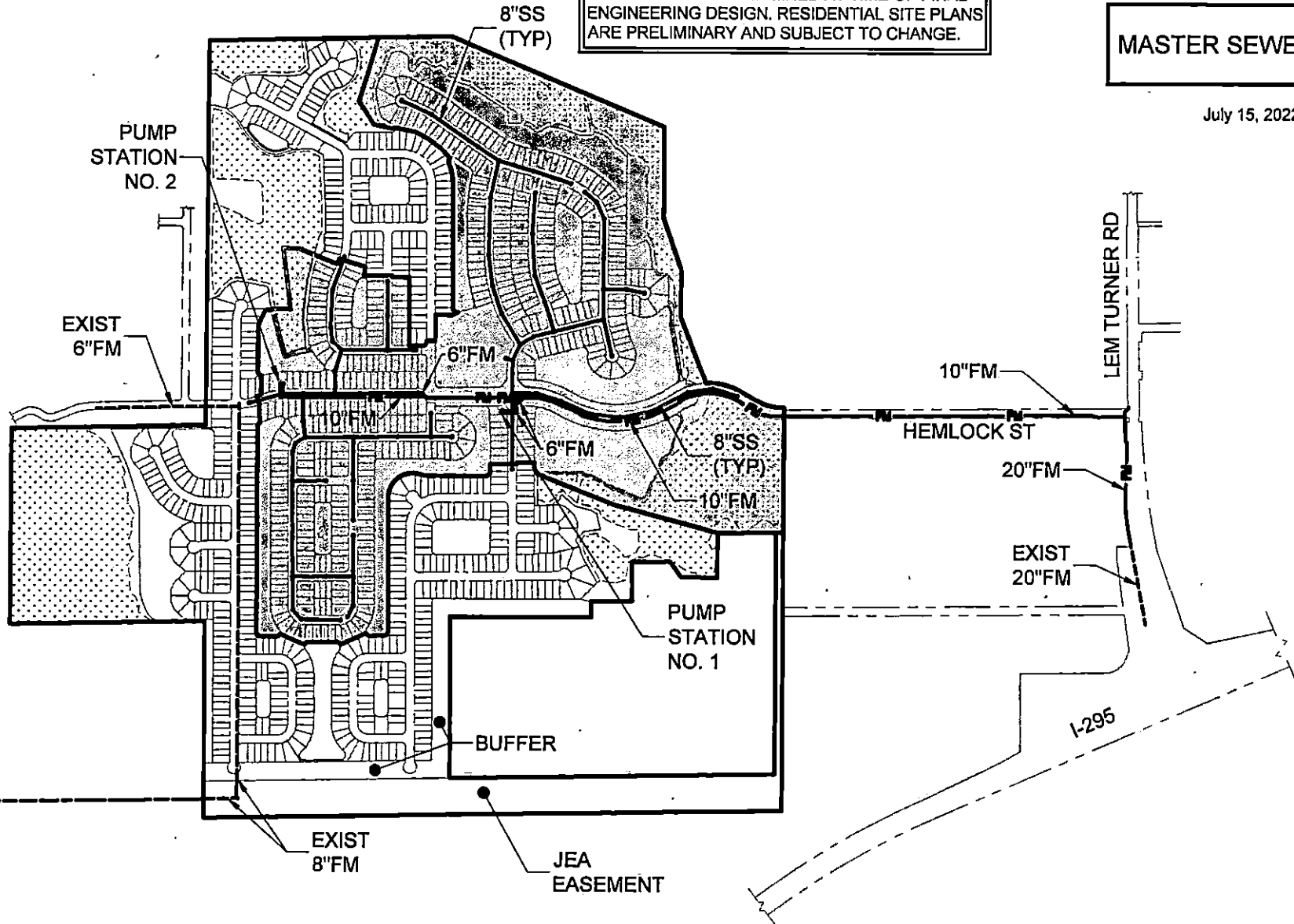
MASTER SEWER PLAN

July 15, 2022

LEGEND

| | |
|--|----------------------|
|  | EXISTING FORCE MAINS |
|  | PROPOSED FORCE MAINS |
|  | PROPOSED SEWER MAINS |

NOTE: EXACT SIZE AND LOCATION OF SEWER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



ARBORS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6C

MASTER DRAINAGE PLAN

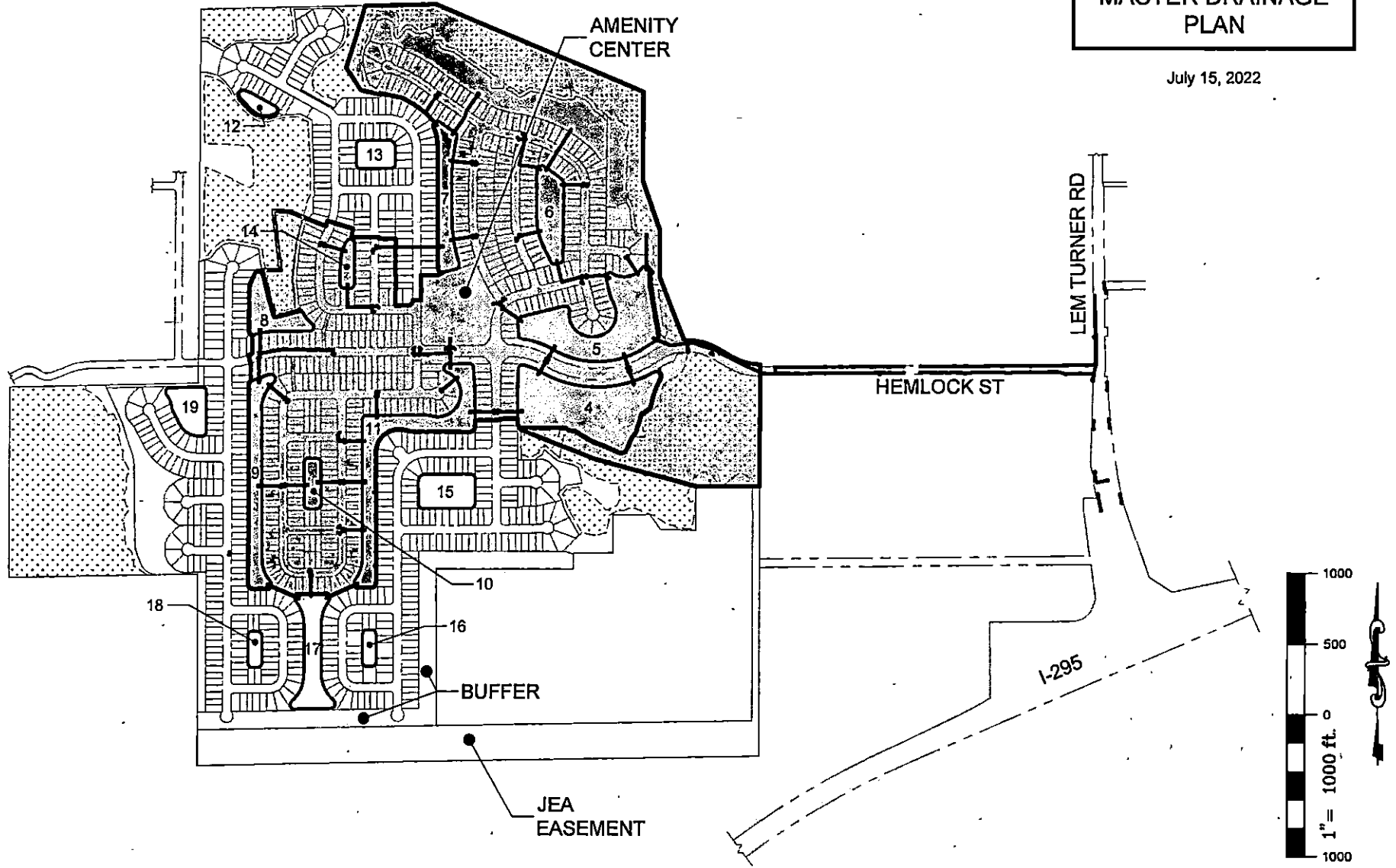
July 15, 2022

LEGEND

— PROPOSED STORM DRAINAGE PIPES

② STORMWATER POND

NOTE: EXACT SIZE AND LOCATION OF STORM MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



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EXHIBIT 7

UTILITY PERMIT STATUS

- JEA Water Distribution System Permit No. WTR-PERM-2020-08-000337 for Phase 1 was issued 8/25/2020 and expires 08/25/2023. Permit Number WTR-PERM-2021-07-000506 for Phase 2 was issued 7/29/2021 and expires 7/29/2023.
- JEA Sewage Collection System Permit No. SWR-PERM-2020-08-000336 for Phase 1 was issued 8/25/2020 and expires 08/25/2023. Permit Number SWR-PERM-2021-07-000505 for Phase 2 was issued 7/29/2021 and expires 7/29/2023.
- FDEP Water Permit for Lem Turner Road – Utility Extension No. 0159044-892-DSGP was issued 1/12/2021 and expires 1/11/2026.
- FDEP Wastewater Permit for Lem Turner Road – Utility Extension No. 0010400-643-DWC was issued 1/15/2021 and expires 1/14/2026

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EXHIBIT 8

PROPOSED INFRASTRUCTURE PLAN ARBORS COMMUNITY DEVELOPMENT DISTRICT

| FACILITY | CONSTRUCTION | OWNERSHIP | OPERATION MAINTENANCE |
|------------------------------|---------------------|----------------------|----------------------------------|
| Roadways | Developer | City of Jacksonville | City of Jacksonville |
| Water & Wastewater | Developer | JEA | JEA |
| Stormwater Management | Developer | CDD | CDD |
| Landscape/Entranceway | Developer | CDD | CDD |
| Recreation | Developer | CDD | CDD |
| Electric and Street Lighting | Developer | JEA | JEA |

Note: This exhibit was prepared under the direction of Vincent Dunn, P.E. It identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

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EXHIBIT 9

ESTIMATED COST SUMMARY ARBORS COMMUNITY DEVELOPMENT DISTRICT

COST ESTIMATE SHEET ARBORS COMMUNITY DEVELOPMENT DISTRICT

| INFRASTRUCTURE COSTS | Current District Costs | Future Expansion Parcel Costs | Total Costs | Current District Annual Outlay ³ | |
|--|------------------------------|-------------------------------------|---------------------|--|------|
| | | | | 2022 | 2023 |
| 1. Clearing and Earthwork | 5,931,000 | 6,878,000 | 12,809,000 | 95 | 5 |
| 2. Stormwater Systems | 2,433,000 | 1,850,000 | 4,283,000 | 80 | 20 |
| 3. Water and Sewer Utilities ¹ | 4,578,000 | 3,771,000 | 8,349,000 | 75 | 25 |
| 4. Roadway Improvements | 3,892,000 | 2,613,000 | 6,505,000 | 35 | 65 |
| 5. Recreational Improvements ² | 3,770,000 | 2,000,000 | 5,770,000 | 40 | 60 |
| 6. Entry Signage and Landscaping, Berm, Fencing, Fountains | 1,082,000 | 0 | 1,082,000 | 30 | 70 |
| 7. Electric and Street Lighting ⁴ | 970,000 | 1,272,000 | 2,242,000 | 65 | 35 |
| 8. Engineering, Surveying, Planning, CEI | 1,500,000 | 1,966,000 | 3,466,000 | 65 | 35 |
| TOTAL COSTS | \$24,156,000 | \$20,350,000 | \$44,506,000 | | |

1. Includes all Water, Sewer, Force Main, and Sewage Pump Stations.
2. These estimates contemplate the exercise of special powers including recreation and security pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes. Improvements include Amenity Center.
3. Represents anticipated annual outlay percentage of costs based on anticipated construction timeline.
4. Includes only the cost of installation of conduit and other electrical systems.

Note: This exhibit was prepared under the direction of Vincent Dunn, P.E. It identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

All estimates are 2022 dollars. Recreation cost estimate is based on historical bids for similar work. All other estimated costs are based on existing contracts. This cost summary contemplates the exercise of special powers by the District.

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ARBORS COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

July 18, 2022



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Arbors Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 187.33 +/- acres of land located within the City of Jacksonville, Florida (the "City") and is projected to contain approximately 486 residential dwelling units, which will make up the Arbors development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Arbors Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 486 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Arbors.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the

implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Jacksonville, according to Census 2020, has a population of 949,611; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of

\$1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 187.33 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 486 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or

indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Jacksonville

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 187.33+/- acre master planned residential development currently anticipated to contain a total of approximately 486 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 1,701 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local

government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.)

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of Jacksonville, Florida

The proposed land for the District is located within City of Jacksonville, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$42,506,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services**

| FACILITY | FUNDED BY | OWNED BY | MAINTAINED BY |
|------------------------------|------------------|-----------------|----------------------|
| Roadways | Developer | City | City |
| Water & Wastewater | Developer | JEA | JEA |
| Stormwater Management | Developer | CDD | CDD |
| Landscape/Entranceway | Developer | CDD | CDD |
| Recreation | Developer | CDD | CDD |
| Electric and Street Lighting | Developer | JEA | JEA |

Table 2

**ARBORS COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction**

| CATEGORY | COST |
|---|---------------------|
| Clearing and Earthwork | \$12,809,000 |
| Stormwater Systems | \$4,283,000 |
| Water and Sewer Utilities | \$8,349,000 |
| Roadway Improvements | \$6,505,000 |
| Recreational Improvements | \$5,770,000 |
| Entry Signage and Landscaping, Berm, Fencing, Fountains | \$1,082,000 |
| Electric and Street Lighting | \$2,242,000 |
| Engineering, Surveying, Planning, CEI | \$3,466,000 |
| Total Estimated Project Costs | \$44,506,000 |

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of

services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of Jacksonville has a population of 949,611 according to the Census 2020 conducted by the

United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Arbors Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Arbors development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Arbors development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Arbors development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Arbors Community Development District.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

| REPORT | FL. STATUTE CITATION | DATE |
|--|-----------------------------|---|
| Annual Financial Audit | 190.008/218.39 | 9 months after end of Fiscal Year |
| Annual Financial Report | 190.008/218.32 | 45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year |
| TRIM Compliance Report | 200.068 | no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying |
| Form 1 - Statement of Financial Interest | 112.3145 | within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board) |
| Public Facilities Report | 189.08 | within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report |
| Public Meetings Schedule | 189.015 | quarterly, semiannually, or annually |
| Bond Report | 218.38 | when issued; within 120 days after delivery of bonds |
| Registered Agent | 189.014 | within 30 days after first meeting of governing board |
| Proposed Budget | 190.008 | annually by June 15 |
| Adopted Budget | 190.008 | annually by October 1 |
| Public Depositor Report | 280.17 | annually by November 30 |
| Notice of Establishment | 190.0485 | within 30 days after the effective date of an ordinance establishing the District |
| Notice of Public Financing | 190.009 | file disclosure documents in the property records of the City after financing |

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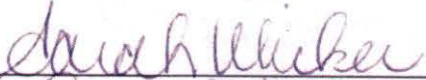
AUTHORIZATION OF AGENT

This letter shall serve as a designation of Katie Buchanan of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Forestar (USA) Real Estate Group Inc., with regard to any and all matters pertaining to the Petition to the City Council of the City of Jacksonville, Florida, to establish a Community Development District pursuant to Chapter 190, *Florida Statutes*. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation


Print Name: Brad England

By: 
Name: Sarah Wicker
Title: Vice President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of June, 2022, by Sarah Wicker, as Vice President of Forestar (USA) Real Estate Group Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.




NOTARY PUBLIC, STATE OF FLORIDA

Name: Heather Brady
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

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**BEFORE THE CITY COUNCIL
CITY OF JACKSONVILLE, FLORIDA**

IN RE: An Ordinance to Establish The Arbors)
 Community Development District)
_____)

AFFIDAVIT OF PETITION

STATE OF FLORIDA
COUNTY OF DUVAL

I, Sarah Wicker, Vice President of Forestar (USA) Real Estate Group Inc., and being its duly authorized representative being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Sarah Wicker and I am the Vice President for Forestar (USA) Real Estate Group Inc.
3. I am authorized to act on behalf of the Petitioner to take all action necessary in relation to the petition to establish the Arbors Community Development District.
4. I have reviewed the contents of the Petition to establish the Arbors Community Development District, and its exhibits, and find it to be true and correct.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 10th day of June, 2022.

Shah Uicker

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of June, 2022, by Sarah Uicker, as Vice President of Forestar (USA) Real Estate Group Inc, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Heather Brady
NOTARY PUBLIC, STATE OF FLORIDA



Name: Heather Brady
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)