

1 Introduced by the Transportation, Energy and Utilities Committee
2 pursuant to Section 92.09, *Ordinance Code* and amended by the
3 Transportation, Energy and Utilities Committee:
4
5

6 **ORDINANCE 2022-852-E**

7 AN ORDINANCE ESTABLISHING THE ACREE COMMUNITY
8 DEVELOPMENT DISTRICT ("ACREE CDD"), PURSUANT TO
9 SECTION 190.005, *FLORIDA STATUTES*, AND CHAPTER
10 92, *ORDINANCE CODE*, INCLUDING THE GRANT OF
11 SPECIAL POWERS; NAMING THE ACREE CDD; DESCRIBING
12 THE EXTERNAL BOUNDARIES OF THE ACREE CDD;
13 CONSENTING TO FUTURE EXPANSION OF THE ACREE CDD
14 TO SUFFICIENTLY CONTIGUOUS LANDS IN ACCORDANCE
15 WITH SECTION 190.046(1)(H)(3), *FLORIDA*
16 *STATUTES*, SUBJECT TO COUNCIL APPROVAL; NAMING
17 THE INITIAL ACREE CDD BOARD OF SUPERVISORS;
18 AMENDING SECTION 92.22 (EXISTING COMMUNITY
19 DEVELOPMENT DISTRICTS), CHAPTER 92 (UNIFORM
20 DEVELOPMENT DISTRICTS), *ORDINANCE CODE*, TO
21 INCLUDE THE ACREE CDD; PROVIDING FOR CONFLICT
22 AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, Corner Lot Development Group, LLC, a Florida limited
25 liability company, petitioned the City Council to establish a
26 community development district named the "Acree Community Development
27 District" (the "Acree CDD") on approximately 490.33± acres lying
28 wholly within the boundaries of the City pursuant to Section
29 190.005(2), *Florida Statutes*, and Chapter 92, *Ordinance Code*, a copy
30 of the Third Amended Petition to Establish Acree Community Development
31 District, dated January 17, 2023, (the "Petition") is **Revised On File**

1 with the Legislative Services Division; and

2 **WHEREAS**, as required by Section 92.07, *Ordinance Code*, the
3 Office of General Counsel ("Counsel") has reviewed the Petition, and
4 finding that it was sufficient and complete to permit the fair and
5 informed consideration of the matter by the Council, has prepared and
6 submitted its Final Report of Counsel, dated November 7, 2022,
7 attached hereto as **Exhibit 1**; and

8 **WHEREAS**, the Planning and Development Department has provided
9 its report and recommendation regarding the Petition to the
10 Transportation, Energy and Utilities Committee; and

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

18 **WHEREAS**, Counsel has determined the Petition adequately meets
19 the requirements of Section 190.005, *Florida Statutes*, and Section
20 92.04, *Ordinance Code*, and is therefore complete and sufficient to
21 permit fair and informed review thereof; and

22 **WHEREAS**, all notice requirements of Chapter 190, *Florida*
23 *Statutes*, Section 92.11, *Ordinance Code*, and other applicable laws
24 were complied with, complete notice was timely given, and a public
25 hearing held on the date and time noticed and conducted thereafter
26 in compliance with Chapter 190, *Florida Statutes*, and all applicable
27 laws; and

28 **WHEREAS**, in making its fair and informed determination whether
29 to grant or deny the Petition, the Council has considered the Petition
30 in light of the record developed at the public hearing and in relation
31 to the six factors set forth in Section 190.005(1)(e), *Florida*

Statutes, now, therefore

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

Section 1. Name. A community development district is hereby established within the City to be known hereafter as the "Acree Community Development District".

Section 2. Boundaries. The boundaries of the Acree Community Development District established by this Ordinance are as set forth in the legal description contained in the Third Amended Petition to Establish Acree Community Development District (the "Petition"), which is **Revised On File** with the Legislative Services Division. The legal description and boundary sketch, dated March 30, 2022, as described within the Petition is attached hereto as **Exhibit 2**.

Section 3. Expansion Parcels. Consent is hereby granted to the Acree Community Development District, pursuant to Section 190.046(1)(h), *Florida Statutes*, to add to the boundaries of the Acree Community Development District by expanding into certain areas of sufficiently contiguous lands as depicted in **Exhibit 3**, within ten (10) years after the effective date of this Ordinance. Pursuant to 190.046(1)(h)(3), *Florida Statutes*, the addition of the expansion parcels to the Acree Community Development District must be processed as an amendment to this Ordinance, subject to Council approval.

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

- a. Andy Allen
- b. George Leone
- c. Rick Egger
- d. Don Wenner
- e. William English, III

1 **Section 5. Grant of Special Powers.** Consent is hereby
2 granted to the Acree Community Development District, pursuant to
3 Section 190.012(2)(a), *Florida Statutes*, to exercise the power to
4 plan, establish, acquire, construct or reconstruct, enlarge or
5 extend, equip, operate and maintain additional systems and facilities
6 for parks and facilities for indoor and outdoor recreational,
7 cultural, and educational uses, all to be exercised only in compliance
8 and consistent with all applicable laws including the City's 2030
9 *Comprehensive Plan* and City's land development regulations.

10 **Section 6. Amending Section 92.22 (Existing Community**
11 **Development Districts), Chapter 92 (Uniform Community Development**
12 **Districts), Ordinance Code.** Section 92.22, (Existing Community
13 Development Districts), Chapter 92 (Uniform Community Development
14 Districts), *Ordinance Code*, is hereby amended to read as follows:

15 **CHAPTER 92 - UNIFORM COMMUNITY DEVELOPMENT DISTRICTS**

16 * * *

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

18 The following CDDs have been established in the City:

19 * * *

20 (24) Acree Community Development District. The Acree Community
21 Development District was established by Ordinance 2022-
22 852-E and was granted consent to exercise special powers
23 to plan, establish, acquire, construct or reconstruct,
24 enlarge or extend, equip, operate and maintain additional
25 systems and facilities for parks and facilities for indoor
26 and outdoor recreational, cultural, and educational uses.

27 **Section 7. Conflict and Severability.** Any portion of this
28 Ordinance determined by a court of competent jurisdiction to be in
29 conflict with prevailing law shall not be effective to the extent of
30 such conflict and shall be deemed severable and the remainder shall
31 continue in full force and effect to the extent legally possible.

Section 8. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming law without the Mayor's signature.

Form Approved:

_____

Office of General Counsel

Legislation Prepared By: Susan C. Grandin

GC-#1545414-v1-2022-852-E.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

November 7, 2022

Wesley S. Haber, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

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

Dear Mr. Haber:

The Office of General Counsel ("Counsel"), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the Second Amended Petition to Establish the Acree Community Development District (the "Petition"), submitted August 1, 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.

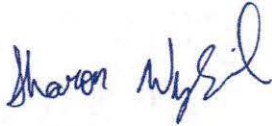
This Final Report will be forwarded to the Planning and Development Department for their use in drafting a Department report and recommendation. All the statements contained in the Petition not intended to be disposed of by the Department report and recommendation are true and correct, and the Petition 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 Acree Community Development District to exercise special powers regarding recreational facilities. 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 **November 22, 2022**. In your notice regarding the Petition, the public hearing required before the full council should be noticed as **January 24, 2023**, 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 **January 18, 2023**, 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

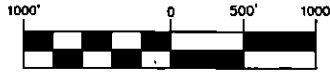
cc: Kristen Reed, Chief of Community Planning, Planning and Development Department
Helena Parola, Planning and Development Department
Mary Staffopoulos, Deputy General Counsel

GC-#1535429_v1_Acree_CDD_Final_Report_of_Counsel.docx

MAP SHOWING SKETCH & DESCRIPTION OF

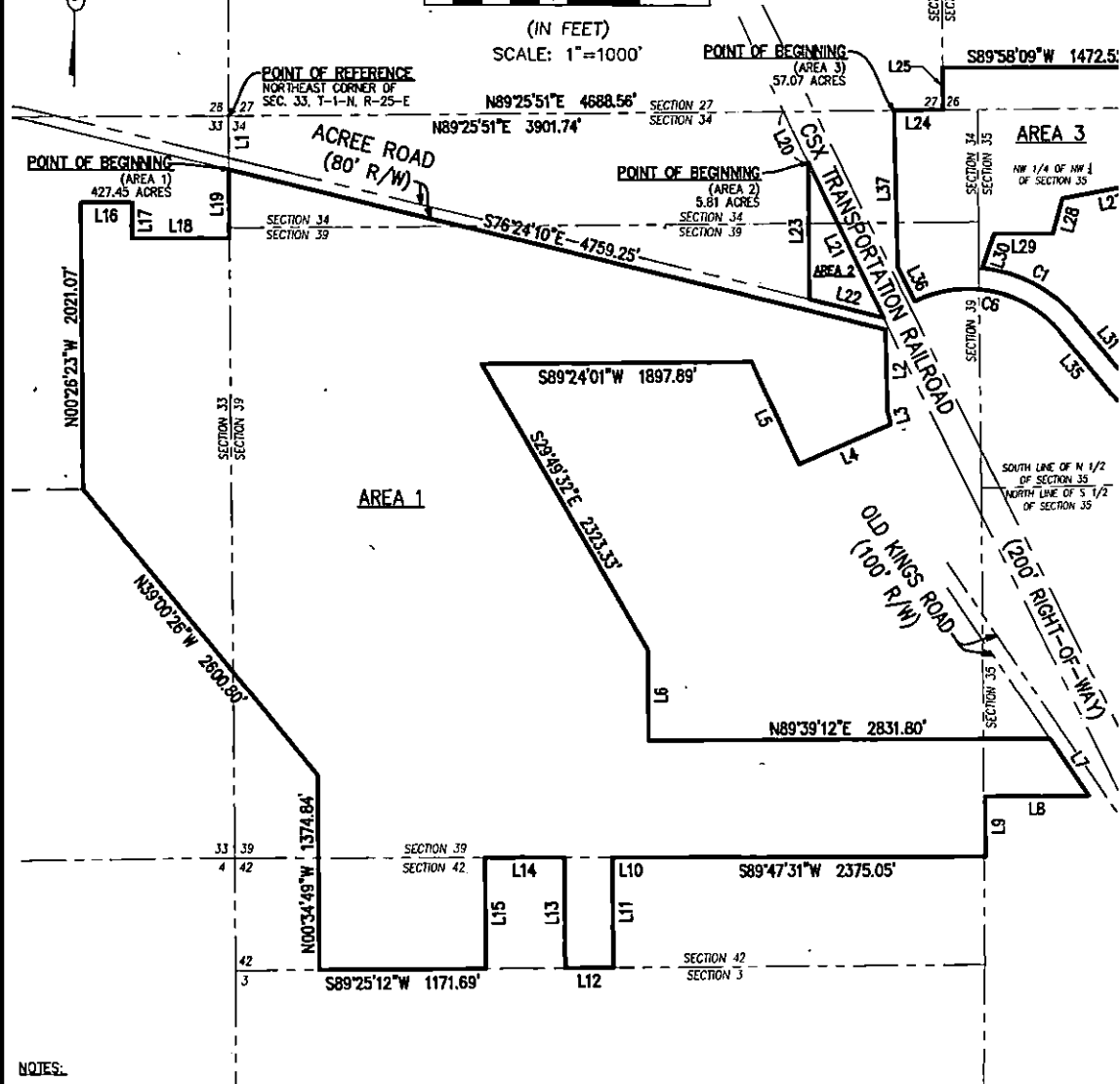
(SEE SHEETS 4 & 5 FOR LEGAL DESCRIPTIONS)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=1000'



NOTES:

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. NO ELEVATIONS SHOWN OR DETERMINED BY THIS SURVEY.
4. NO IMPROVEMENTS LOCATED OR SHOWN.
5. NO WETLANDS SHOWN OR DETERMINED BY THIS SURVEY.
6. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
7. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
9. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

CERTIFIED TO:
CORNER LOT DEVELOPMENT GROUP

SHEET 1 OF 3
SEE SHEET 2 FOR LINE & CURVE TABLE
SEE SHEETS 4 & 5 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

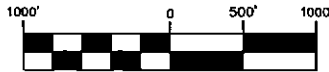
Date of Survey: MARCH 30 2022 Drafted By: DNS
Survey Scale: 1"=1000' Reviewed By: TWS
Field Bk/Pg: N/A Project No. 21-100
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

MAP SHOWING SKETCH & DESCRIPTION OF

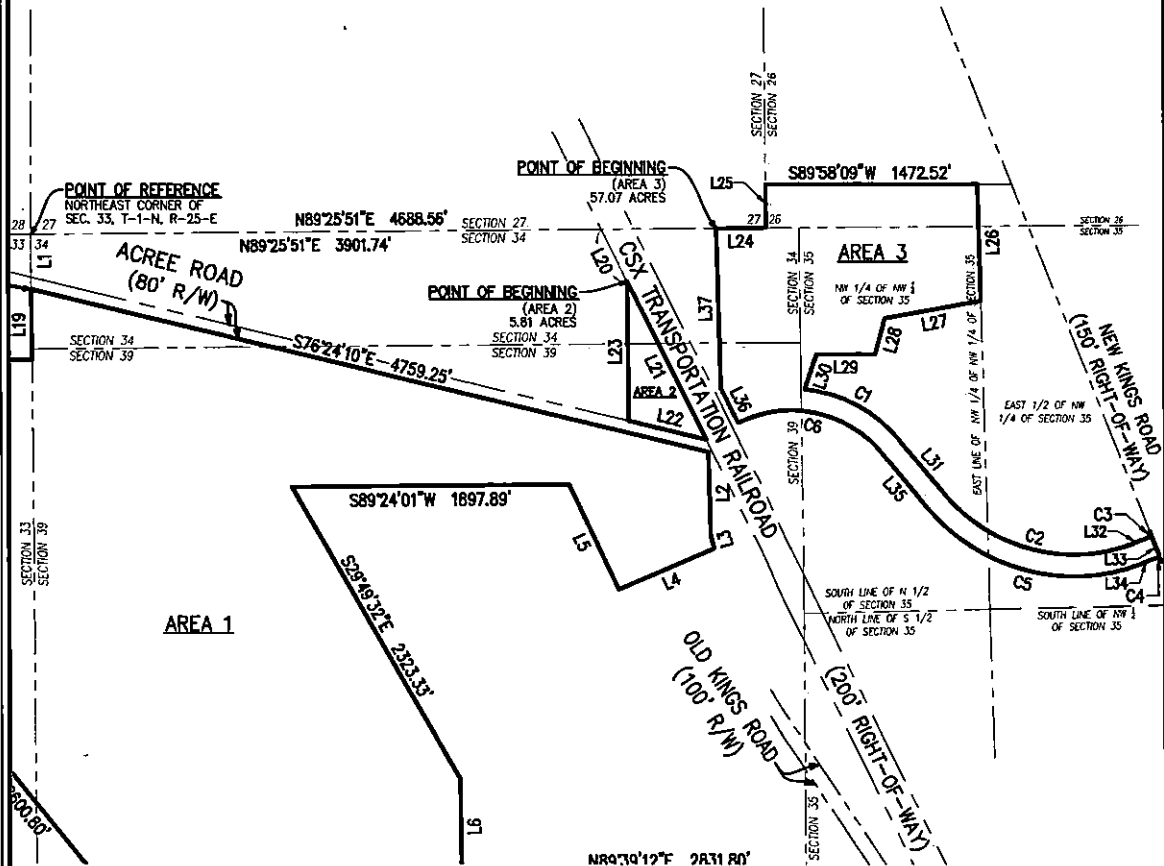
(SEE SHEETS 4 & 5 FOR LEGAL DESCRIPTIONS)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=1000'



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SHEET 2 OF 5
SEE SHEET 3 FOR LINE & CURVE TABLE
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	378.77'	S00°25'57"E
L2	580.48'	S01°27'50"E
L3	90.19'	S15°09'00"E
L4	710.47'	S66°28'47"W
L5	798.00'	N25°05'59"W
L6	644.95'	S00°31'12"E
L7	487.28'	S33°52'55"E
L8	724.93'	S89°46'16"W
L9	429.21'	S00°35'41"E
L10	263.67'	S89°45'39"W
L11	776.23'	S00°32'43"E
L12	336.53'	S89°25'12"W
L13	778.23'	N00°32'00"W
L14	550.01'	S89°45'39"W
L15	781.50'	S00°33'44"E
L16	358.30'	S89°59'59"E
L17	251.29'	S00°01'13"E
L18	679.93'	S89°57'57"E
L19	488.65'	N00°25'57"W
L20	402.11'	S26°09'46"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	1214.04'	N26°09'46"W
L22	542.07'	S76°24'10"E
L23	962.26'	S00°30'05"E
L24	340.72'	S89°25'51"W
L25	299.61'	S00°40'50"E
L26	802.62'	S01°29'45"E
L27	667.58'	S79°27'40"W
L28	256.97'	S15°07'51"W
L29	407.75'	N90°00'00"W
L30	256.65'	S19°18'54"W
L31	495.27'	S39°31'33"E
L32	102.76'	N68°39'23"E
L33	220.01'	S21°20'19"E
L34	102.73'	S68°39'23"W
L35	495.27'	N39°31'33"W
L36	268.68'	N26°13'03"W
L37	1103.93'	N01°26'55"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	762.48'	975.00'	44°48'26"	S61°55'47"E	743.20'
C2	1410.62'	1125.00'	71°50'32"	S75°25'21"E	1320.01'
C3	54.97'	35.00'	89°59'42"	N23°39'32"E	49.50'
C4	55.00'	35.01'	90°00'18"	N66°20'28"W	49.51'
C5	1598.64'	1275.00'	71°50'22"	N75°25'26"W	1495.96'
C6	1104.91'	825.00'	76°44'07"	N77°53'37"W	1024.16'

SHEET 3 OF 5
SEE SHEETS 1 & 2 FOR SKETCH
SEE SHEETS 4 & 5 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)



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(AREA 1)

A PORTION OF SECTIONS 33, 34, 35 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, A PORTION OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 2, 15, 18, 31, 34, 35, 42, 45-55, 58-64, 68-71 AND PORTIONS OF FARMS 3, 10-12, 14, 19, 21-23, 26, 27, 30, 33, 36-41, 43, 44, 56, 57, 66, 67, AND 72, BLOCK 1, NORTH DINSMORE FARMS, AND ALL OF FARMS 12 AND 13 AND PORTIONS OF FARMS 3, 6, 11, 14, AND 23-25, BLOCK 2, NORTH DINSMORE FARMS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION, 378.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ACREE ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 76° 24' 10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 4,759.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING (2) COURSES ALONG THE LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE: COURSE NO. 1: SOUTH 01° 27' 50" EAST, 580.48 FEET; COURSE NO. 2: SOUTH 15° 09' 00" EAST, 90.19 FEET TO A NORTHEASTERLY CORNER OF LANDS DESCRIBED IN BOOK 10228, PAGE 1768 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (4) COURSES ALONG BOUNDARY OF LAST MENTIONED LANDS: COURSE NO. 1: SOUTH 66° 28' 47" WEST, 710.47 FEET; COURSE NO. 2: NORTH 25° 05' 59" WEST, 798.00 FEET; COURSE NO. 3: SOUTH 89° 24' 01" WEST, 1,897.89 FEET; COURSE NO. 4: SOUTH 29° 49' 32" EAST, ALONG LAST MENTIONED LANDS AND ALONG THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 17769, PAGE 2313, OFFICIAL RECORDS BOOK 13134, PAGE 1309, OFFICIAL RECORDS BOOK 19877, PAGE 496, OFFICIAL RECORDS BOOK 16319, PAGE 2158, AND OFFICIAL RECORDS BOOK 7983, PAGE 929 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 2,323.33 FEET; THENCE SOUTH 00° 31' 12" EAST, ALONG THE WESTERLY LINES OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7983, PAGE 929, OFFICIAL RECORDS BOOK 7817, PAGE 1737, OFFICIAL RECORDS BOOK 8327 PAGE 1113, OFFICIAL RECORDS BOOK 7501, PAGE 1773, OFFICIAL RECORDS BOOK 19662, PAGE 1728, OFFICIAL RECORDS BOOK 9591, PAGE 1679, AND OFFICIAL RECORDS BOOK 16528, PAGE 1506, 644.95 FEET TO THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16528, PAGE 1506 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 39' 12" EAST, ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16528, PAGE 1506, OFFICIAL RECORDS BOOK 6498, PAGE 1974, OFFICIAL RECORDS BOOK 13946, PAGE 1582, AND OFFICIAL RECORDS BOOK 6191, PAGE 698, 2,831.80 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD/COUNTY ROAD NO. 3 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 33° 52' 55" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 487.28 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7300, PAGE 1262 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 46' 16" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, 724.93 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00° 35' 41" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS AND ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11588, PAGE 259 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 429.21 FEET TO THE SOUTHWESTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 89° 47' 31" WEST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17189, PAGE 1292, AND OFFICIAL RECORDS BOOK 10998, PAGE 1947 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 2,375.05 FEET, SAME BEING THE NORTH LINE OF AFOREMENTIONED SECTION 42; THENCE CONTINUE SOUTH 89° 45' 39" WEST, ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 263.67 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN BOOK 10998, PAGE 1947; THENCE SOUTH 00° 32' 43" EAST, ALONG THE WEST OF LAST MENTIONED LANDS, 776.23 FEET TO THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7115, PAGE 1502, 336.53 FEET TO THE SOUTHEAST CORNER OF LOT 48, BLOCK 1, NORTH DINSMORE FARMS, ACCORDING TO PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LOT 48: COURSE NO. 1: NORTH 00° 32' 00" WEST, 778.23 FEET; COURSE NO. 2: SOUTH 89° 45' 39" WEST, 550.01 FEET; COURSE NO. 3: SOUTH 00° 33' 44" EAST, 781.50 FEET TO THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7115, PAGE 1502 1,171.69 FEET; THENCE DEPARTING SOUTH LINE OF SAID SECTION 42 NORTH 00° 34' 49" WEST, A DISTANCE OF 1,374.84 FEET; THENCE NORTH 39° 00' 26" WEST, A DISTANCE OF 2,600.80 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13758, PAGE 2297 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE EAST LINE OF LAST MENTIONED LANDS, NORTH 00° 26' 23" WEST, A DISTANCE OF 2,021.07 FEET; THENCE SOUTH 89° 59' 59" EAST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 01' 13" EAST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE SOUTH 89° 57' 57" EAST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00° 27' 57" WEST ALONG THE EAST LINE OF SAID SECTION 33, 488.65 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 427.45 ACRES, MORE OR LESS.

SHEET 4 OF 5
SEE SHEETS 1 & 2 FOR SKETCH
SEE SHEET 3 FOR LINE & CURVE TABLES
(NOT VALID WITHOUT ALL SHEETS)



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(AREA 2)

A PORTION OF SECTIONS 34 AND 39, TOWNSHIP NORTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89° 25' 51" EAST, ALONG THE NORTH LINE OF SAID SECTION, 3,901.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 26° 09' 46" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 402.11 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 26° 09' 46" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1,214.04 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ACREE ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 76° 24' 10" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 542.07 FEET TO THE EAST LINE OF LANDS DESCRIBED IN BOOK 8381, PAGE 1746 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00° 30' 05" WEST, ALONG SAID EAST LINE, 962.26 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 5.81 ACRES, MORE OR LESS.

(AREA 3)

A PORTION OF SECTIONS 26, 34, 35 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89° 25' 51" EAST ALONG THE NORTH LINE OF SECTION 34, A DISTANCE OF 4,688.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 25' 51" EAST, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 340.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00° 40' 50" WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 299.61 FEET; THENCE DEPARTING WEST LINE NORTH 89° 58' 09" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18761, PAGE 1317 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,472.52 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 01° 29' 45" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 802.62 FEET; THENCE DEPARTING EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35 SOUTH 79° 27' 40" WEST, A DISTANCE OF 667.58 FEET; THENCE SOUTH 15° 07' 51" WEST, A DISTANCE OF 256.97 FEET; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 407.75 FEET; THENCE SOUTH 19° 18' 54" WEST, A DISTANCE OF 256.65 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 44° 48' 26" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61° 55' 47" EAST, 743.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 762.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39° 31' 33" EAST, A DISTANCE OF 495.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.00 FEET, A CENTRAL ANGLE OF 71° 50' 32" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75° 25' 21" EAST, 1,320.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,410.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 68° 39' 23" EAST, A DISTANCE OF 102.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 59' 42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23° 39' 32" EAST, 49.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 54.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEW KINGS ROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 21° 20' 19" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 220.01 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 35.01 FEET, A CENTRAL ANGLE OF 90° 00' 18" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66° 20' 28" WEST, 49.51 FEET; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 55.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68° 39' 23" WEST, A DISTANCE OF 102.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,275.00 FEET, A CENTRAL ANGLE OF 71° 50' 47" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75° 25' 26" WEST, 1,495.96 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,598.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 39° 31' 33" WEST, A DISTANCE OF 495.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 76° 44' 07" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77° 53' 37" WEST, 1,024.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,104.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 26° 13' 03" WEST ALONG SAID CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 268.68 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY; THENCE NORTH 01° 26' 55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 1,103.93 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 57.07 ACRES, MORE OR LESS.

SHEET 5 OF 5
SEE SHEETS 1 & 2 FOR SKETCH
SEE SHEET 3 FOR LINE & CURVE TABLE
(NOT VALID WITHOUT ALL SHEETS)



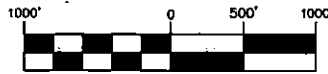
Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

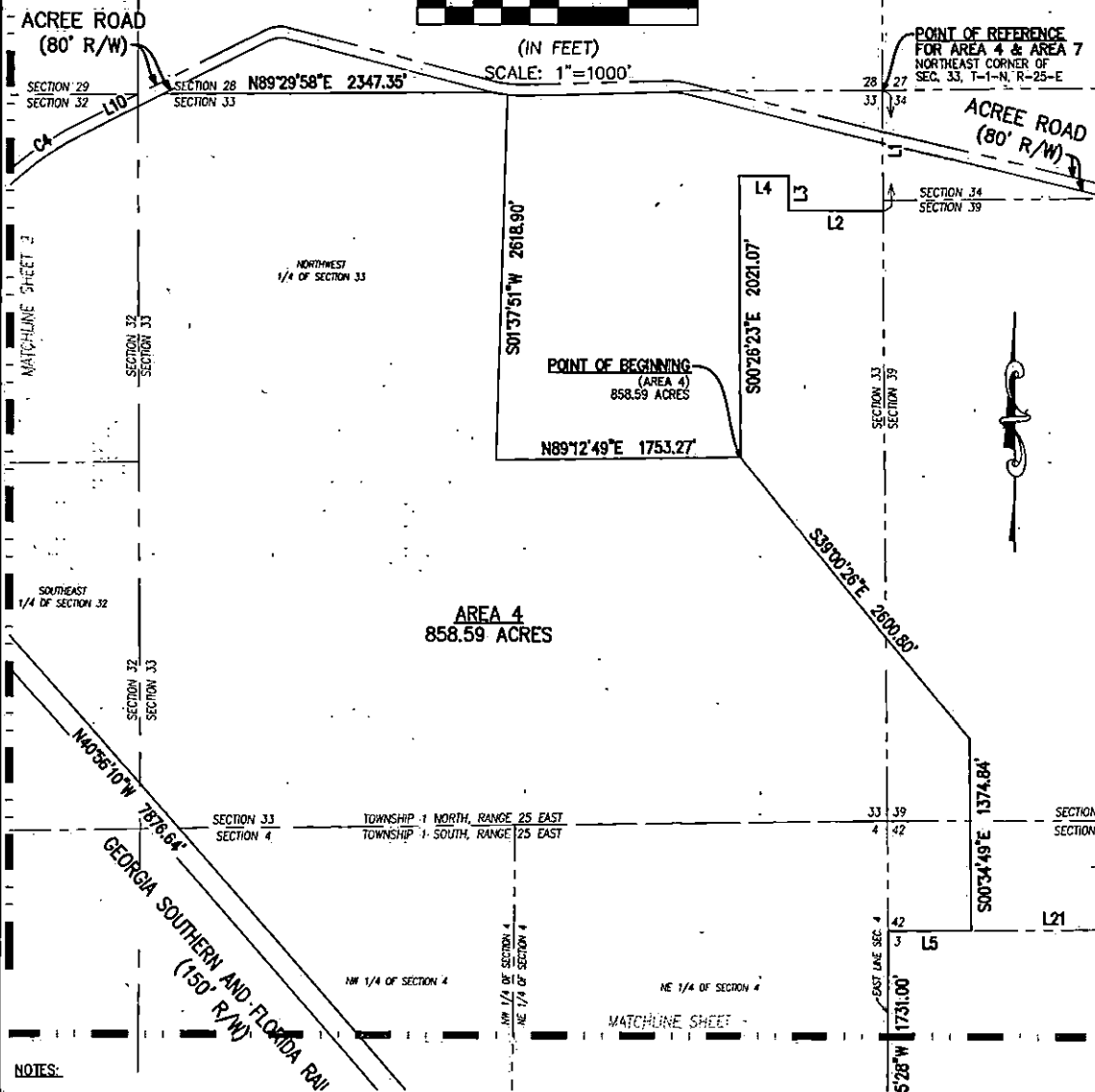
MAP SHOWING SKETCH & DESCRIPTION OF

(SEE SHEETS 5 & 6 FOR LEGAL DESCRIPTIONS)

GRAPHIC SCALE



(IN FEET)
SCALE: 1"=1000'



NOTES:

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. NO ELEVATIONS SHOWN OR DETERMINED BY THIS SURVEY.
4. NO IMPROVEMENTS LOCATED OR SHOWN.
5. NO WETLANDS SHOWN OR DETERMINED BY THIS SURVEY.
6. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
7. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
9. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

CERTIFIED TO:
CORNER LOT DEVELOPMENT GROUP

SHEET 1 OF 6
SEE SHEET 4 FOR LINE & CURVE TABLE
SEE SHEETS 5 & 6 FOR DESCRIPTIONS
(NOT VALID WITHOUT ALL SHEETS)



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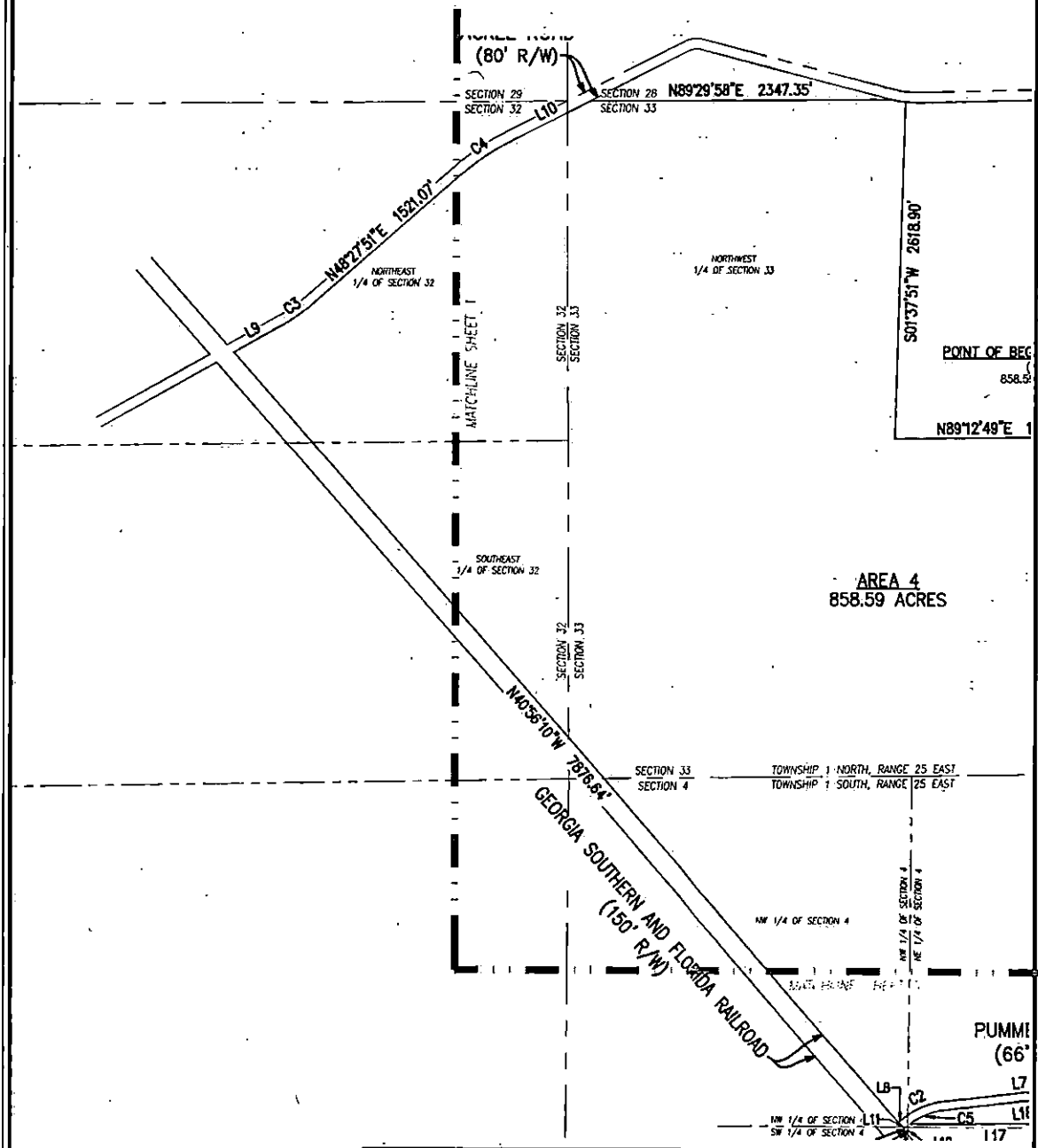
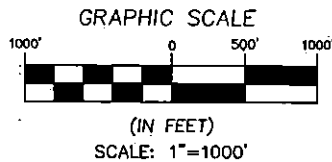
I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: APRIL 6, 2022 Drafted By: DNS
Survey Scale: 1"=1000' Reviewed By: TWS
Field Bk/Pg: N/A Project No. 21-100
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

MAP SHOWING SKETCH & DESCRIPTION OF

(SEE SHEETS 5 & 6 FOR LEGAL DESCRIPTIONS)



Surveyed and Prepared By:
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CLARSON AND ASSOCIATES, INC.**

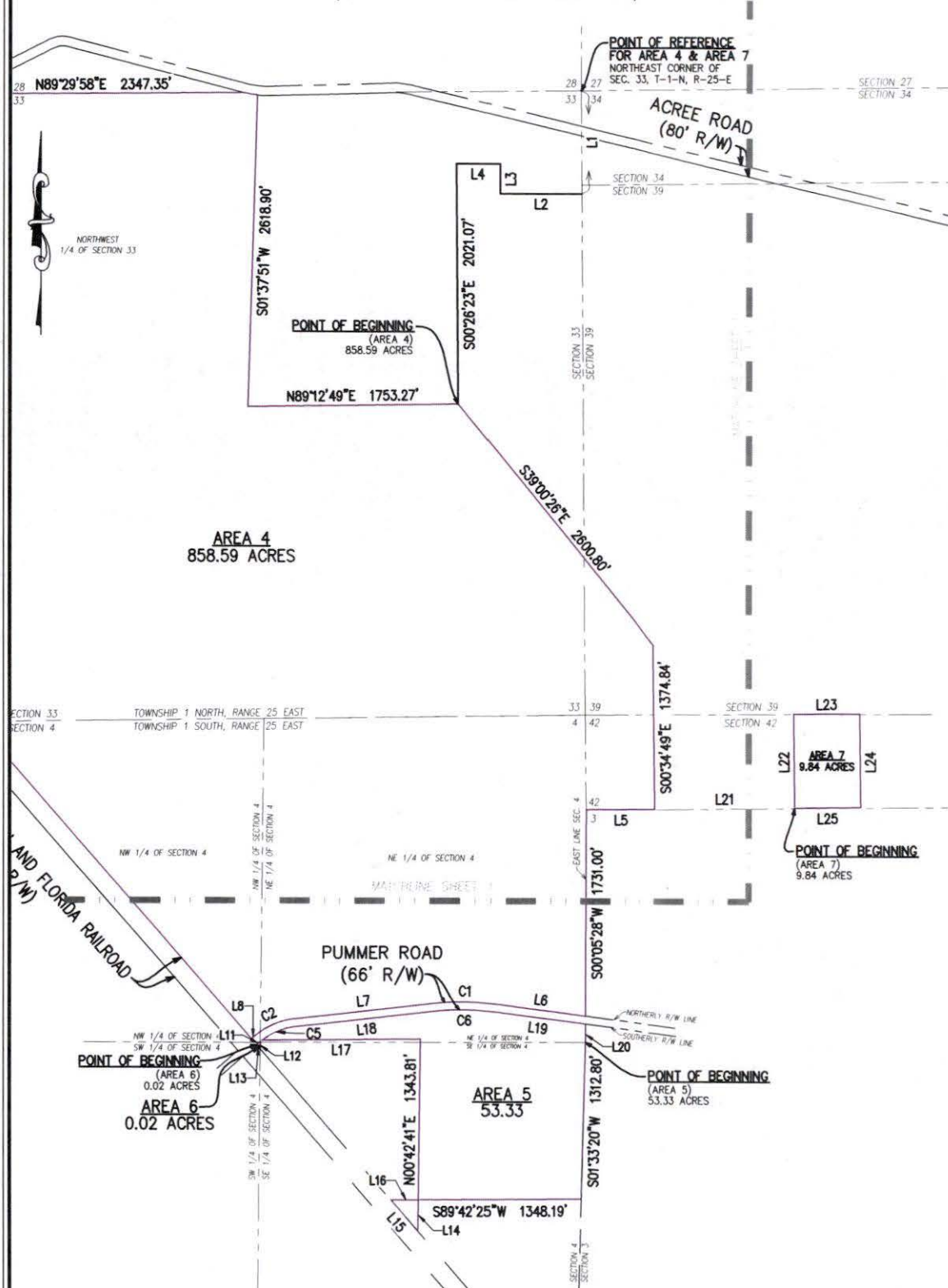
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SHEET 2 OF 6
SEE SHEET 4 FOR LINE & CURVE TABLE
SEE SHEETS 5 & 6 FOR DESCRIPTIONS
(NOT VALID WITHOUT ALL SHEETS)

MAP SHOWING SKETCH & DESCRIPTION OF

(SEE SHEETS 5 & 6 FOR LEGAL DESCRIPTIONS)



(IN FEET)
SCALE: 1"=1000'

SHEET 3 OF 6
SEE SHEET 4 FOR LINE & CURVE TABLE
SEE SHEETS 5 & 6 FOR DESCRIPTIONS
(NOT VALID WITHOUT ALL SHEETS)



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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	867.42'	S00°25'57"E
L2	679.93'	N89°57'57"W
L3	251.29'	N00°01'13"W
L4	358.30'	N89°59'59"W
L5	586.58'	S89°25'12"W
L6	772.80'	N82°30'35"W
L7	1191.04'	S83°30'25"W
L8	35.61'	S49°18'55"W
L9	427.27'	N60°22'27"E
L10	677.90'	N62°43'24"E
L11	39.23'	N49°08'58"E
L12	59.21'	S00°34'27"W
L13	44.39'	N40°55'51"W
L14	259.31'	S00°47'13"W
L15	341.77'	N40°56'16"W
L16	227.51'	N89°43'20"E
L17	1321.08'	S89°28'53"W
L18	1191.02'	N83°30'19"E
L19	781.39'	S82°30'35"E
L20	153.95'	S00°04'41"W
L21	1171.69'	N89°25'12"E
L22	781.50'	N00°33'44"W
L23	550.01'	N89°45'39"E
L24	778.23'	S00°32'00"E
L25	549.61'	S89°25'12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	474.01'	1941.55'	13°59'18"	N89°30'14"W	472.84'
C2	363.48'	605.86'	34°22'28"	S66°19'11"W	358.06'
C3	306.22'	1429.82'	12°16'15"	N54°23'37"E	305.63'
C4	466.17'	1857.22'	14°22'54"	N55°36'49"E	464.95'

SHEET 4 OF 6
SEE SHEETS 1-3 FOR SKETCH
SEE SHEETS 5 & 6 FOR DESCRIPTIONS
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(AREA 4)

A PORTION OF SECTIONS 33 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, A PORTION OF SECTIONS 4 AND 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 65 AND PORTIONS OF FARMS 66 AND 67, BLOCK 1, NORTH DINSMORE FARMS, AND ALL OF FARMS 17-22 AND 13 FARMS 26-47, BLOCK 2, NORTH DINSMORE FARMS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION 33, 687.42 FEET TO A POINT ON THE SOUTH LINE OF LANDS OF SUSAN HARMON; THENCE DEPARTING EAST LINE OF SAID SECTION 33 NORTH 89° 57' 57" WEST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE NORTH 00° 01' 13" WEST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE NORTH 89° 59' 59" WEST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 26' 23" EAST, A DISTANCE OF 2,021.07 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 39° 00' 26" EAST, A DISTANCE OF 2,600.80 FEET; THENCE SOUTH 00° 34' 49" EAST, A DISTANCE OF 1,374.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG SAID SOUTH LINE, 586.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 42, SAID POINT LYING ON THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 00° 05' 28" WEST, ALONG EAST LINE OF SAID SECTION 4, 1,731.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: COURSE NO. 1: NORTH 82° 30' 35" WEST, 772.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,940.24 FEET, A CENTRAL ANGLE OF 13° 59' 52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89° 30' 14" WEST, 472.84 FEET; COURSE NO. 2: IN A WESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 474.01 FEET TO A POINT OF TANGENCY; COURSE NO. 3: SOUTH 83° 30' 25" WEST, 1,191.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 604.60 FEET, A CENTRAL ANGLE OF 34° 26' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66° 19' 11" WEST, 358.06 FEET; COURSE NO. 4: THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 363.51 FEET TO A POINT OF TANGENCY; COURSE NO. 5: SOUTH 49° 18' 55" WEST, 35.61 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 40° 56' 10" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 7,876.64 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ACREE ROAD; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE: COURSE NO 1: NORTH 60° 22' 27" EAST, 427.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,429.82 FEET, A CENTRAL ANGLE OF 12° 16' 15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54° 23' 37" EAST, 305.63 FEET; COURSE NO. 2: THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 306.22 FEET TO A POINT OF TANGENCY; COURSE NO. 3: NORTH 48° 27' 51" EAST, 1,521.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,857.22 FEET, A CENTRAL ANGLE FOR 14° 22' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55° 36' 49" EAST, 464.95 FEET; COURSE NO. 4: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 466.17 FEET TO THE POINT OF TANGENCY; COURSE NO. 5: NORTH 62° 43' 24" EAST, 677.90 FEET TO THE NORTH LINE OF AFOREMENTIONED SECTION 33; THENCE NORTH 89° 29' 58" EAST, ALONG THE NORTH LINE OF SAID SECTION 33, 2,347.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ACREE ROAD AND A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 859.02 FEET, A CENTRAL ANGLE OF 7° 11' 14" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80° 06' 08" EAST, 107.68 FEET; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 107.76 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 01° 37' 51" WEST, ALONG SAID WEST LINE, 2,618.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89° 12' 49" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 1,753.27 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13758, PAGE 2297 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 858.59 ACRES, MORE OR LESS.

SHEET 5 OF 6
SEE SHEETS 1-3 FOR SKETCH
SEE SHEET 4 FOR LINE & CURVE TABLES
(NOT VALID WITHOUT ALL SHEETS)



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AREA 5:

A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH 01° 33' 07" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1,313.07 FEET; THENCE SOUTH 89° 43' 20" WEST, A DISTANCE OF 1,348.35 FEET; SOUTH 00° 47' 13" WEST, A DISTANCE OF 259.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 40° 56' 16" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GEORGIA SOUTHERN AND FLORIDA RAILROAD, A DISTANCE OF 341.77 FEET; THENCE DEPARTING EASTERLY RIGHT-OF-WAY LINE NORTH 89° 43' 20" EAST, A DISTANCE OF 227.51 FEET; THENCE NORTH 00° 42' 41" EAST, A DISTANCE OF 1,343.81 FEET; THENCE SOUTH 89° 28' 53" WEST, A DISTANCE OF 1,321.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 539.96 FEET, A CENTRAL ANGLE OF 31° 46' 05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67° 37' 17" EAST, 295.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 299.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 83° 30' 19" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 1,191.02 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,876.86 FEET, A CENTRAL ANGLE OF 13° 59' 06" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89° 30' 08" EAST, 456.98 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 458.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82° 30' 35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 781.39 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 4; THENCE DEPARTING SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00° 02' 45" WEST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 154.08 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 53.33 ACRES, MORE OR LESS.

AREA 6:

A PORTION OF THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 49° 07' 29" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 35.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 502.61 FEET, A CENTRAL ANGLE OF 0° 28' 13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49° 21' 36" EAST, 4.12 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 4.12 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 00° 34' 27" WEST, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8083, PAGE 166 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 59.21 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD; THENCE NORTH 40° 55' 51" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GEORGIA SOUTHERN AND FLORIDA RAILROAD, A DISTANCE OF 44.39 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.02 ACRES, MORE OR LESS.

(AREA 7)

A PORTION OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 48 BLOCK 1, NORTH DINSMORE FARMS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION 33, 687.42 FEET TO A POINT ON THE SOUTH LINE OF LANDS OF SUSAN HARMON; THENCE DEPARTING EAST LINE OF SAID SECTION 33 NORTH 89° 57' 57" WEST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE NORTH 00° 01' 13" WEST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE NORTH 89° 59' 59" WEST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 26' 23" EAST, A DISTANCE OF 2,021.07 FEET; THENCE SOUTH 39° 00' 26" EAST, A DISTANCE OF 2,600.80 FEET; THENCE SOUTH 00° 34' 49" EAST, A DISTANCE OF 1,374.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 42; THENCE NORTH 89° 25' 12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 42, 1,171.69 FEET TO THE SOUTHWEST CORNER OF LOT 48, BLOCK 1, OF SAID NORTH DINSMORE FARMS AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE DEPARTING SOUTH LINE OF SAID SECTION 42 NORTH 00° 33' 44" WEST ALONG THE WEST LINE OF SAID LOT 48, A DISTANCE OF 781.50 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 42; THENCE NORTH 89° 45' 39" EAST ALONG THE NORTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF SAID LOT 48, A DISTANCE OF 550.01 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPARTING NORTH LINE OF SAID SECTION 42 SOUTH 00° 32' 00" EAST ALONG THE EAST LINE OF SAID LOT 48, A DISTANCE OF 778.23 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT LYING ON THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE SOUTH LINE OF SAID LOT 48, A DISTANCE OF 549.61 FEET.

LAND THUS DESCRIBED CONTAINS 9.84 ACES, MORE OR LESS.

SHEET 6 OF 6
SEE SHEETS 1-3 FOR SKETCH
SEE SHEET 4 FOR LINE & CURVE TABLE
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**

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ORDINANCE 2022-852-E
CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

January 24, 2023



TERRANCE FREEMAN
COUNCIL PRESIDENT

ATTEST:

APPROVED: JAN 25 2023



MARGARET M. SIDMAN
COUNCIL DIRECTOR/SECRETARY



LENNY CURRY, MAYOR



**THIRD AMENDED PETITION TO
ESTABLISH
ACREE COMMUNITY
DEVELOPMENT DISTRICT**

Submitted By:

Wesley S. Haber
Florida Bar No. 420069
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Phone: (850) 692-7300
Fax: (850) 692-7319
Attorney for Petitioner

IN RE: A Petition to Establish Acree Community)
 Development District)

_____)

Documentation of this consent is contained in **Exhibit 5**. Pursuant to Section 190.046(1)(h), *Florida Statutes*, consent from the owners of the 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 Expansion Parcels. The inclusion of the 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: Andy Allen
Address: 1819 Goodwin Street
Jacksonville, Florida 32204
Relationship: CEO of Petitioner

Name: George Leone
Address: 1819 Goodwin Street
Jacksonville, Florida 32204
Relationship: COO of Petitioner

Name: Rick Egger
Address: 2105 River Boulevard, Suite 2
Jacksonville, Florida 32204
Relationship: Vice President of Construction, Breeze Homes

Name: Don Wenner
Address: 405 Golfway West Drive
Jacksonville, Florida 32095
Relationship: Founder and CEO, DLP Capital

Name: William English, III
Address: 5159 Thorden Road
Jacksonville, Florida 32207
Relationship: COO, Atlantic Site & Marine

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America. As noted in more detail above, Mr. Allen and Mr. Leone are officers and/or employees of the Petitioner, as defined in Sections 112.312 or 112.3143, *Florida Statutes*.

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

7. Future Land Uses. The general distribution, location, and extent of the public and private future land uses proposed for the District, in accordance with the future land use plan element of the City's Future Land Use Plan, is identified on **Exhibit 6**.

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 **Exhibit 7**. In addition, **Exhibit 8** contains a copy of the letter of availability issued by JEA confirming the availability of potable water, sanitary sewer mains and reclaimed water services for development of all of the lands within the proposed District.

9. District Facilities and Services. **Exhibit 9** 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 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 as contemplated by Section 190.012(2)(a), Florida Statutes in connection with the facilities. The property to be located within the District, and the Expansion Parcels, is subject to a request for a Future Land Use Map amendment, and a Site Specific Comprehensive Plan text

amendment (the "Request"). If the Request is granted, allowable uses of the property, including the Expansion Parcels, will be revised as follows:

- Commercial --increase from 350,000 sq. ft. to 400,000 sq. ft.
- Industrial – decrease from 4,159,500 sq. ft. to 2,200,000 sq. ft.
- Single family residential – increase from 100 units to 2,100 units
- Multi- family residential -- increase from 600 units to 900 units
- Public Buildings and Facilities – decrease from 25 +/- acres to 20 +/- acres
- Recreation and/or Conservation – increase from 150 acres to 600 acres

As described in more detail in the letter from the project engineer, Dominion Engineering Group, Inc., a copy of which is attached as **Exhibit 10**, the facilities described on **Exhibit 9**, which are for the property to be included within the 490.33 acres within the District, will be substantially the same regardless of whether the Request is granted.

10. Statement of Estimated Regulatory Costs. **Exhibit 11** 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 12** 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: Wesley S. Haber
Wesley.Haber@Kutakrock.com

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 13**.

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 Acree 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

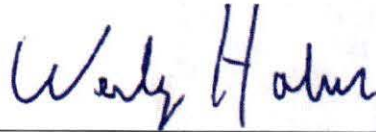
services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

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:

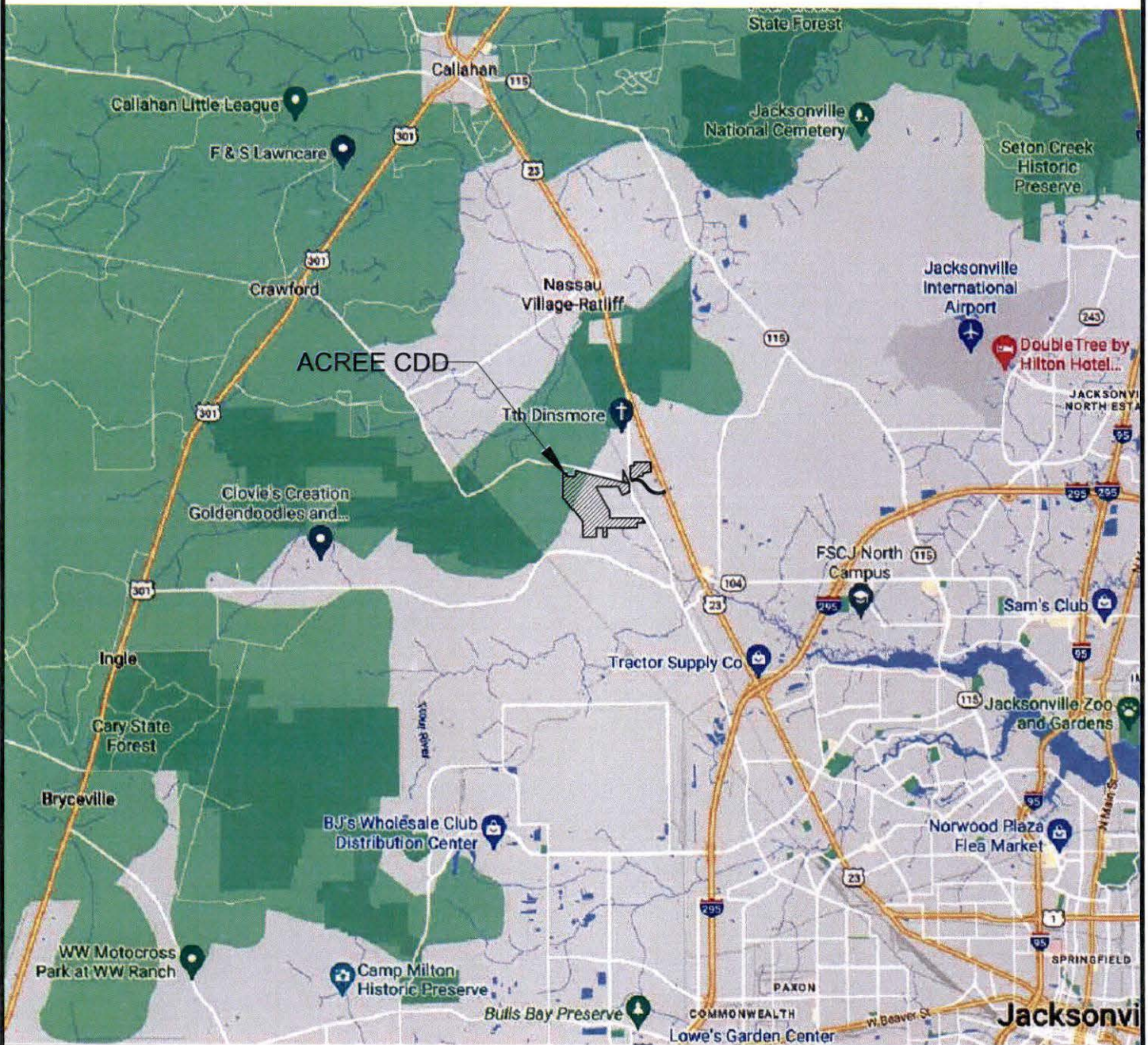
- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2021);
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. consent to the District's exercise of certain additional powers 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 all as authorized and described by Section 190.012 (2)(a), Florida Statutes (2021); and
- d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 17th day of January, 2023.



Wesley S. Haber
Florida Bar No. 420069
Wesley.Haber@Kutakrock.com
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)
Attorneys for Petitioner

EXHIBIT 1



Z:\General Civil\Corner Lot Development\Acree Road\Cadd\working drawings\CDD MAPS - ACREE.dwg (General Location) 3/30/2022 16:38



DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPPOINT BLVD., SUITE 201
JACKSONVILLE, FLORIDA 32216
904-854-4500 - FAX. 904-854-4505

GENERAL LOCATION

Acree CDD

Figure:

Job Number: 2106.001

Scale: N.T.S.

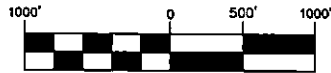
Date: 03-30-22
Revised On File

EXHIBIT 2

N. SHOWING SKETCH & DESCRIPTION OF

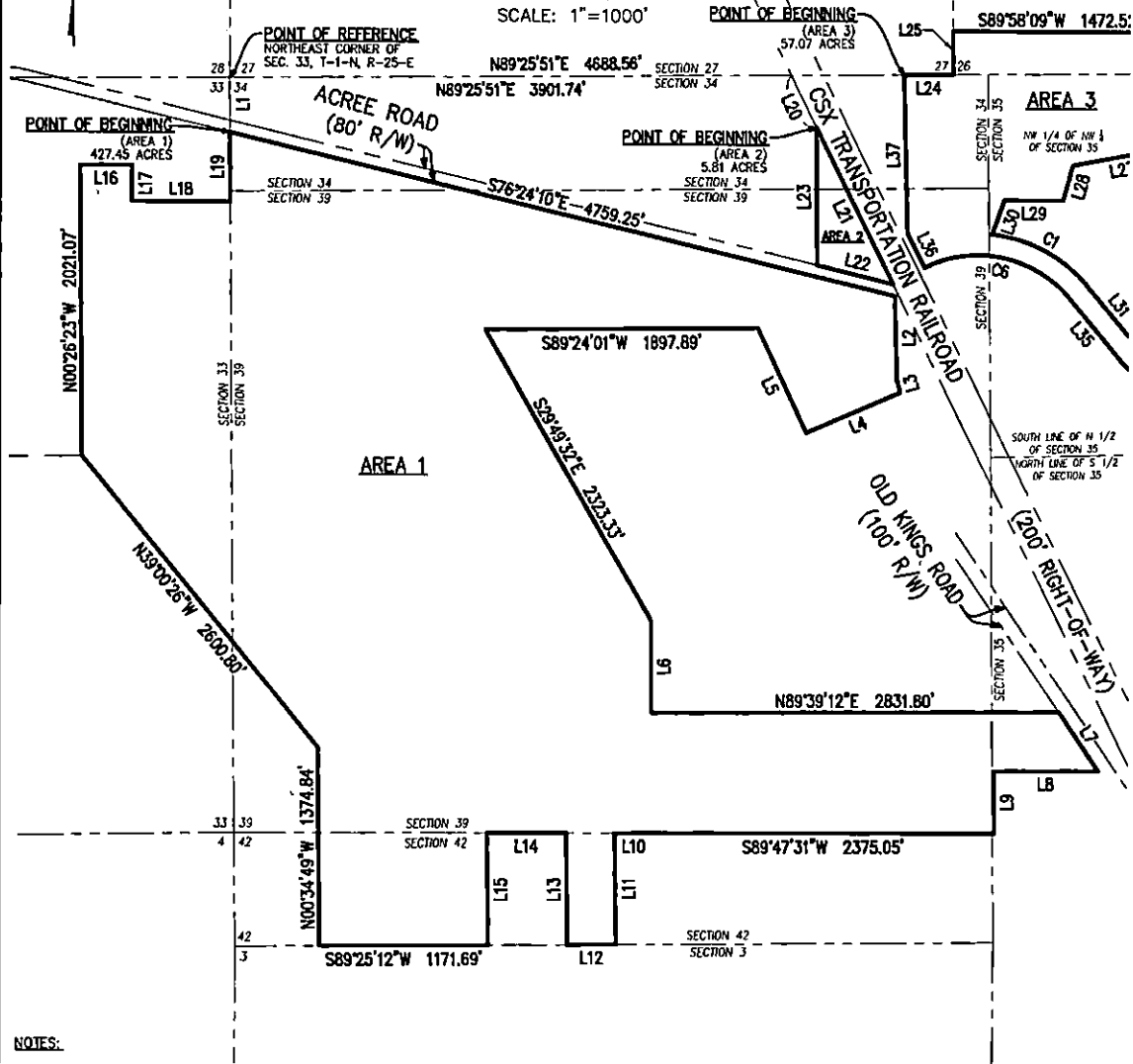
(SEE SHEETS 4 & 5 FOR LEGAL DESCRIPTIONS)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=1000'



NOTES:

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. NO ELEVATIONS SHOWN OR DETERMINED BY THIS SURVEY.
4. NO IMPROVEMENTS LOCATED OR SHOWN.
5. NO WETLANDS SHOWN OR DETERMINED BY THIS SURVEY.
6. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
7. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
9. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

CERTIFIED TO:
CORNER LOT DEVELOPMENT GROUP

SHEET 1 OF 3
SEE SHEET 2 FOR LINE & CURVE TABLE
SEE SHEETS 4 & 5 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

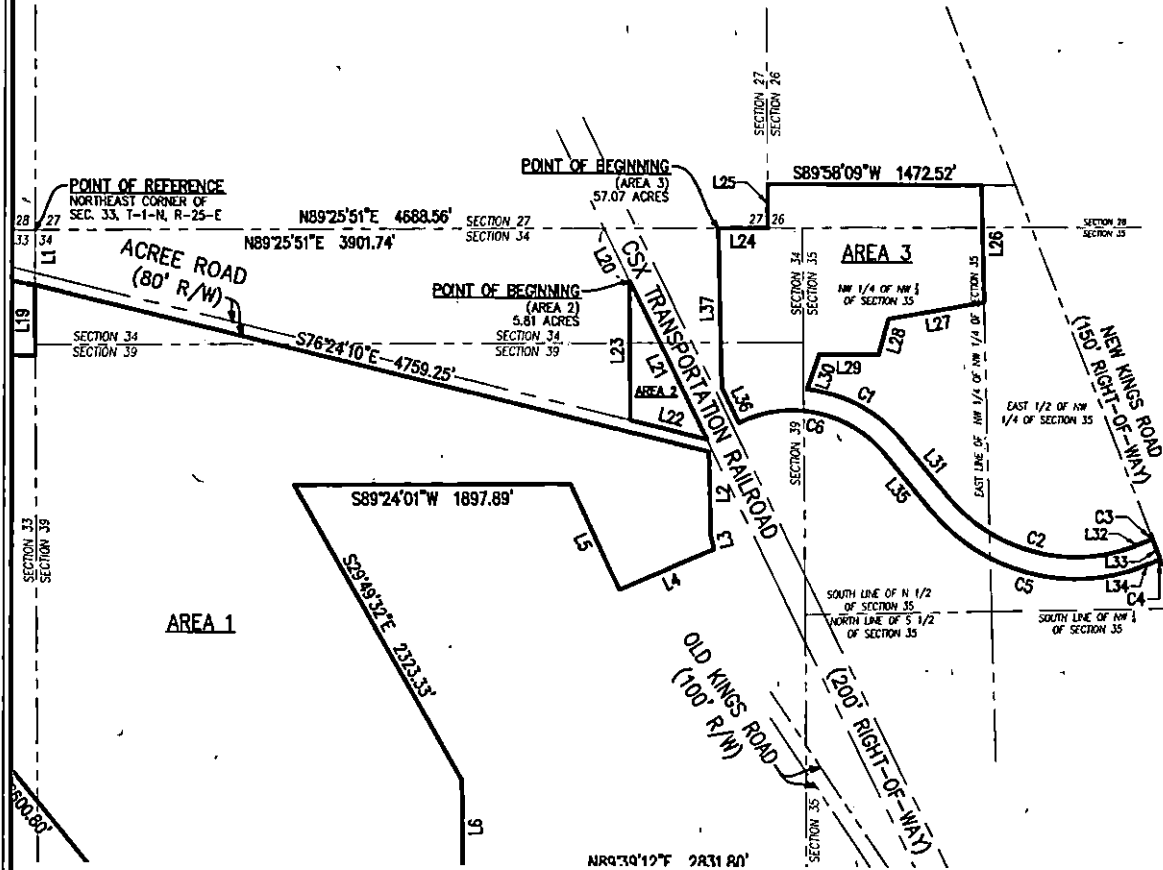
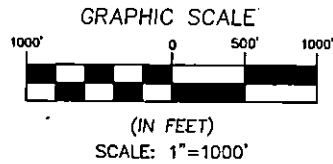
I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 51-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: MARCH 30 2022 Drafted By: DNS
Survey Scale: 1"=1000' Reviewed By: TWS
Field Bk/Pg: N/A Project No. 21-100
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

SHOWING SKETCH & DESCRIPTION OF

(SEE SHEETS 4 & 5 FOR LEGAL DESCRIPTIONS)



SHEET 2 OF 5
SEE SHEET 3 FOR LINE & CURVE TABLE
SEE SHEETS 4 & 5 FOR DESCRIPTION
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	378.77'	S00°25'57"E
L2	580.48'	S01°27'50"E
L3	90.19'	S15°09'00"E
L4	710.47'	S66°28'47"W
L5	798.00'	N25°05'59"W
L6	644.95'	S00°31'12"E
L7	487.28'	S33°52'55"E
L8	724.93'	S89°46'16"W
L9	429.21'	S00°35'41"E
L10	263.67'	S89°45'39"W
L11	776.23'	S00°32'43"E
L12	336.53'	S89°25'12"W
L13	778.23'	N00°32'00"W
L14	550.01'	S89°45'39"W
L15	781.50'	S00°33'44"E
L16	358.30'	S89°59'59"E
L17	251.29'	S00°01'13"E
L18	679.93'	S89°57'57"E
L19	488.65'	N00°25'57"W
L20	402.11'	S26°09'48"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	1214.04'	N26°09'46"W
L22	542.07'	S76°24'10"E
L23	962.26'	S00°30'05"E
L24	340.72'	S89°25'51"W
L25	299.61'	S00°40'50"E
L26	802.62'	S01°29'45"E
L27	667.58'	S79°27'40"W
L28	256.97'	S15°07'51"W
L29	407.75'	N90°00'00"W
L30	256.65'	S19°18'54"W
L31	495.27'	S39°31'33"E
L32	102.76'	N68°39'23"E
L33	220.01'	S21°20'19"E
L34	102.73'	S68°39'23"W
L35	495.27'	N39°31'33"W
L36	268.68'	N26°13'03"W
L37	1103.93'	N01°26'55"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	762.48'	975.00'	44°48'26"	S61°55'47"E	743.20'
C2	1410.62'	1125.00'	71°50'32"	S75°25'21"E	1320.01'
C3	54.97'	35.00'	89°59'42"	N23°39'32"E	49.50'
C4	55.00'	35.01'	90°00'18"	N66°20'28"W	49.51'
C5	1598.64'	1275.00'	71°50'22"	N75°25'26"W	1495.96'
C6	1104.91'	825.00'	76°44'07"	N77°53'37"W	1024.16'

SHEET 3 OF 5
SEE SHEETS 1 & 2 FOR SKETCH
SEE SHEETS 4 & 5 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)



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Revised On File

(AREA 1)

A PORTION OF SECTIONS 33, 34, 35 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, A PORTION OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 2, 15, 18, 31, 34, 35, 42, 45-55, 58-64, 68-71 AND PORTIONS OF FARMS 3, 10-12, 14, 19, 21-23, 26, 27, 30, 33, 36-41, 43, 44, 56, 57, 66, 67, AND 72, BLOCK 1, NORTH DINSMORE FARMS, AND ALL OF FARMS 12 AND 13 AND PORTIONS OF FARMS 3, 6, 11, 14, AND 23-25, BLOCK 2, NORTH DINSMORE FARMS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION, 378.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ACREE ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 76° 24' 10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 4,759.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING (2) COURSES ALONG THE LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE: COURSE NO. 1: SOUTH 01° 27' 50" EAST, 580.48 FEET; COURSE NO. 2: SOUTH 15° 09' 00" EAST, 90.19 FEET TO A NORTHEASTERLY CORNER OF LANDS DESCRIBED IN BOOK 10228, PAGE 1768 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (4) COURSES ALONG BOUNDARY OF LAST MENTIONED LANDS: COURSE NO. 1: SOUTH 68° 28' 47" WEST, 710.47 FEET; COURSE NO. 2: NORTH 25° 05' 59" WEST, 798.00 FEET; COURSE NO. 3: SOUTH 89° 24' 01" WEST, 1,897.89 FEET; COURSE NO. 4: SOUTH 29° 49' 32" EAST, ALONG LAST MENTIONED LANDS AND ALONG THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 17769, PAGE 2313, OFFICIAL RECORDS BOOK 13134, PAGE 1309, OFFICIAL RECORDS BOOK 19877, PAGE 496, OFFICIAL RECORDS BOOK 16319, PAGE 2158, AND OFFICIAL RECORDS BOOK 7983, PAGE 929 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 2,323.33 FEET; THENCE SOUTH 00° 31' 12" EAST, ALONG THE WESTERLY LINES OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7983, PAGE 929, OFFICIAL RECORDS BOOK 7817, PAGE 1737, OFFICIAL RECORDS BOOK 8327 PAGE 1113, OFFICIAL RECORDS BOOK 7501, PAGE 1773, OFFICIAL RECORDS BOOK 19662, PAGE 1728, OFFICIAL RECORDS BOOK 9591, PAGE 1679, AND OFFICIAL RECORDS BOOK 16528, PAGE 1506, 644.95 FEET TO THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16528, PAGE 1506 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 39' 12" EAST, ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16528, PAGE 1506, OFFICIAL RECORDS BOOK 6498, PAGE 1974, OFFICIAL RECORDS BOOK 13946, PAGE 1582, AND OFFICIAL RECORDS BOOK 6191, PAGE 698, 2,831.80 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD/COUNTY ROAD NO. 3 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 33° 52' 55" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 487.28 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7300, PAGE 1262 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 46' 16" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, 724.93 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00° 35' 41" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS AND ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11588, PAGE 259 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 429.21 FEET TO THE SOUTHWESTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 89° 47' 31" WEST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17189, PAGE 1292, AND OFFICIAL RECORDS BOOK 10998, PAGE 1947 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 2,375.05 FEET, SAME BEING THE NORTH LINE OF AFOREMENTIONED SECTION 42; THENCE CONTINUE SOUTH 89° 45' 39" WEST, ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 263.67 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN BOOK 10998, PAGE 1947; THENCE SOUTH 00° 32' 43" EAST, ALONG THE WEST OF LAST MENTIONED LANDS, 776.23 FEET TO THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7115, PAGE 1502, 336.53 FEET TO THE SOUTHEAST CORNER OF LOT 48, BLOCK 1, NORTH DINSMORE FARMS, ACCORDING TO PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LOT 48; COURSE NO. 1: NORTH 00° 32' 00" WEST, 778.23 FEET; COURSE NO. 2: SOUTH 89° 45' 39" WEST, 550.01 FEET; COURSE NO. 3: SOUTH 00° 33' 44" EAST, 781.50 FEET TO THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7115, PAGE 1502, 1,171.69 FEET; THENCE DEPARTING SOUTH LINE OF SAID SECTION 42 NORTH 00° 34' 49" WEST, A DISTANCE OF 1,374.84 FEET; THENCE NORTH 39° 00' 26" WEST, A DISTANCE OF 2,600.80 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13758, PAGE 2297 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE EAST LINE OF LAST MENTIONED LANDS, NORTH 00° 26' 23" WEST, A DISTANCE OF 2,021.07 FEET; THENCE SOUTH 89° 59' 59" EAST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 01' 13" EAST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE SOUTH 89° 57' 57" EAST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00° 27' 57" WEST ALONG THE EAST LINE OF SAID SECTION 33, 488.65 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 427.45 ACRES, MORE OR LESS.

SHEET 4 OF 5
SEE SHEETS 1 & 2 FOR SKETCH
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On File

(AREA 2)

A PORTION OF SECTIONS 34 AND 39, TOWNSHIP NORTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89° 25' 51" EAST, ALONG THE NORTH LINE OF SAID SECTION, 3,901.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 26° 09' 46" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 402.11 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 26° 09' 46" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1,214.04 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ACREE ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 76° 24' 10" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 542.07 FEET TO THE EAST LINE OF LANDS DESCRIBED IN BOOK 8381, PAGE 1746 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00° 30' 05" WEST, ALONG SAID EAST LINE, 962.26 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 5.81 ACRES, MORE OR LESS.

(AREA 3)

A PORTION OF SECTIONS 26, 34, 35 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89° 25' 51" EAST ALONG THE NORTH LINE OF SECTION 34, A DISTANCE OF 4,688.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 25' 51" EAST, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 340.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00° 40' 50" WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 299.61 FEET; THENCE DEPARTING WEST LINE NORTH 89° 58' 09" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18761, PAGE 1317 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,472.52 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 01° 29' 45" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 802.62 FEET; THENCE DEPARTING EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35 SOUTH 79° 27' 40" WEST, A DISTANCE OF 667.58 FEET; THENCE SOUTH 15° 07' 51" WEST, A DISTANCE OF 256.97 FEET; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 407.75 FEET; THENCE SOUTH 19° 18' 54" WEST, A DISTANCE OF 256.65 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 44° 48' 26" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61° 55' 47" EAST, 743.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 762.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39° 31' 33" EAST, A DISTANCE OF 495.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.00 FEET, A CENTRAL ANGLE OF 71° 50' 32" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75° 25' 21" EAST, 1,320.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,410.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 68° 39' 23" EAST, A DISTANCE OF 102.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 59' 42", AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23° 39' 32" EAST, 49.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 54.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEW KINGS ROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 21° 20' 19" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 220.01 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 35.01 FEET, A CENTRAL ANGLE OF 90° 00' 18" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66° 20' 28" WEST, 49.51 FEET; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 55.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68° 39' 23" WEST, A DISTANCE OF 102.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,275.00 FEET, A CENTRAL ANGLE OF 71° 50' 47" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75° 25' 26" WEST, 1,495.96 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,598.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 39° 31' 33" WEST, A DISTANCE OF 495.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 76° 44' 07" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77° 53' 37" WEST, 1,024.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,104.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 26° 13' 03" WEST ALONG SAID CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 268.68 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY; THENCE NORTH 01° 26' 55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 1,103.93 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 57.07 ACRES, MORE OR LESS.

SHEET 5 OF 5
SEE SHEETS 1 & 2 FOR SKETCH
SEE SHEET 3 FOR LINE & CURVE TABLE
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
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EXHIBIT 3

EXHIBIT 3

FUTURE EXPANSION PARCELS

Parcel	Acreage	Current Owner	Current Land Use Designation
Area 4	858.59	Acree JV, LLC	LI & MU
Area 5	53.33	Acree JV, LLC	MU
Area 6	.02	Acree JV, LLC	MU
Area 7	9.84	Duval County School Board	AGR-III

EXHIBIT 4

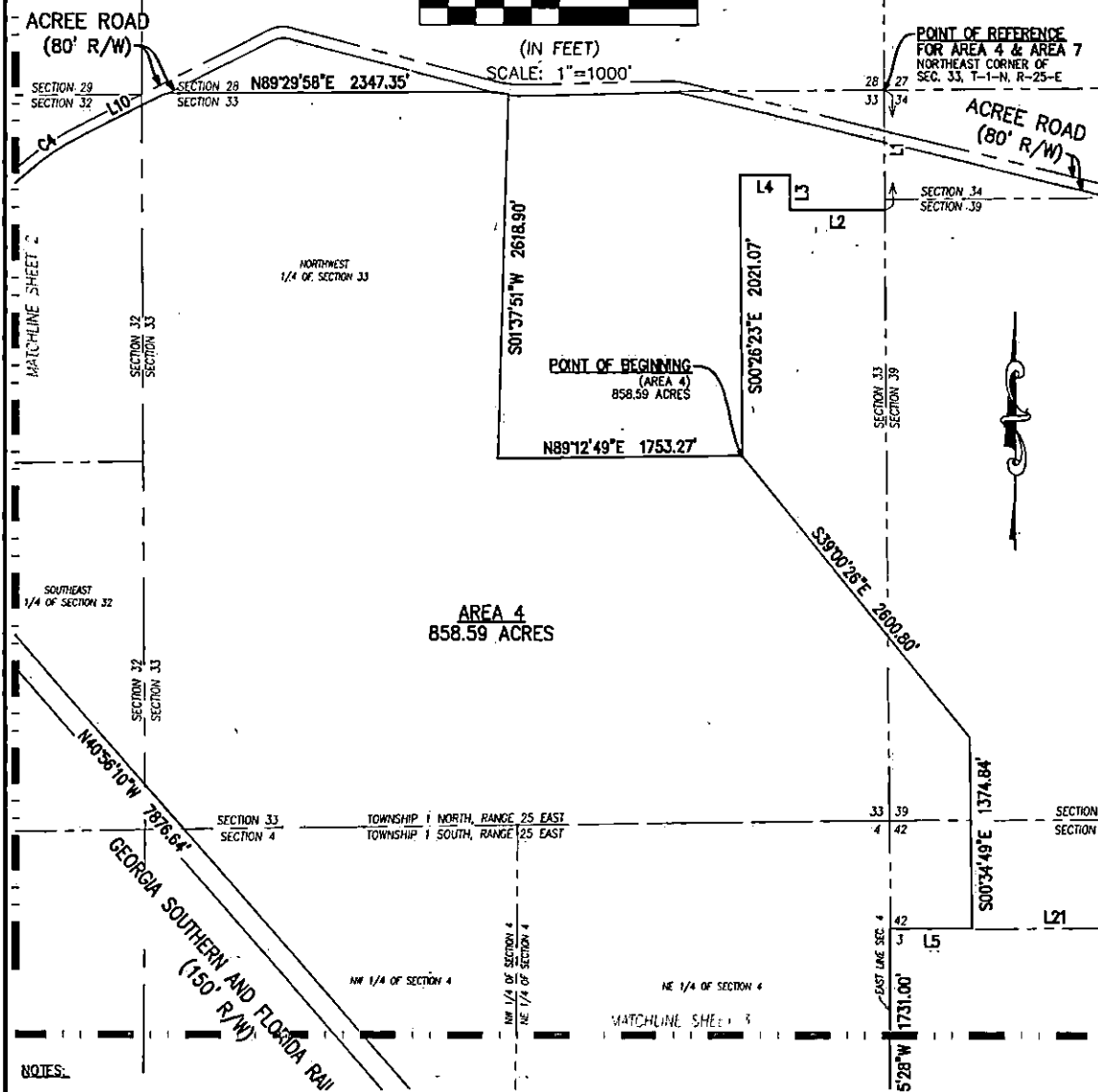
SHOWING SKETCH & DESCRIPTION F

(SEE SHEETS 5 & 6 FOR LEGAL DESCRIPTIONS)

GRAPHIC SCALE



(IN FEET)
SCALE: 1"=1000'



NOTES:

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY. INFORMATION WAS SUPPLIED TO THE SURVEYOR BY THE BUILDER. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. NO ELEVATIONS SHOWN OR DETERMINED BY THIS SURVEY.
4. NO IMPROVEMENTS LOCATED OR SHOWN.
5. NO WETLANDS SHOWN OR DETERMINED BY THIS SURVEY.
6. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
7. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
9. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

CERTIFIED TO:
CORNER LOT DEVELOPMENT GROUP

SHEET 1 OF 6
SEE SHEET 4 FOR LINE & CURVE TABLE
SEE SHEETS 5 & 6 FOR DESCRIPTIONS
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I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

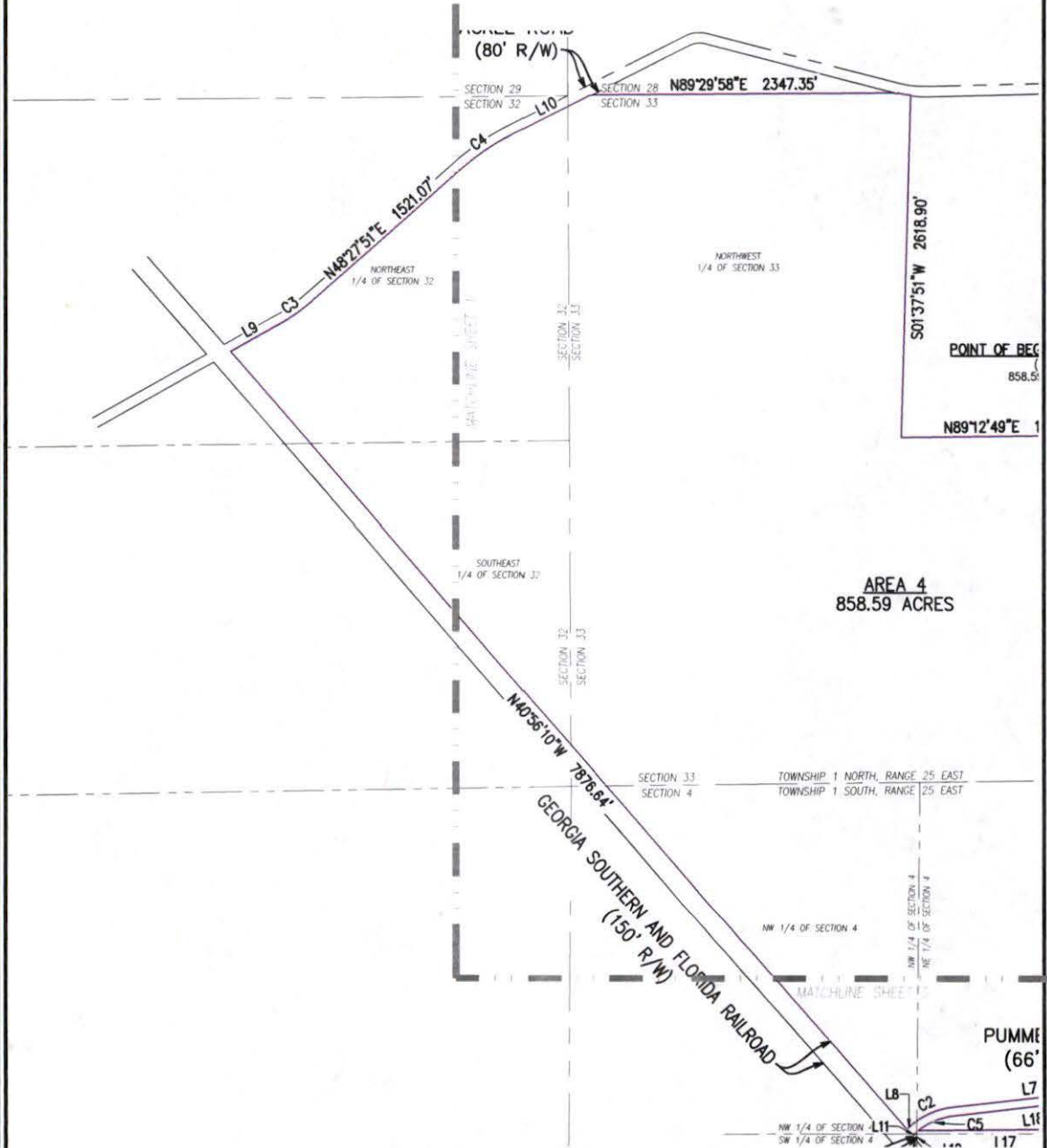
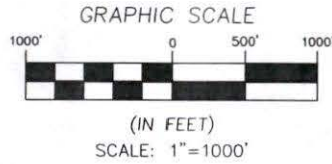
Date of Survey: APRIL 6, 2022 Drafted By: DNS
Survey Scale: 1"=1000' Reviewed By: TWS
Field Bk/Pg: N/A Project No. 21-100
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

Revised On File

SHOWING SKETCH & DESCRIPTION F

(SEE SHEETS 5 & 6 FOR LEGAL DESCRIPTIONS)



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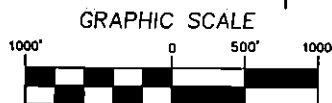
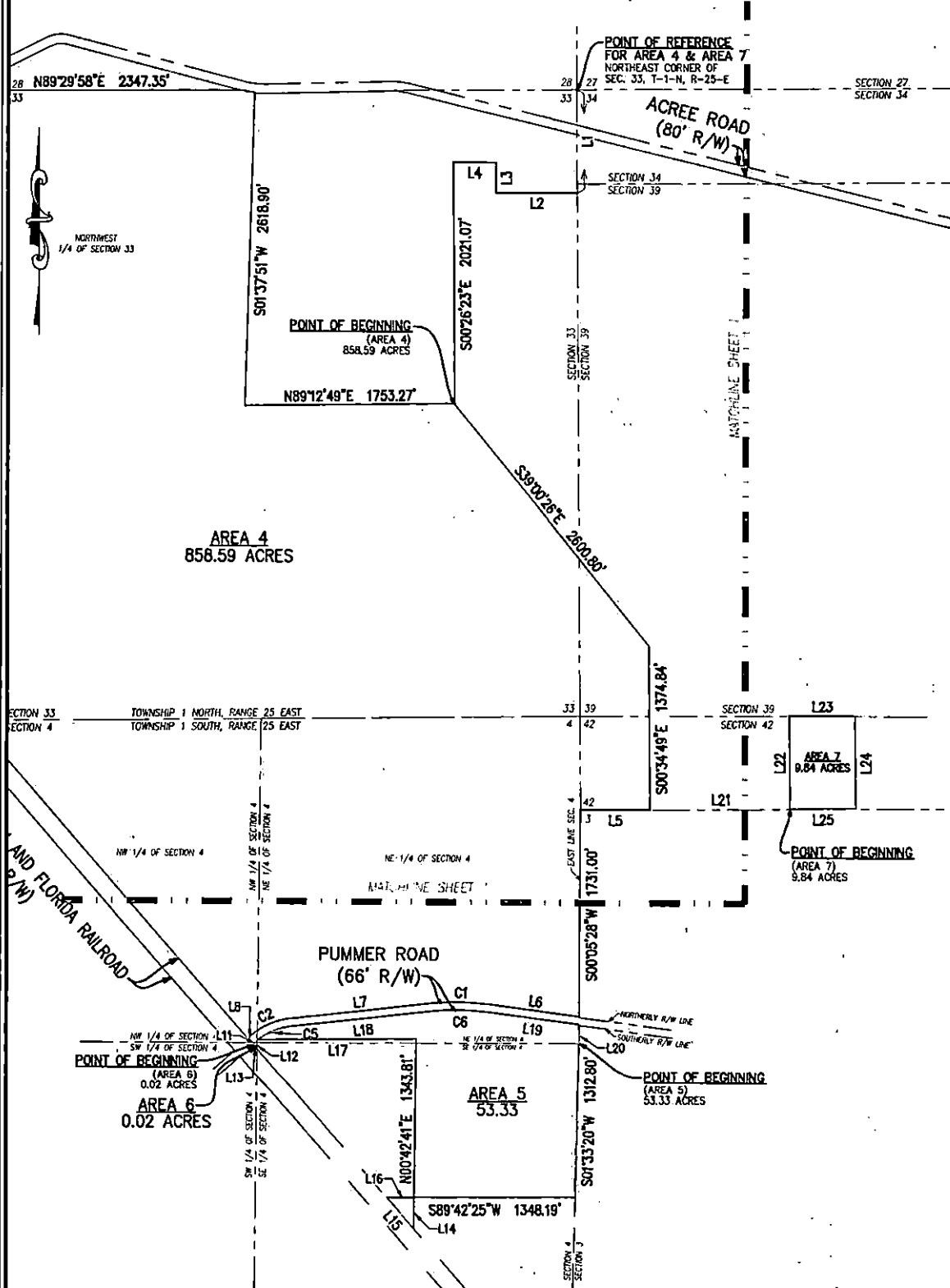
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SHEET 2 OF 6
SEE SHEET 4 FOR LINE & CURVE TABLE
SEE SHEETS 5 & 6 FOR DESCRIPTIONS
(NOT VALID WITHOUT ALL SHEETS)

SHOWING SKETCH & DESCRIPTION OF

(SEE SHEETS 5 & 6 FOR LEGAL DESCRIPTIONS)



(IN FEET)
SCALE: 1"=1000'

SHEET 3 OF 6
SEE SHEET 4 FOR LINE & CURVE TABLE
SEE SHEETS 5 & 6 FOR DESCRIPTIONS
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	867.42'	S00°25'57"E
L2	679.93'	N89°57'57"W
L3	251.29'	N00°01'13"W
L4	358.30'	N89°59'59"W
L5	566.58'	S89°25'12"W
L6	772.80'	N82°30'35"W
L7	1191.04'	S83°30'25"W
L8	35.61'	S49°18'55"W
L9	427.27'	N60°22'27"E
L10	677.90'	N62°43'24"E
L11	39.23'	N49°08'58"E
L12	59.21'	S00°34'27"W
L13	44.39'	N40°55'51"W
L14	259.31'	S00°47'13"W
L15	341.77'	N40°56'18"W
L16	227.51'	N89°43'20"E
L17	1321.06'	S89°28'53"W
L18	1191.02'	N83°30'19"E
L19	781.39'	S82°30'35"E
L20	153.95'	S00°04'41"W
L21	1171.69'	N89°25'12"E
L22	781.50'	N00°33'44"W
L23	550.01'	N89°45'39"E
L24	778.23'	S00°32'00"E
L25	549.61'	S89°25'12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	474.01'	1941.55'	13°59'18"	N89°30'14"W	472.84'
C2	363.48'	605.86'	34°22'28"	S66°19'11"W	358.06'
C3	306.22'	1429.82'	12°16'15"	N54°23'37"E	305.63'
C4	466.17'	1857.22'	14°22'54"	N55°36'49"E	464.95'

SHEET 4 OF 6
SEE SHEETS 1-3 FOR SKETCH
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(AREA 4)

A PORTION OF SECTIONS 33 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, A PORTION OF SECTIONS 4 AND 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 65 AND PORTIONS OF FARMS 66 AND 67, BLOCK 1, NORTH DINSMORE FARMS, AND ALL OF FARMS 17-22 AND 13 FARMS 26-47, BLOCK 2, NORTH DINSMORE FARMS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION 33, 687.42 FEET TO A POINT ON THE SOUTH LINE OF LANDS OF SUSAN HARMON; THENCE DEPARTING EAST LINE OF SAID SECTION 33 NORTH 89° 57' 57" WEST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE NORTH 00° 01' 13" WEST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE NORTH 89° 59' 59" WEST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 26' 23" EAST, A DISTANCE OF 2,021.07 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 39° 00' 26" EAST, A DISTANCE OF 2,600.80 FEET; THENCE SOUTH 00° 34' 49" EAST, A DISTANCE OF 1,374.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG SAID SOUTH LINE, 586.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 42, SAID POINT LYING ON THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 00° 05' 28" WEST, ALONG EAST LINE OF SAID SECTION 4, 1,731.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: COURSE NO. 1: NORTH 82° 30' 35" WEST, 772.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,940.24 FEET, A CENTRAL ANGLE OF 13° 59' 52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89° 30' 14" WEST, 472.84 FEET; COURSE NO. 2: IN A WESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 474.01 FEET TO A POINT OF TANGENCY; COURSE NO. 3: SOUTH 83° 30' 25" WEST, 1,191.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 604.60 FEET, A CENTRAL ANGLE OF 34° 26' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66° 19' 11" WEST, 358.06 FEET; COURSE NO. 4: THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 363.51 FEET TO A POINT OF TANGENCY; COURSE NO. 5: SOUTH 49° 18' 55" WEST, 35.61 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 40° 56' 10" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 7,876.64 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ACREE ROAD; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; COURSE NO 1: NORTH 60° 22' 27" EAST, 427.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,429.82 FEET, A CENTRAL ANGLE OF 12° 16' 15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54° 23' 37" EAST, 305.63 FEET; COURSE NO. 2: THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 306.22 FEET TO A POINT OF TANGENCY; COURSE NO. 3: NORTH 48° 27' 51" EAST, 1,521.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,857.22 FEET, A CENTRAL ANGLE FOR 14° 22' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55° 36' 49" EAST, 464.95 FEET; COURSE NO. 4: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 466.17 FEET TO THE POINT OF TANGENCY; COURSE NO. 5: NORTH 62° 43' 24" EAST, 677.90 FEET TO THE NORTH LINE OF AFOREMENTIONED SECTION 33; THENCE NORTH 89° 29' 58" EAST, ALONG THE NORTH LINE OF SAID SECTION 33, 2,347.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ACREE ROAD AND A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 859.02 FEET, A CENTRAL ANGLE OF 7° 11' 14" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80° 06' 08" EAST, 107.68 FEET; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 107.76 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 01° 37' 51" WEST, ALONG SAID WEST LINE, 2,618.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89° 12' 49" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 1,753.27 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13758, PAGE 2297 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 858.59 ACRES, MORE OR LESS.

SHEET 5 OF 6
SEE SHEETS 1-3 FOR SKETCH
SEE SHEET 4 FOR LINE & CURVE TABLES
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AREA 5:

A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH 01° 33' 07" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1,313.07 FEET; THENCE SOUTH 89° 43' 20" WEST, A DISTANCE OF 1,348.35 FEET; SOUTH 00° 47' 13" WEST, A DISTANCE OF 259.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 40° 56' 16" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GEORGIA SOUTHERN AND FLORIDA RAILROAD, A DISTANCE OF 341.77 FEET; THENCE DEPARTING EASTERLY RIGHT-OF-WAY LINE NORTH 89° 43' 20" EAST, A DISTANCE OF 227.51 FEET; THENCE NORTH 00° 42' 41" EAST, A DISTANCE OF 1,343.81 FEET; THENCE SOUTH 89° 28' 53" WEST, A DISTANCE OF 1,321.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 539.96 FEET, A CENTRAL ANGLE OF 31° 46' 05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67° 37' 17" EAST, 295.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 299.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 83° 30' 19" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 1,191.02 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,876.86 FEET, A CENTRAL ANGLE OF 13° 59' 06" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89° 30' 08" EAST, 456.98 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 458.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82° 30' 35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 781.39 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 4; THENCE DEPARTING SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00° 02' 45" WEST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 154.08 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 53.33 ACRES, MORE OR LESS.

AREA 6:

A PORTION OF THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 49° 07' 29" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 35.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 502.61 FEET, A CENTRAL ANGLE OF 0° 28' 13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49° 21' 36" EAST, 4.12 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 4.12 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 00° 34' 27" WEST, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8083, PAGE 166 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 59.21 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD; THENCE NORTH 40° 55' 51" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GEORGIA SOUTHERN AND FLORIDA RAILROAD, A DISTANCE OF 44.39 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.02 ACRES, MORE OR LESS.

(AREA 7)

A PORTION OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 88 BLOCK 1, NORTH DINSMORE FARMS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION 33, 687.42 FEET TO A POINT ON THE SOUTH LINE OF LANDS OF SUSAN HARMON; THENCE DEPARTING EAST LINE OF SAID SECTION 33 NORTH 89° 57' 57" WEST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE NORTH 00° 01' 13" WEST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE NORTH 89° 59' 59" WEST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 26' 23" EAST, A DISTANCE OF 2,021.07 FEET; THENCE SOUTH 39° 00' 26" EAST, A DISTANCE OF 2,600.80 FEET; THENCE SOUTH 00° 34' 49" EAST, A DISTANCE OF 1,374.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 42; THENCE NORTH 89° 25' 12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 42, 1,171.69 FEET TO THE SOUTHWEST CORNER OF LOT 48, BLOCK 1, OF SAID NORTH DINSMORE FARMS AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE DEPARTING SOUTH LINE OF SAID SECTION 42 NORTH 00° 33' 44" WEST ALONG THE WEST LINE OF SAID LOT 48, A DISTANCE OF 781.50 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 42; THENCE NORTH 89° 45' 39" EAST ALONG THE NORTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF SAID LOT 48, A DISTANCE OF 550.01 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPARTING NORTH LINE OF SAID SECTION 42 SOUTH 00° 32' 00" EAST ALONG THE EAST LINE OF SAID LOT 48, A DISTANCE OF 778.23 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT LYING ON THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE SOUTH LINE OF SAID LOT 48, A DISTANCE OF 549.61 FEET.

LAND THUS DESCRIBED CONTAINS 9.84 ACES, MORE OR LESS.

SHEET 6 OF 6
SEE SHEETS 1-3 FOR SKETCH
SEE SHEET 4 FOR LINE & CURVE TABLE
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952

Revised On File

EXHIBIT 5

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

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Corner Lot Development Group, LLC ("Petitioner"), has submitted an application to establish a community development district in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the 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 the community development district which 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, which ever 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 Petition, a consent to 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 person executing this instrument.

Executed this 4 day of January, 2023.

Witnessed:

ACREE JV, LLC,
a Florida limited liability company

Tiffany Gayton
Print Name: Tiffany Gayton

Christian A. Allen
By: Christian A. Allen
Its: Manager

Michael Blewett
Print Name: Michael Blewett

STATE OF FLORIDA
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of January, 2023, by Christian Allen as Manager of the Acree JV, LLC, who is ☒ is personally known to me or ☐ produced _____ as identification.

Tiffany Gayton
Print Name: Tiffany Gayton

Notary Public, State of Florida



TIFFANY GAYTON
Commission # HH 305513
Expires December 26, 2026

Exhibit A: Property Description

Exhibit A

(AREA 1)

A PORTION OF SECTIONS 33, 34, 35 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, A PORTION OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 2, 15, 18, 31, 34, 35, 42, 45-55, 58-64, 68-71 AND PORTIONS OF FARMS 3, 10-12, 14, 19, 21-23, 26, 27, 30, 33, 36-41, 43, 44, 56, 57, 66, 67, AND 72, BLOCK 1, NORTH DINSMORE FARMS, AND ALL OF FARMS 12 AND 13 AND PORTIONS OF FARMS 3, 6, 11, 14, AND 23-25, BLOCK 2, NORTH DINSMORE FARMS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION, 378.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ACREE ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 76° 24' 10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 4,759.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING (2) COURSES ALONG THE LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE: COURSE NO. 1: SOUTH 01° 27' 50" EAST, 580.48 FEET; COURSE NO. 2: SOUTH 15° 09' 00" EAST, 80.19 FEET TO A NORTHEASTERLY CORNER OF LANDS DESCRIBED IN BOOK 10228, PAGE 1768 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (4) COURSES ALONG BOUNDARY OF LAST MENTIONED LANDS: COURSE NO. 1: SOUTH 66° 28' 47" WEST, 710.47 FEET; COURSE NO. 2: NORTH 25° 05' 59" WEST, 798.00 FEET; COURSE NO. 3: SOUTH 89° 24' 01" WEST, 1,897.89 FEET; COURSE NO. 4: SOUTH 29° 49' 32" EAST, ALONG LAST MENTIONED LANDS AND ALONG THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 17769, PAGE 2313, OFFICIAL RECORDS BOOK 13134, PAGE 1309, OFFICIAL RECORDS BOOK 19877, PAGE 496, OFFICIAL RECORDS BOOK 16319, PAGE 2158, AND OFFICIAL RECORDS BOOK 7983, PAGE 929 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 2,323.33 FEET; THENCE SOUTH 00° 31' 12" EAST, ALONG THE WESTERLY LINES OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7983, PAGE 929, OFFICIAL RECORDS BOOK 7817, PAGE 1737, OFFICIAL RECORDS BOOK 8327 PAGE 1113, OFFICIAL RECORDS BOOK 7501, PAGE 1773, OFFICIAL RECORDS BOOK 19662, PAGE 1728, OFFICIAL RECORDS BOOK 9591, PAGE 1679, AND OFFICIAL RECORDS BOOK 16528, PAGE 1506, 644.95 FEET TO THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16528, PAGE 1506 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 39' 12" EAST, ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16528, PAGE 1506, OFFICIAL RECORDS BOOK 6498, PAGE 1974, OFFICIAL RECORDS BOOK 13946, PAGE 1582, AND OFFICIAL RECORDS BOOK 6191, PAGE 698, 2,831.80 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD/COUNTY ROAD NO. 3 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 33° 52' 55" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 487.28 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7300, PAGE 1262 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 46' 16" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, 724.93 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00° 35' 41" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS AND ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11588, PAGE 259 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 429.21 FEET TO THE SOUTHWESTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 89° 47' 31" WEST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17189, PAGE 1292, AND OFFICIAL RECORDS BOOK 10998, PAGE 1947 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 2,375.05 FEET, SAME BEING THE NORTH LINE OF AFOREMENTIONED SECTION 42; THENCE CONTINUE SOUTH 89° 45' 39" WEST, ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 263.67 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN BOOK 10998, PAGE 1947; THENCE SOUTH 00° 32' 43" EAST, ALONG THE WEST OF LAST MENTIONED LANDS, 776.23 FEET TO THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7115, PAGE 1502, 336.53 FEET TO THE SOUTHEAST CORNER OF LOT 48, BLOCK 1, NORTH DINSMORE FARMS, ACCORDING TO PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LOT 48; COURSE NO. 1: NORTH 00° 32' 00" WEST, 778.23 FEET; COURSE NO. 2: SOUTH 89° 45' 39" WEST, 550.01 FEET; COURSE NO. 3: SOUTH 00° 33' 44" EAST, 781.50 FEET TO THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7115, PAGE 1502 1,171.69 FEET; THENCE DEPARTING SOUTH LINE OF SAID SECTION 42 NORTH 00° 34' 49" WEST, A DISTANCE OF 1,374.84 FEET; THENCE NORTH 39° 00' 26" WEST, A DISTANCE OF 2,600.80 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13758, PAGE 2297 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE EAST LINE OF LAST MENTIONED LANDS, NORTH 00° 26' 23" WEST, A DISTANCE OF 2,021.07 FEET; THENCE SOUTH 89° 59' 59" EAST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 05' 13" EAST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE SOUTH 89° 57' 57" EAST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00° 27' 57" WEST ALONG THE EAST LINE OF SAID SECTION 33, 488.65 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 427.45 ACRES, MORE OR LESS.

(AREA 2)

A PORTION OF SECTIONS 34 AND 39, TOWNSHIP NORTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89° 25' 51" EAST, ALONG THE NORTH LINE OF SAID SECTION, 3,901.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 26° 09' 46" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 402.11 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 26° 09' 46" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1,214.04 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ACREE ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 76° 24' 10" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 542.07 FEET TO THE EAST LINE OF LANDS DESCRIBED IN BOOK 8381, PAGE 1746 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00° 30' 05" WEST, ALONG SAID EAST LINE, 962.26 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 5.81 ACRES, MORE OR LESS.

(AREA 3)

A PORTION OF SECTIONS 26, 34, 35 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

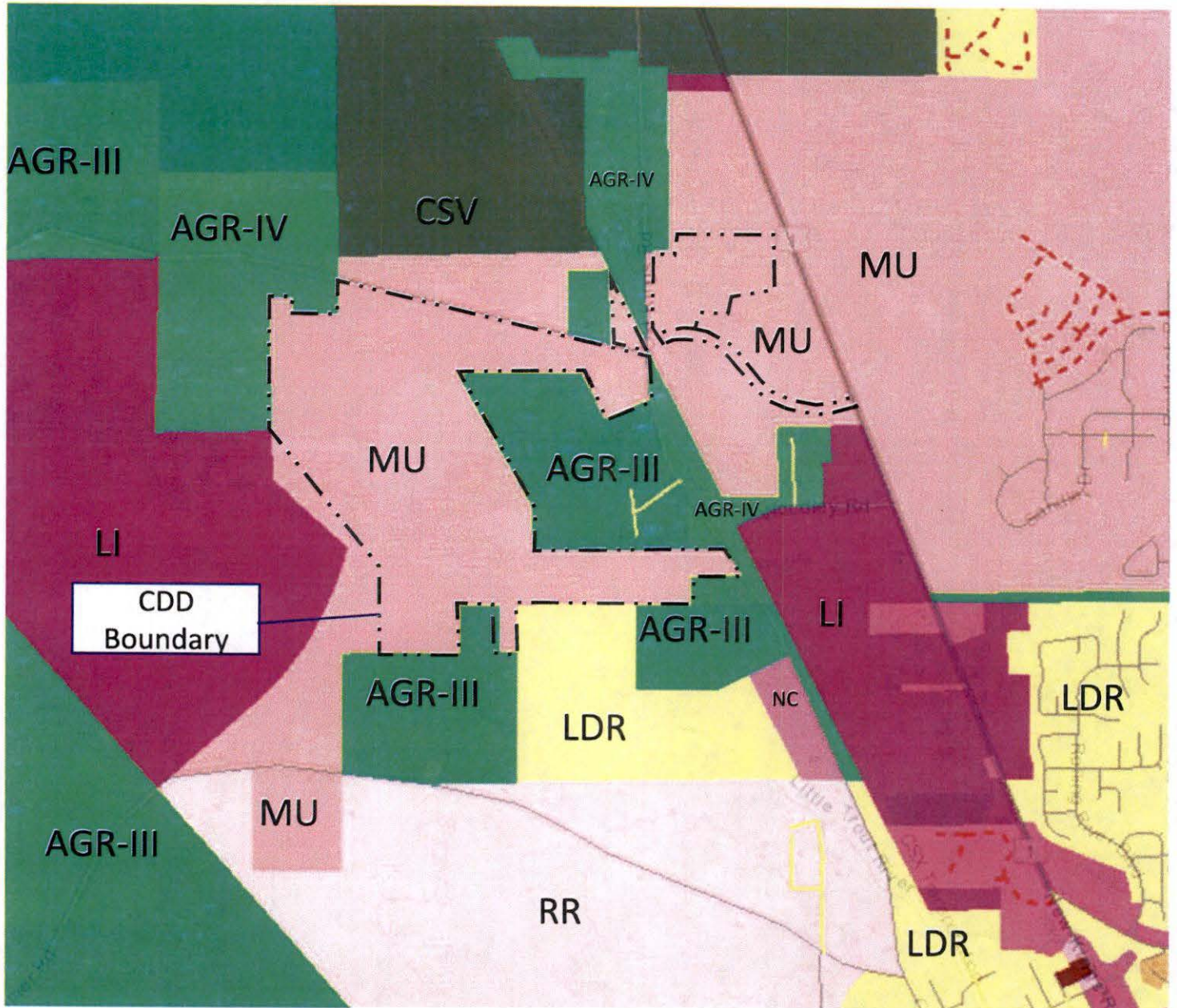
FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89° 25' 51" EAST ALONG THE NORTH LINE OF SECTION 34, A DISTANCE OF 4,688.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 25' 51" EAST, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 340.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00° 40' 50" WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 299.61 FEET; THENCE DEPARTING WEST LINE NORTH 89° 58' 09" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18761, PAGE 1317 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,472.52 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 01° 29' 45" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 802.62 FEET; THENCE DEPARTING EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35 SOUTH 79° 27' 40" WEST, A DISTANCE OF 667.58 FEET; THENCE SOUTH 15° 07' 51" WEST, A DISTANCE OF 256.97 FEET; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 407.75 FEET; THENCE SOUTH 19° 18' 54" WEST, A DISTANCE OF 256.65 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 44° 48' 26" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61° 55' 47" EAST, 743.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 762.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39° 31' 33" EAST, A DISTANCE OF 495.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.00 FEET, A CENTRAL ANGLE OF 71° 50' 32" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75° 25' 21" EAST, 1,320.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,410.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 68° 39' 23" EAST, A DISTANCE OF 102.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 59' 42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23° 39' 32" EAST, 49.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 54.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEW KINGS ROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 21° 20' 19" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 220.01 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 35.01 FEET, A CENTRAL ANGLE OF 90° 00' 18" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66° 20' 28" WEST, 49.51 FEET; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 55.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68° 39' 23" WEST, A DISTANCE OF 102.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,275.00 FEET, A CENTRAL ANGLE OF 71° 50' 47" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75° 25' 26" WEST, 1,495.96 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,598.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 39° 31' 33" WEST, A DISTANCE OF 495.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 76° 44' 07" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77° 53' 37" WEST, 1,024.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,104.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 26° 13' 03" WEST ALONG SAID CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 268.68 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY; THENCE NORTH 01° 26' 55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 1,103.93 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 57.07 ACRES, MORE OR LESS.

EXHIBIT 6

Land Use Key

MU	Mixed Use
LI	Light Industrial
CSV	Conservation
AGR-III	Agricultural 3
AGR-IV	Agricultural 4
CN	Neighborhood Commercial
RR	Residential Rural



Z:\General Civil\Corner Lot Development\Acree Road\Cadd\working drawings\CDD MAPS - ACREE.dwg (General Location) 3/30/2022 16:09



DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD., SUITE 201
JACKSONVILLE, FLORIDA 32216
904-854-4500 - FAX. 904-854-4505

Land Use Acree CDD

Figure: EXHIBIT 4

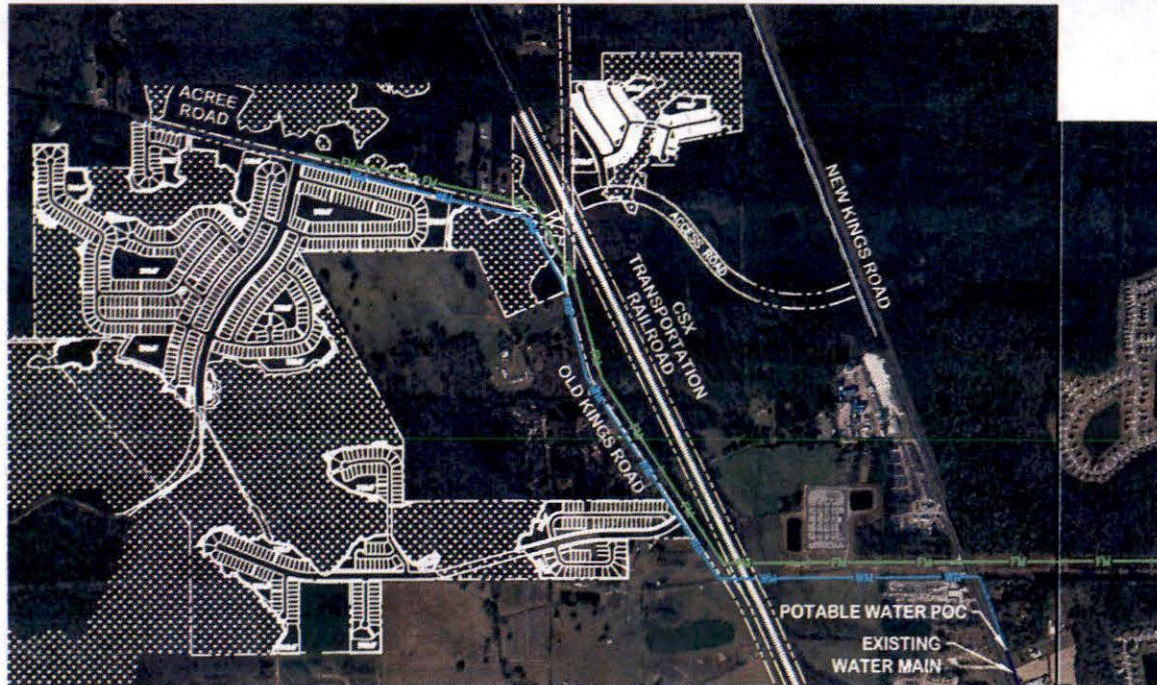
Job Number: 2106.001

Scale: NTS

Revised On File
Date: 03-30-22
Page 33 of 57

EXHIBIT 7

FOR CONTINUATION SEE BELOW RIGHT



FOR CONTINUATION SEE ABOVE LEFT

- NOTES:
1. WATER MAIN STUBOUTS ARE ALONG OLD KINGS ROAD AS SHOWN.
 2. FORCE MAIN STUBOUTS ARE ALONG LEM TURNER AS SHOWN.

LEGEND

PROPOSED WATER MAIN	
PROPOSED FORCE MAIN	
EXISTING WATER MAIN	
EXISTING FORCE MAIN	

SOURCE: Google Maps & JEA UTILITY MAP



DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD., SUITE 201
JACKSONVILLE, FLORIDA 32216
PH 904-854-4500 FAX 854-4505

MAJOR WATER & WASTEWATER FACILITIES Acree CDD

Figure:

Job Number: 2106.001

Scale: N.T.S.

Date: 03-30-22

EXHIBIT 8



Availability Letter

Mike Bowles

8/11/2021

Dominion Engineering Group
4348 Southpoint Blvd Suite 201
Jacksonville, Florida 32216

Project Name: Acree Road Parcel

Availability #: 2021-3631

Attn: Mike Bowles

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-3631

Request Received On: 8/9/2021

Availability Response: 8/11/2021

Prepared by: Susan West

Expiration Date: 08/11/2023

Project Information

Name: Acree Road Parcel

Address:

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 525000

Parcel Number: 002569 0010

Location: Acree Road

Description: 1500 single family homes

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along New Kings Rd

Connection Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection

Water Special Conditions: analysis is required. Master water plan and calculations required for plan approval. Development schedule to be included.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 20 inch force main within Lem Turner Rd right-of-way at I-295

Connection Point #2:

Master wastewater plan and calculations required for plan approval. Design should utilize

Sewer Special Conditions: master pump stations to minimize the number of connections to the existing JEA force main network. Development schedule to be included.

Reclaimed Water

Connection

Reclaim Grid: North Grid

Connection Point #1:

Connection Point #2:

Reclaimed water will be available in the near future for your development. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary

Reclaim Special Conditions: connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available. Master reclaimed water plan and calculations required for plan approval. Development schedule to be included.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Long term strategy to provide service to parcel to be discussed with JEA Planning. Please schedule a predesign meeting through Sages. Point of connection location(s) to be field verified

General Conditions: by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

EXHIBIT 9

Acree CDD
OPINION OF PROBABLE CONSTRUCTION COSTS
Conceptual site Improvements and Pre-Engineering Estimate

INFRASTRUCTURE COST ESTIMATES		ANNUAL OUTLAY		CONSTRUCTION	OWNERSHIP	MAINTENANCE
IMPROVEMENT CATEGORY	TOTAL OPINION OF COST	2022	2023	ENTITY		
Clearing & Grubbing	\$ 117,320	5%	95%	CDD	N/A	N/A
Earthwork	\$ 879,359	5%	95%	CDD	N/A	N/A
Roadway Construction	\$ 3,270,327	5%	95%	CDD	CDD ₂	CDD ₂
Stormwater Collection	\$ 1,226,574	5%	95%	CDD	CDD	CDD
Parks, Entry Feature & Signage	\$ 796,194	5%	95%	CDD	CDD	CDD
Potable Water	\$ 2,612,923	5%	95%	CDD	JEA	JEA
Lift Stations & Force Main	\$ 4,378,396	5%	95%	CDD	JEA	JEA
Undergrounding of Electrical	\$ 1,178,357	5%	95%	CDD	JEA	JEA
Total: \$		14,459,450				

Notes

- This exhibit was prepared by Lee Hutchins at Corner Lot Development Group, LLC, the Petitioner.
 - This opinion of probable construction costs contemplates the exercise of special powers pursuant to Section 190.012(2)(a), Florida Statutes.
 - The above table reflects the total estimated construction costs for the CDD improvements. It is anticipated that the CDD will construct the improvements.
 - This exhibit was prepared based on the current intentions of the CDD and is subject to change based on various factors, including future market conditions and development plans.
1. The estimated costs for each category includes amounts for soft costs, including but not limited to construction management, engineering, surveying & planning.
 2. The majority of the costs included in Roadway Construction will be for CDD. The total costs included in Roadway Construction also includes improvements to be owned and maintained by the Florida Department of Transportation, City of Jacksonville & CSX Transportation, Inc.

EXHIBIT 10



May 13, 2022

Susan Cobb Grandin, ESQ
Assistant General Counsel
City of Jacksonville
117 W. Duval St., Suite 480
Jacksonville, FL 32202
Office: (904)255-5097

Re: Acree CDD

Dear Ms. Grandin:

I am writing this letter in response to a question you had regarding the development budget of construction costs for the master infrastructure improvements. I reviewed the items in the construction budget and there will be no discernible change in the budget given the heavy utility and roadway concentration. The offsite utility extensions, the entrance road and minor collector roads in the CDD make up the preponderance of the development budget.

The land use and rezoning approval will allow additional density; whether you have a 50-foot-wide lot or a 100-foot-wide lot you still need the same amount of roads and utilities along the front of the lot. So, the increase in density really does not change the cost of the infrastructure CDD will fund. The only thing I can see that will change is that some of the utility lines may be slightly smaller due to less homes generating less water demand, but that is very negligible. Furthermore, none of the categories in the budget will change as well.

We trust this responds to your question.

Sincerely,
Dominion Engineering Group, Inc.

William Schaefer, PE

William E. Schaefer, PE
Principal Engineer

EXHIBIT 11

**ACREE COMMUNITY DEVELOPMENT
DISTRICT**

**Statement
Of
Estimated Regulatory Costs**

April 11, 2022



Provided by

**Governmental Management Services, LLC
475 West Town Place Suite 114
St. Augustine Florida 32092
Phone: 904-940-5850
Website: www.gmsnf.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 form the **Acree Community Development District** ("District"). The proposed District will comprise approximately 490.33 acres of land located entirely within City of Jacksonville, Florida (the "City" or "COJ"). The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2)(d), *Florida Statutes* as follows: "That the process of establishing such a district pursuant to uniform general law shall 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."

1.2 Overview of the Acree Community Development District

The proposed District is designed to provide construction, acquisition and financing for community infrastructure, services, and facilities along with operation and maintenance of various community facilities to the Acree Community Development District. The District is planned for development of approximately 490.33 acres and is anticipated to include approximately 889 residential units comprised of 689 single family units and 200 duplex/townhome units. The petition to establish the District includes the request to add future expansion parcels totaling 921.78 acres (the "Expansion Parcels"). Given the proximity of the Expansion Parcels to the district and that the Expansion Parcels are intended to be developed with residential units similar to the District, the findings in this SERC apply to the Expansion Parcels. All development units are authorized for inclusion in the District.

A community development district ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, *Florida Statutes*, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), *Florida Statutes*.

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 and police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for developments.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), *Florida Statutes* (2021), provides that the elements of 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; or

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 agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) An analysis of the impact on small businesses as defined by Section 288.703, *Florida Statutes* and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Florida Statutes*. (COJ is not defined as a small city for purposes of this requirement.)

(e) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required complying with the requirements of the rule. As used in this paragraph, "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, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

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

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

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

¹ For the purposes of this SERC the term "agency" means the COJ and the term rule means the ordinance(s), which the COJ will enact in connection with the District.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), *Florida Statutes*. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

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.

As noted above, the development is a community designed for 889 residential units comprised of 689 single family units and 200 duplex/townhome units. Formation of the District is expected to result in the provision of roadway improvements, stormwater management facilities, parks, entry features and signage, water and sewer improvements and electrical undergrounding. It is not anticipated that anyone outside the development would be affected by the ordinance creating the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing the Ordinance

State Government Entities

There will be only modest costs to various state governmental entities to implement and enforce the proposed formation of the District. The District as proposed, will encompass less than 2,500 acres. The modest costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the proposed District is required to file with the state and its various entities. The costs to those state agencies that will receive and process the District's reports are very small, 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 189.018, *Florida Statutes*, the proposed district must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

COJ

The proposed land for the District is located within the COJ and consists of less than 2,500 acres. The COJ and their staff will process, analyze, conduct a public hearing, and vote upon the petition to establish the District. The process the COJ will follow will not require the COJ to add resources for the petition process.

These costs to the County are modest for a number of reasons. First, according to Chapter 190, *Florida Statutes*, review of the petition to establish the District does not include analysis of the project itself. Such analysis of the project is prohibited by state statute. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess 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 COJ routinely processes similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a community development district. Finally, the COJ requires a filing fee of \$15,000 to offset COJ staff costs for processing the petition which is anticipated to cover any minimal expenditures incurred by the County in its review.

The following illustrates the minimal nature of any other costs the COJ may incur due to the approval of the District. Within 30 days of the effective date of approval of the ordinance establishing the District, the District must record a notice of establishment, pursuant to Section 190.0485, *Florida Statutes*. The fees established by the Clerk are designed to cover all costs so there will be no additional costs to the COJ for the filing.

The annual costs to the COJ, because of the establishment of the District, are also very small. The proposed District is an independent unit of local government, which is responsible for its budget, administration, and reporting and established powers within its boundaries. The only annual costs the COJ faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the COJ.

Further, pursuant to Section 190.008, *Florida Statutes*, the District must provide the COJ with its annual budget but there is no required COJ action. The COJ has no requirement to review the District's budget but can do so as an option. We know of no City or County formally reviewing the budget of a community development district. If the COJ does decide to review the budget, then staff resources would be required. Since the COJ has professional staff that can review the budget no capital expenditures would be needed for such a review.

Also pursuant to Section 189.08(2), *Florida Statutes*, the District must provide a public facilities report to the COJ. The purpose of the report is to help foster and promote coordination between the COJ and the District regarding public facilities. The report helps to eliminate possible duplicate facilities and the provision of services. The report also assists the COJ in the evaluation of the capital improvement element of the COJ Comprehensive Plan. Costs to the COJ related to the public facilities report are minimal because the COJ is not required to take any action on the report and the District files the report.

4.2 Impact on State and Local Revenues

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

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other unit of local government, including but not limited to the COJ. In accordance with state 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 required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities the proposed District may provide. The proposed District intends to finance the infrastructure improvements.

Table 1. Acree Community Development District Possible Facilities and Services

FACILITY	FUNDED BY	O&M	OWNERSHIP AND MAINTENANCE
Roadway Construction	CDD	CDD*	CDD*
Stormwater Collection	CDD	CDD	CDD
Parks, Entry Feature & Signage	CDD	CDD	CDD
Potable Water	CDD	JEA	JEA
Lift Stations & Force Main	CDD	JEA	JEA
Undergrounding of Electrical	CDD	JEA	JEA

CDD = Acree Community Development District; JEA = Jacksonville Electric Authority

*Also includes improvements to be owned and maintained by the Florida Department of Transportation, City of Jacksonville and CSX Transportation

The petitioner has estimated the design and development costs for providing the capital facilities; the cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately \$14,459,450. The District may issue special assessment or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 1.

Table 2. Acree Community Development District Cost Estimate for District Facilities

Infrastructure cost estimates are based on preliminary estimates of probable construction costs estimated from the most recent conceptual plans. The infrastructure is expected to consist of the following categories:

Table 2

Category	Cost
Clearing & Grubbing	\$117,320
Earthwork	\$879,359
Roadway Construction	\$3,270,327
Stormwater Collection	\$1,226,574
Parks, Entry Feature & Signage	\$796,194
Potable Water	\$2,612,923
Lift Stations & Force Main	\$4,378,396
Undergrounding of Electrical	\$1,178,357
Total Projected Cost of Improvements:	\$14,459,450

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem assessments in exchange 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 seller to all prospective purchasers of property within the District.

A CDD provides residents with the option of having higher levels of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive four major classes of benefits.

First, those residents in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and infrastructure will be completed concurrently with development of lands within the District. 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 governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

Fourth, the CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, *Florida Statutes*.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703(6), *Florida Statutes* and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Florida Statutes*.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid all of its contracts. This affords small businesses the opportunity to bid on District work.

The County has a population in 2018 that is greater than 75,000. Therefore, the County is not defined as a "small county" according to Section 120.52 (19), *Florida Statutes*.

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 developer's engineer and other professionals associated with the developer.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

There have been no good faith written proposals submitted to the agency as described in Section 120.541(1)(a), *Florida Statutes*.

EXHIBIT 12

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Corner Lot Development Group, LLC, whose address is 1819 Goodwin Street, Jacksonville, Florida 32204, 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:

**CORNER LOT DEVELOPMENT
GROUP, LLC,**

a Florida limited liability company

MA
Print Name: Michael O'Neal

Christian Allen
By: Christian Allen
Its: Manager

Justin Higgins
Print Name: Justin Higgins

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of March, 2022, by Christian Allen, as Manager of Corner Lot Development Group, LLC, who is ☒ is personally known to me or ☐ produced _____ as identification.

Notary Public, State of Florida

Justin Westmoreland
Print Name: Justin Westmoreland

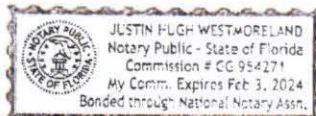


EXHIBIT 13

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

IN RE: Petition to Establish Acree Community)
 Development District)
_____)_____

AFFIDAVIT OF PETITION

**STATE OF FLORIDA
COUNTY OF DUVAL**

I, Christian Allen, Manager, of Corner Lot Development Group, LLC, 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 Christian Allen, and I am Manager for Corner Lot Development Group, LLC.
3. I am authorized to act on behalf of the Petitioner to take all action necessary in relation to the petition to establish Acree Community Development District.
4. I have reviewed the contents of the Petition to establish Acree 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.

[CONTINUED ON FOLLOWING PAGE]


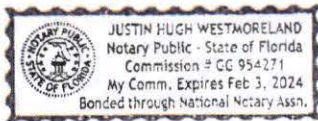
Executed this 15 day of March, 2022.



By: Christian Allen
Its: Manager

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day of March, 2022, by Christian Allen as Manager of Corner Lot Development Group, LLC. He ☒ is personally known to me or ☐ produced _____ as identification.

(Official Notary Seal)


Name: Justin Westmoreland