



Department of Economic and Development Services

Planning & Zoning Division

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



Pre-Application Meeting Date: March 3, 2022	CAC Meeting Date (if applicable):
Date Rec: 6/10/22	Received By: Sam Olsen
	IMS #: COMPAMD-2022-000007

Amendment to the Comprehensive Plan Application

Owner's Name: Pam, L.L.C.	If the property is under more than one ownership please use multiple sheets.
Owner's Address: 720 OAKS FIELD ROAD	
City: Jacksonville	State: FL
Phone: c/o Lawrence Ansbacher 328-6092	Email: c/o lvansbacher@jaxlaw.com
Zip Code: 32211	

Parcel Information

Parcel Identification Number Including Section, Township and Range: 27-04-25-008011-000-00	
Address: 2891 Venture Lane	
City: Orange Park	State: FL
Zip Code: 32065	
Current Land Use: Commercial	Proposed Land Use: Urban Core (10)
Total Acreage: 26.4	Adjacent Land Use North: Commercial
Adjacent Land Use South: Urban Core (10)	Adjacent Land Use East: Urban Core (10)
Adjacent Land Use West: Urban Core (10)	

Required Attachments

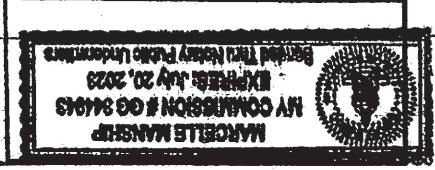
<input checked="" type="checkbox"/> Agents Authorization Attachment A-1	<input checked="" type="checkbox"/> Owner's Affidavit Attachment A-2	<input checked="" type="checkbox"/> Legal Description Attachment A-3
<input checked="" type="checkbox"/> Aerial Photograph (folded to 8 1/2" x 11")	<input checked="" type="checkbox"/> Property Deed(s)	<input checked="" type="checkbox"/> Survey

Statement of Purpose, Scope and Justification (at a minimum) statements and supporting material of the following:

- Proposed Density and/or Intensity of Use
- Urban Sprawl
- Site Suitability
- Recreation Impacts and Improvements**
- Traffic Impacts and Improvements**
- Stormwater / Drainage Impacts and Improvements**
- Solid Waste Impacts and Improvements**
- Water and Wastewater Impacts and Improvements**

**Please include description of improvements necessary to accommodate the proposed changes, as well as supporting data and proposed funding sources.

Fees: Large Scale Amendment: \$2500.00 + \$5.00 per acre or fraction thereof
 Text Amendment: \$2,500.00 Small Scale Amendment \$1,500.00



Notary Signature
[Handwritten Signature]

_____ or has produced _____ as identification.

_____ (month), 2022 (year) by FRANK E. MILLER, who is personally known to me

The foregoing affidavit was sworn and subscribed before me this 1st day of June
State of Florida
County of Clay

Owner(s) / Authorized Agent Signature

[Handwritten Signature]

Owner(s) / Authorized Agent Signature


The required SIGN(S) must be POSTED on the property BY THE APPLICANT 15 days in advance of the date of the first required public hearing. The sign(s) may be removed only after final action of the Board of County Commissioners and must be removed within ten (10) days of such action. The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 10 DAYS IN ADVANCE OF THE PUBLIC HEARING. Advertising costs are paid by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Zoning Division, prior to the public hearing.

Hearings are held in the County Commission Chambers on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida. You or your authorized agent must be present. If there are members of the public who wish to testify regarding your petition, they are normally allowed three (3) minutes.

If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at your comprehensive plan amendment hearing, you will need a record of the proceedings at your expense, and for such purpose you should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Florida Times Union will be publishing your comprehensive plan amendment legal notices. You must pre-pay your legal advertisement fees. An affidavit must be paid before receiving proof of publication. Should a petition be withdrawn, legal advertising already published will not be refunded.


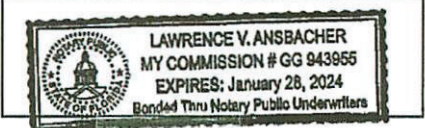
Notices

Clay County Comprehensive Plan Amendment Agent Authorization Affidavit – Attachment A-1	
Date:	April March <u>8</u> , 2022
Clay County Board of County Commissioners Division of Planning & Zoning Attn: Zoning Chief P.O. Box 1366 Green Cove Springs, FL 32043	
To Whom it May Concern: Pam, LLC, successor by merger to Pen Ventures, LLC Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. As the Owner, I hereby authorize and empower Frank E. Miller, Gunster and Christopher Goodin whose address is: c/o Gunster 1 Independent Dr., Suite 2300, Jacksonville, FL 32202 Phone: 904-354-1980 Email: fmill@gunster.com	
to act as agent for a comprehensive plan amendment for the property located at (address or Parcel ID): 2891 Venture Ln, Orange Park, FL Parcel ID 27-04-25-008011-000-00	
and in connection with such authorization to file such applications, papers, documents, requests, and other matters necessary for such requested change. <small>This Authorization shall not be regarded as a general assignment of agency and is specific to the attached application.</small>	
Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.	
I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.	
Signature of Owner:	<u>Pam LLC</u> <u>Penela J. Newey</u> Date: <u>March 8</u> , 2022
Printed Name of Owner:	<u>Penela J. Newey</u>
Sworn to and subscribed before me this <u>8th</u> day of <u>March</u> A.D. 20 <u>22</u> by means of physical presence Personally known _____ or produced identification.	
Type of identification produced _____ and number (#): _____	
Signature of Notary	<u>[Signature]</u> Date: <u>4.08.2022</u>
	

ACTIVE:14842736.1

210263

ACTIVE:15517316.1

Clay County Comprehensive Plan Amendment Property Ownership Affidavit – Attachment A-2	
Date:	^{April} March <u>8</u> , 2022
Clay County Board of County Commissioners Division of Planning & Zoning Attn: Zoning Chief P.O. Box 1366 Green Cove Springs, FL 32043	
To Whom it May Concern: Pam, LLC, successor by merger to Pen Ventures, LLC Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. I give full consent to process the application for comprehensive plan amendment.	
Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.	
I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.	
Signature of Owner:	^{April} March <u>8</u> , 2022
	
Printed Name of Owner:	
Sworn to and subscribed before me this <u>8th</u> day of ^{April} March A.D. 20 <u>22</u> by means of physical presence Personally known _____ or produced identification.	
Type of identification produced _____ and number (#): _____	
Signature of Notary	Date: <u>4.08.2022</u>
	

ACTIVE:14842736.1

210243

ACTIVE:15517316.1



Department of Economic and Development Services
Planning & Zoning Division
P.O. Box 1366, Green Cove Springs, FL 32043
Phone: (904) 284-6300
www.claycountygov.com



Pre-Application Meeting Date: March 3, 2022		CAC Meeting Date (if applicable):
Date Rec: 6/10/22	Received By: Sam Olsen	IMS #: COMPAMD-2022-0000017

Amendment to the Comprehensive Plan Application

Owner's Name: Segovia Ventures, L.L.C.		If the property is under more than one ownership please use multiple sheets.
Owner's Address: 3733 W. UNIVERSITY BLVD, SUITE 204		
City: Jacksonville	State: FL	Zip Code: 32217
Phone: c/o Lawrence Ansbacher 328-6092	Email: c/o lvanbacher@jaxlaw.com	

Parcel Information

Parcel Identification Number Including Section, Township and Range: 27-04-25-008011-000-00		
Address: 2891 Venture Lane		
City: Orange Park	State: FL	Zip Code: 32065
Current Land Use: Commercial	Proposed Land Use: Urban Core (10)	
Total Acreage: 26.4	Adjacent Land Use North: Commercial	
Adjacent Land Use South: Urban Core (10)	Adjacent Land Use East: Urban Core (10)	
Adjacent Land Use West: Urban Core (10)		

Required Attachments

<input checked="" type="checkbox"/> Agents Authorization Attachment A-1	<input checked="" type="checkbox"/> Owner's Affidavit Attachment A-2	<input checked="" type="checkbox"/> Legal Description Attachment A-3
<input checked="" type="checkbox"/> Aerial Photograph (folded to 8 1/2" x 11")	<input checked="" type="checkbox"/> Property Deed(s)	<input checked="" type="checkbox"/> Survey

Statement of Purpose, Scope and Justification (at a minimum) statements and supporting material of the following:

- Proposed Density and/or Intensity of Use
- Urban Sprawl
- Site Suitability
- Recreation Impacts and Improvements**
- Traffic Impacts and Improvements**
- Stormwater / Drainage Impacts and Improvements**
- Solid Waste Impacts and Improvements**
- Water and Wastewater Impacts and Improvements**

**Please include description of improvements necessary to accommodate the proposed changes, as well as supporting data and proposed funding sources.

Fees: Large Scale Amendment: \$2500.00 + \$5.00 per acre or fraction thereof
 Text Amendment: \$2,500.00 Small Scale Amendment \$1,500.00

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 15 days in advance of the date of the first required public hearing. The sign(s) may be removed only after final action of the Board of County Commissioners and must be removed within ten (10) days of such action. The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 10 DAYS IN ADVANCE OF THE PUBLIC HEARING. Advertising costs are paid by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Zoning Division, prior to the public hearing.

Hearings are held in the County Commission Chambers on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida. You or your authorized agent must be present. If there are members of the public who wish to testify regarding your petition, they are normally allowed three (3) minutes.

If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at your comprehensive plan amendment hearing, you will need a record of the proceedings at your expense, and for such purpose you should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Florida Times Union will be publishing your comprehensive plan amendment legal notices. You must pre-pay your legal advertisement fees. An affidavit must be paid before receiving proof of publication. Should a petition be withdrawn, legal advertising already published will not be refunded.

Owner(s) / Authorized Agent Signature

Frank E. Miller

Owner(s) / Authorized Agent Signature

State of Florida
County of Clay

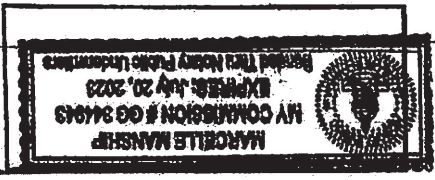
The foregoing affidavit was sworn and subscribed before me this 1st day of June

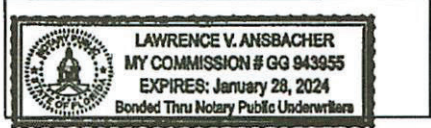
(month), 2022 (year) by FRANK E. MILLER, who is personally known to me

or has produced _____ as identification.

Notary Signature

[Handwritten Signature]

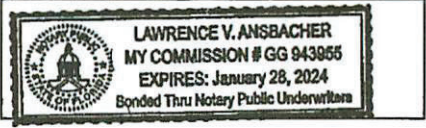


Clay County Comprehensive Plan Amendment Agent Authorization Affidavit – Attachment A-1	
Date:	April 8, 2022
Clay County Board of County Commissioners Division of Planning & Zoning Attn: Zoning Chief P.O. Box 1366 Green Cove Springs, FL 32043	
To Whom it May Concern: Segovia Ventures, LLC, f/k/a Segovia Ventures, Ltd Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. As the Owner, I hereby authorize and empower	
Frank E. Miller, Gunster and Christopher Goodin	whose address is:
c/o Gunster 1 Independent Dr., Suite 2300, Jacksonville, FL 32202	
Phone: 904-354-1980	Email: fmiller@gunster.com
to act as agent for a comprehensive plan amendment for the property located at (address or Parcel ID):	
2891 Venture Ln, Orange Park, FL Parcel ID 27-04-25-008011-000-00	
and in connection with such authorization to file such applications, papers, documents, requests, and other matters necessary for such requested change. <small>This Authorization shall not be regarded as a general assignment of agency and is specific to the attached application.</small>	
Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.	
I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.	
Segovia Ventures, LLC	April 8, 2022
by: <u>Donna Helming</u>	Date:
Signature of Owner:	
<u>Donna Helming</u>	
Printed Name of Owner:	
Sworn to and subscribed before me this <u>8th</u> day of <u>April</u> A.D. 2022 by means of <u>physical presence</u>	
Personally known _____ or produced identification.	
Type of identification produced _____ and number (#): _____	
<u>[Signature]</u>	<u>4.08.2022</u>
Signature of Notary	Date:
	

ACTIVE: 14842758.1

21063

ACTIVE: 15517316.1

Clay County Comprehensive Plan Amendment Property Ownership Affidavit – Attachment A-2	
Date:	April 8, 2022
Clay County Board of County Commissioners Division of Planning & Zoning Attn: Zoning Chief P.O. Box 1366 Green Cove Springs, FL 32043	
To Whom it May Concern: Segovia Ventures, LLC, f/k/a Segovia Ventures, Ltd Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. I give full consent to process the application for comprehensive plan amendment.	
Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.	
I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.	
by <u>Donna Helming</u> Signature of Owner:	April 8, 2022 Date:
<u>Donna Helming</u> Printed Name of Owner:	
Sworn to and subscribed before me this <u>8th</u> day of <u>April</u> A.D. 2022 by means of physical presence	
Personally known _____ or produced identification.	
Type of identification produced _____ and number (#): _____	
<u>[Signature]</u> Signature of Notary	<u>4-08-2022</u> Date:
	

ACTIVE:14842758.1

ACTIVE:15517316.1

STATEMENT OF PURPOSE, SCOPE AND JUSTIFICATION FOR SMALL SCALE AMENDMENT

This is an application to change the land use designation of approximately 28.43 acres of land designated as Commercial to Urban Core (10) under the Future Land Use Map for Clay County. The Urban Core (10) land use is reserved for land within the core of urban service areas and accessible to employment centers. The Property is located within the existing Urban Services Area and is served by central water and sewer.

The Property on which this change is sought is located on Blanding Boulevard adjacent to Venture Lane between Tanglewood Boulevard and Knight Box Road. The Property is immediately bounded on the east and south by Urban Core (10), on the northeast by Commercial and on the west by Urban Core (10) and Commercial. The applicant desires to change the land use designation to allow the Property to be developed as a multifamily residential subdivision under the land use category of Urban Core (10) to include townhomes and patio homes.

A boundary survey, legal description of the Property, location map and aerial photograph of the Property is attached to this Statement as Exhibits A, B, and C and D combined, respectively. A blow up of the Future Land Use Map showing the land uses currently assigned to the Property and surrounding properties is attached hereto as Exhibit E.

A. PROPOSED DENSITY/INTENSITY OF LAND USE

The applicant proposes to develop the Property as a multifamily residential subdivision with amenities at an overall density consistent with the Urban Core (10) land use category. The site is located within the Doctors Inlet/Ridgewood Planning District and within the County's urban service area. The Property is served by central sewer and water. The applicant intends to submit an application to rezone the Property to a Planned Unit Development promoting sound planning principles and practices.

B. URBAN SPRAWL

Section 163.3177(a)(9)a. provides indicators to determine whether or not a comprehensive plan amendment encourages urban sprawl rather than discouraging it. Indicators of urban sprawl are listed below with the applicant's response following:

- I. "Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need." The Property is located within the urban service area and fronts on one of Clay County's busiest roadways. The proposed amendment will allow development at a higher density consistent with urban design. The continued need for affordable housing

in Clay County and development pressure in and around the area of the Property support and justify the requested land use change.

- II. “Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.” The Property is located in an urban area served by existing sewer and water and adjacent to other public services. The development of the Property as a multifamily residential subdivision under the land use Urban Core (10) is in fill in light of the development which has occurred and is occurring around it.
- III. “Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.” The change of land use for the Property to Urban Core (10) would be consistent with the land use categories assigned to adjacent properties and does not create a radial, strip, isolate or ribbon pattern of development.
- IV. “Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.” The development of the Property under a Urban Core (10) land use would not, in light of the development of nearby properties, constitute premature conversion of rural lands, but rather a systematic and anticipated extension of previously approved intensities and densities. In accordance with applicable rules and regulations, flood plain areas and wetlands of significance will be preserved and protected or mitigated for.
- V. “Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.” The Property is surrounded by urban uses and there exists no agricultural or silvicultural activities on adjacent properties.
- VI. “Fails to maximize use of existing and future public facilities and services.” The Property is within the urban service area provided in the Clay County Comprehensive Plan. The proposed development will make use of central sewer or water systems public services.
- VII. “Fails to maximize use of future public facilities and services.” The funded and anticipated improvements to public facilities will be used in connection with and benefit the development of the Property.

- VIII. “Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.” The Property is located in an urban area of the County and fronts on Blanding Boulevard, an established arterial roadway, and Venture Lane. The development of the Property as permitted under a land use of Urban Core (10) will not disproportionately increase the cost in time, money and energy of providing or maintaining the local infrastructure, but rather supports the proposed amendment since the infrastructure is in place and the development will use the existing infrastructure.
- IX. “Fails to provide a clear separation between rural and urban uses.” The Property is located in a developed area of the County, has direct access to the Blanding Boulevard and is surrounded by commercial and residential uses, all of which are indicative of urban uses so the issue of separation is not applicable to this application.
- X. “Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.” The development of the Property under an Urban Core (10) land use category will not discourage or inhibit infill development and actually is infill development itself.
- XI. “Fails to encourage an attractive and functional mix of uses.” Changing the land use category for the Property from Commercial to Urban Core (10) not only encourages a functional mix of uses, but actually creates a mix. The property is bounded by commercial and residential uses and the development of the Property as a multifamily residential project provides a further diversification of uses in the immediate area.
- XII. “Results in poor accessibility among linked or related land uses.” The Property’s direct frontage on Blanding Boulevard but does not have access through or across adjoining property. As an infill project, the Property has to accept the conditions that exist.
- XIII. “Results in the loss of significant amounts of functional open space.” The Property consists of only approximately 28.43 acres, and may have some wetlands that will not be disturbed or if disturbed, will be mitigated for. Further, the development of the Property will incorporate stormwater management facilities and other open space areas so that there will not be a loss of significant open space on the Property.

C. TRAFFIC IMPACTS

The trips generated by development of the Property in accordance with the proposed land use will access onto Blanding Boulevard. The applicant will pay mobility fees for the impacts of the development.

D. MASS TRANSIT

The proposed amendment will not impact the level of service for mass transit facilities or service provided in Clay County. The County is meeting the mass transit LOS standards as set forth in the Clay County Comprehensive Plan. The Property is close to the Red Line and the Purple Line Bus Routes listed on County's Public Transit System map.

E. WATER AND WASTEWATER SYSTEM IMPACTS AND IMPROVEMENTS

The site is served by central water and sanitary sewer supply. At the time of development, the project will meet acceptable levels of service standards for water and wastewater facilities.

F. SITE SUITABILITY

1. Topography The United States Department of the Interior Geological Survey illustrates that the site appears to be nearly level with little topographic variation.

2. Soils and Mineral Resources Although it is difficult to tell based on the scale of the Generalized Soils Map of the Future Land Use Element the majority of the soils within the Property appear to be classified as Urban Land or Allenton, Leon or Mandarin soils. The Mineral Resources Map of the Future Land Use Element indicates that to the extent there may be minerals on the Property, they are primarily clay.

3. Floodprone Areas The Federal Emergency Management (FEMA) Map and the Floodprone Areas Map of the Future Land Use Element appear to show that the Property is located outside the 100-year floodplain. Future development within any floodplain is governed by the Clay County Floodplain Ordinance. To the extent that any development occurs within a designated floodplain, the Property will comply with all regulations imposed under the ordinance as required to obtain a floodplain development permit.

4. Aquifer Recharge The Aquifer Recharge Map of the Future Land Use Element illustrates that the Property is located outside of the areas designated as high recharge areas and is located in or near the discharge areas of the map.

5. Air Quality The proposed site was not one of the three point sources of air pollution identified in the Conservation Element of the Comprehensive Plan. According to the data and

analysis in support of the Comprehensive Plan, the overall quality of the County's air is good. The proposed amendment will not degrade the air quality in the County.

6. Wetlands A wetland survey has not been performed on the Property. The boundary survey attached to this statement indicates the locations of wetlands based on some prior evaluation.

7. Listed Species Prior to commencement of any development activities on the Property, surveys will be conducted that will locate any listed species. All listed species located will be addressed in a manner consistent with the applicable County, State and Federal rules and regulations.

8. Historic Resources/Archeological Sensitivity The Historical Resources Map and the Areas of Archeological Sensitivity Map of the Historic Preservation Element indicate that the Project site is not located within a National Register District or an Area of Archeological Sensitivity.

G. STORMWATER/DRAINAGE IMPACTS AND IMPROVEMENTS

The Property will provide on-site stormwater facilities that meet the requirements and level of service standards as adopted by Clay County and as required by the St. Johns River Water Management District to obtain a permit.

H. RECREATION IMPACTS AND IMPROVEMENTS

Clay County maintains recreational facilities on a countywide basis. Level of service is based on county population projections. Clay County is meeting the LOS standards identified in the Recreation and Open Space Element Data and the development of the Property will not diminish the LOS.

SUMMARY

The changes sought by this application will not result in urban sprawl and there are adequate public facilities currently existing to accommodate the development of the Property under the land use category of Urban Core (10).

EXHIBIT A

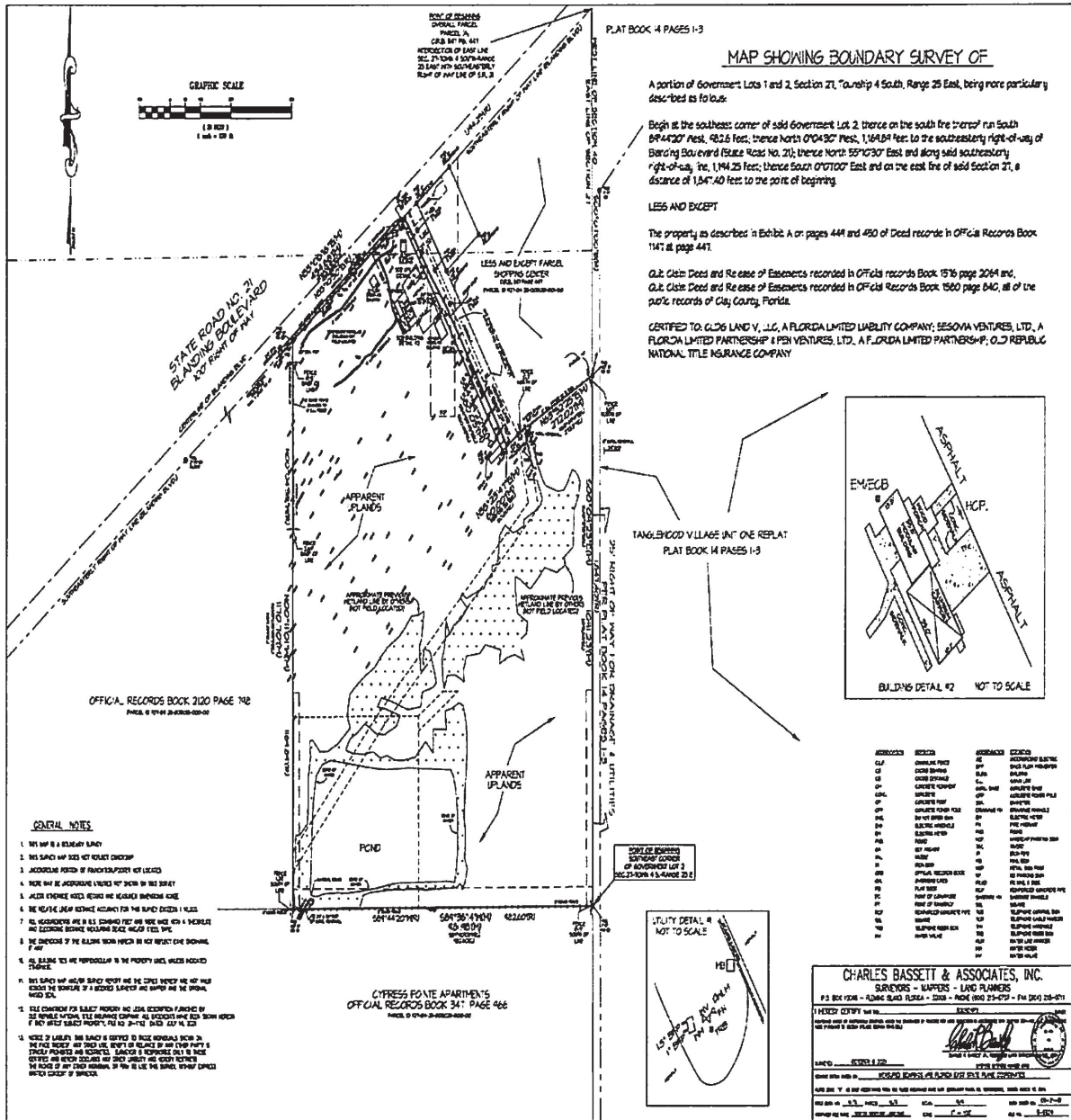


EXHIBIT B

Property situate, lying and being in Clay County, Florida, more particularly described in the following instruments:

- (i) Warranty Deed recorded in Official Records Book 949, page 437,
- (ii) Warranty Deed recorded in Official Records Book 728, page 421,
- (iii) Personal Representative's Deed recorded in Official Records Book 650, page 444, and
- (iv) Corporate Warranty Deed recorded in Official Records Book 908, page 75, all of the public records of Clay County, Florida;

LESS AND EXCEPT the property more particularly described in the following instruments:

- (i) the property as described in Exhibit A on pages 449 and 450 of Deed recorded in Official Records Book 1147 at page 447,
- (ii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1576, page 2069, and
- (iii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1580, page 840, all of the public records of Clay County, Florida,

TOGETHER WITH all easements appurtenant thereto, and subject to and together with instrument entitled "Declaration of Covenants, Conditions, Easements, and Restrictions between Jordan Ansbacher and Sam Newey and Blanding Venture, Ltd." recorded in Official Records Book 1147, page 451 of the public records of Clay County, Florida.

THE ABOVE PROPERTY BEING ALSO DESCRIBED AS FOLLOWS:

A portion of Government Lots 1 and 2, Section 27, Township 4 South, Range 25 East, being more particularly described as follows:

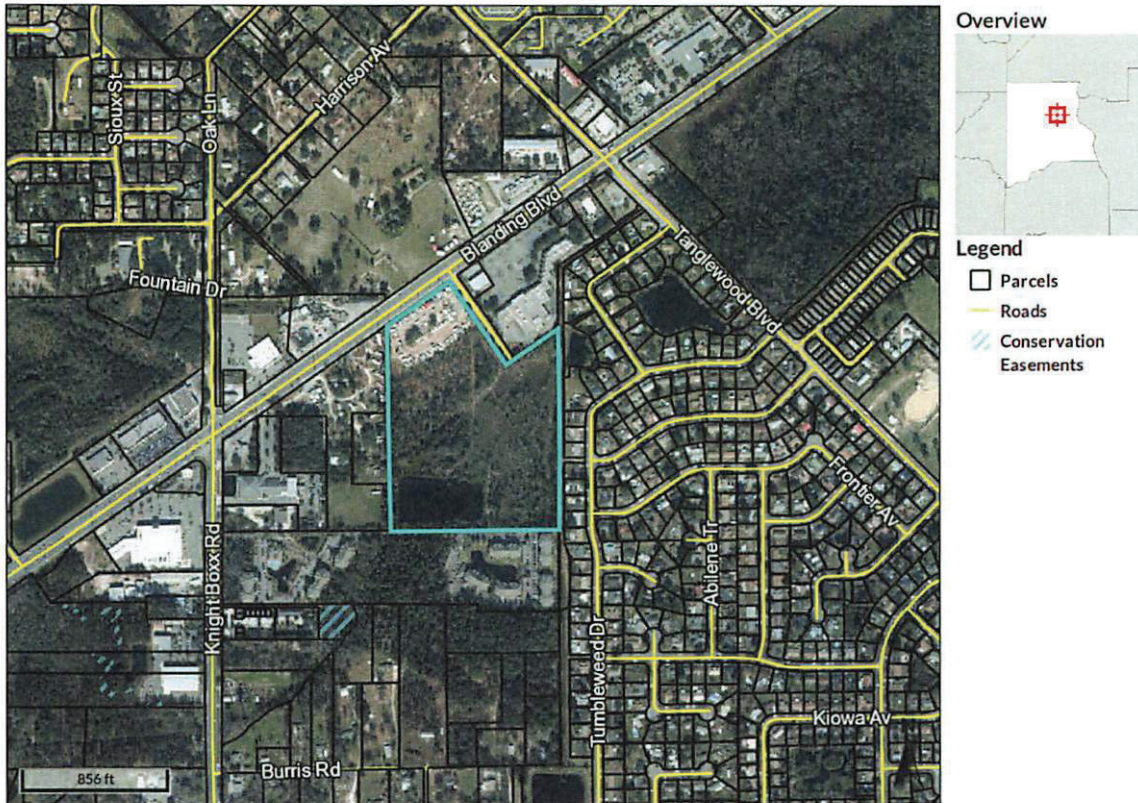
Begin at the southeast corner of said Government Lot 2; thence on the south line thereof run South 89° 44' 20" West, 982.6 feet; thence North 0° 4' 30" West, 1,169.89 feet to the southeasterly right-of-way of Blanding Boulevard (State Road No. 21); thence North 55° 10' 30" East and along said southeasterly right-of-way line, 1,194.25 feet; thence South 0° 07' 00" East and on the east line of said Section 27, a distance of 1,847.40 feet to the point of beginning.

LESS AND EXCEPT the property more particularly described in the following instruments:

- (i) the property as described in Exhibit A on pages 449 and 450 of Deed recorded in Official Records Book 1147 at page 447,
- (ii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1576, page 2069, and
- (iii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1580, page 840, all of the public records of Clay County, Florida,

TOGETHER WITH all easements appurtenant thereto, and subject to and together with instrument entitled "Declaration of Covenants, Conditions, Easements, and Restrictions between Jordan Ansbacher and Sam Newey and Blanding Venture, Ltd." recorded in Official Records Book 1147, page 451 of the public records of Clay County, Florida.

EXHIBIT C AND D COMBINED



Parcel ID	27-04-25-008011-000-00	Physical Address	2891 VENTURE Ln Orange Park	Land Value	\$670,607	Last 2 Sales Date		Price		Reason	Qual
Acres	28.43	Mailing Address	SEGOVIA VENTURES LTD &	Ag Land Value	\$0	12/10/1999		\$281,000		QUAL/DEED EXAMINATION	Q
Property Class	OFFICE BUILDING	Address	3733 UNIVERSITY BLVD W #204	Building Value	\$19,776	12/3/1999		\$281,000		QUAL/DEED EXAMINATION	Q
Taxing District	001		JACKSONVILLE, FL 32217	Misc Value	\$31,967						
				Just Value	\$722,350						
				Assessed Value	\$722,350						
				Exempt Value	\$0						
				Taxable Value	\$722,350						
				Value							

EXHIBIT E



DEEDS

Prepared By & Return To:
Lewis Ansbacher, Esquire
Ansbacher & Schneider, P. A.
4215 Southpoint Boulevard, Suite 100
Jacksonville, FL 32216



Book: 1835
Page: 1526
Rec: 12/16/99
12:29 PM
File# 9956523
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$15.00
DOC: \$1967.00

3

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Sam E. Newey
720 Oaks Field Road
Jacksonville, FL 32211

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: PEN Ventures, Ltd., a Florida limited
partnership
720 Oaks Field Road
Jacksonville, FL 32211

Grantee's tax identification number is: _____

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you" shall be non-gender specific [(i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts], singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

The term "Real Property" shall mean the property more particularly described on Exhibit A attached hereto, together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is _____

5. CONSIDERATION

Good and valuable consideration received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For informational purposes, I am the fee simple owner of an undivided one-half interest in and to the Real Property, and it is my intent to convey herein all of my interest in and to the Real Property. For the consideration described in Paragraph 5, I hereby grant, bargain and sell to you all of my undivided one-half interest in and to the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the interest in the Real Property which I have herein conveyed to you, and I will defend the same against the lawful claims of all persons whomsoever, except for covenants, reservations, restrictions and easements of record, if any.

8. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

9. EXECUTION

I have executed this instrument this 10th day of December, 1999.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name>.....Lewis, Anshah...
[Signature]
Print Name>.....Julie E. Carroll...

[Signature]
Sam E. Newey

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of December, 1999 by Sam E. Newey, who is personally known to me.

[Signature]
Print Name>.....
Notary Public, State of Florida



EXHIBIT A

Property situate, lying and being in Clay County, Florida, more particularly described in the following instruments:

- (i) Warranty Deed recorded in Official Records Book 949, page 437,
- (ii) Warranty Deed recorded in Official Records Book 728, page 421,
- (iii) Personal Representative's Deed recorded in Official Records Book 650, page 444, and
- (iv) Corporate Warranty Deed recorded in Official Records Book 908, page 75, all of the public records of Clay County, Florida;

LESS AND EXCEPT the property more particularly described in the following instruments:

- (i) the property as described in Exhibit A on pages 449 and 450 of Deed recorded in Official Records Book 1147 at page 447,
- (ii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1576, page 2069, and
- (iii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1580, page 840, all of the public records of Clay County, Florida,

TOGETHER WITH all easements appurtenant thereto, and subject to and together with instrument entitled "Declaration of Covenants, Conditions, Easements, and Restrictions between Jordan Ansbacher and Sam Newey and Blanding Venture, Ltd." recorded in Official Records Book 1147, page 451 of the public records of Clay County, Florida.

THE ABOVE PROPERTY BEING ALSO DESCRIBED AS FOLLOWS:

A portion of Government Lots 1 and 2, Section 27, Township 4 South, Range 25 East, being more particularly described as follows:

Begin at the southeast corner of said Government Lot 2; thence on the south line thereof run South 89° 44' 20" West, 982.6 feet; thence North 0° 4' 30" West, 1,169.89 feet to the southeasterly right-of-way of Blanding Boulevard (State Road No. 21); thence North 55° 10' 30" East and along said southeasterly right-of-way line, 1,194.25 feet; thence South 0° 07' 00" East and on the east line of said Section 27, a distance of 1,847.40 feet to the point of beginning.

LESS AND EXCEPT the property more particularly described in the following instruments:

- (i) the property as described in Exhibit A on pages 449 and 450 of Deed recorded in Official Records Book 1147 at page 447,
- (ii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1576, page 2069, and
- (iii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1580, page 840, all of the public records of Clay County, Florida,

TOGETHER WITH all easements appurtenant thereto, and subject to and together with instrument entitled "Declaration of Covenants, Conditions, Easements, and Restrictions between Jordan Ansbacher and Sam Newey and Blanding Venture, Ltd." recorded in Official Records Book 1147, page 451 of the public records of Clay County, Florida.

3

Prepared By & Return To:
Lewis Ansbacher, Esquire
Ansbacher & Schneider, P. A.
4215 Southpoint Boulevard, Suite 100
Jacksonville, FL 32216

Book: 1834
Page: 0218
Rec: 12/07/99
01:35 PM
File# 9965192
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$15.00
DOC: \$1967.00



WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Jordan Ansbacher
3733 W. University Blvd.
Suite 115-A
Jacksonville, FL 32217

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Segovia Ventures, Ltd., a Florida
limited partnership
3733 W. University Blvd.
Suite 115-A
Jacksonville, FL 32217

Grantee's tax identification number is: _____

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you" shall be non-gender specific [(i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts], singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

The term "Real Property" shall mean the property more particularly described on Exhibit A attached hereto, together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is _____.

5. CONSIDERATION

Good and valuable consideration received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For informational purposes, I am the fee simple owner of an undivided one-half interest in and to the Real Property, and it is my intent to convey herein all of my interest in and to the Real Property. For the consideration described in Paragraph 5, I hereby grant, bargain and sell to you all of my undivided one-half interest in and to the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the interest in the Real Property which I have herein conveyed to you, and I will defend the same against the lawful claims of all persons whomsoever, except for covenants, reservations, restrictions and easements of record, if any.

8. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

9. EXECUTION

I have executed this instrument this 3rd day of December, 1999.

Signed, sealed and delivered in the presence of:

Print Name > Julie E. Carroll
Print Name > Jordan Ansbacher
Print Name > Lewis Ansbacher

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of December, 1999 by Jordan Ansbacher, who is personally known to me.



Print Name > Julie E. Carroll
Notary Public, State of Florida

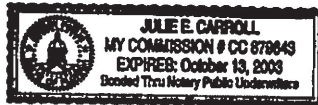


EXHIBIT A

Property situate, lying and being in Clay County, Florida, more particularly described in the following instruments:

- (i) Warranty Deed recorded in Official Records Book 949, page 437,
- (ii) Warranty Deed recorded in Official Records Book 728, page 421,
- (iii) Personal Representative's Deed recorded in Official Records Book 650, page 444, and
- (iv) Corporate Warranty Deed recorded in Official Records Book 908, page 75, all of the public records of Clay County, Florida;

LESS AND EXCEPT the property more particularly described in the following instruments:

- (i) the property as described in Exhibit A on pages 449 and 450 of Deed recorded in Official Records Book 1147 at page 447,
- (ii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1576, page 2068, and
- (iii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1580, page 840, all of the public records of Clay County, Florida,

TOGETHER WITH all easements appurtenant thereto, and subject to and together with instrument entitled "Declaration of Covenants, Conditions, Easements, and Restrictions between Jordan Ansbacher and Sam Newey and Blanding Venture, Ltd." recorded in Official Records Book 1147, page 451 of the public records of Clay County, Florida.

THE ABOVE PROPERTY BEING ALSO DESCRIBED AS FOLLOWS:

A portion of Government Lots 1 and 2, Section 27, Township 4 South, Range 25 East, being more particularly described as follows:

Begin at the southeast corner of said Government Lot 2; thence on the south line thereof run South 89° 44' 20" West, 982.8 feet; thence North 0° 4' 30" West, 1,169.89 feet to the southeasterly right-of-way of Blanding Boulevard (State Road No. 21); thence North 55° 10' 30" East and along said southeasterly right-of-way line, 1,194.25 feet; thence South 0° 07' 00" East and on the east line of said Section 27, a distance of 1,847.40 feet to the point of beginning.

LESS AND EXCEPT the property more particularly described in the following instruments:

- (i) the property as described in Exhibit A on pages 449 and 450 of Deed recorded in Official Records Book 1147 at page 447,
- (ii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1576, page 2068, and
- (iii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1580, page 840, all of the public records of Clay County, Florida,

TOGETHER WITH all easements appurtenant thereto, and subject to and together with instrument entitled "Declaration of Covenants, Conditions, Easements, and Restrictions between Jordan Ansbacher and Sam Newey and Blanding Venture, Ltd." recorded in Official Records Book 1147, page 451 of the public records of Clay County, Florida.

Detail by Entity Name

Florida Limited Liability Company

PAM, L.L.C.

Filing Information

Document Number L05000023598
FEI/EIN Number 20-2719970
Date Filed 03/08/2005
State FL
Status ACTIVE
Last Event CORPORATE MERGER
Event Date Filed 04/16/2010
Event Effective Date NONE

Principal Address

720 OAKS FIELD ROAD
JACKSONVILLE, FL 32211

Mailing Address

5150 Belfort Road, Bldg. 100
JACKSONVILLE, FL 32256

Changed: 02/14/2020

Registered Agent Name & Address

ANSBACHER & SCHNEIDER, P.A.
5150 BELFORT ROAD, BUILDING 100
JACKSONVILLE, FL 32256

Name Changed: 02/09/2018

Authorized Person(s) Detail

Name & Address

Title Manager

NEWAY, PAMELA J
720 OAKS FIELD ROAD
JACKSONVILLE, FL 32211

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2020	02/14/2020
2021	04/02/2021
2022	02/09/2022

Document Images

<u>02/09/2022 – ANNUAL REPORT</u>	View image in PDF format
<u>04/02/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/14/2020 – ANNUAL REPORT</u>	View image in PDF format
<u>02/11/2019 – ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2018 – ANNUAL REPORT</u>	View image in PDF format
<u>02/14/2017 – ANNUAL REPORT</u>	View image in PDF format
<u>02/18/2016 – ANNUAL REPORT</u>	View image in PDF format
<u>02/20/2015 – ANNUAL REPORT</u>	View image in PDF format
<u>02/11/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/19/2013 – ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2012 – ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2011 – ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2010 – Merger</u>	View image in PDF format
<u>02/09/2009 – ANNUAL REPORT</u>	View image in PDF format
<u>01/18/2008 – ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/30/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2005 – Florida Limited Liabilities</u>	View image in PDF format



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
SEGOVIA VENTURES, L.L.C.

Filing Information

Document Number	L07000024649
FEI/EIN Number	59-3598897
Date Filed	03/05/2007
Effective Date	09/13/1999
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/29/2009
Event Effective Date	12/31/2009

Principal Address

3733 W. UNIVERSITY BLVD, SUITE 204
JACKSONVILLE, FL 32217

Changed: 03/29/2012

Mailing Address

3733 W. UNIVERSITY BLVD, SUITE 204
JACKSONVILLE, FL 32217

Changed: 03/29/2012

Registered Agent Name & Address

HELMING, DONNA MGR
3733 UNIVERSITY BLVD W STE 204
JACKSONVILLE, FL 32217

Name Changed: 04/27/2009

Address Changed: 03/29/2012

Authorized Person(s) Detail

Name & Address

Title MGRM

HELMING, DONNA

3733 W UNIVERSITY BLVD STE 204
JACKSONVILLE, FL 32217

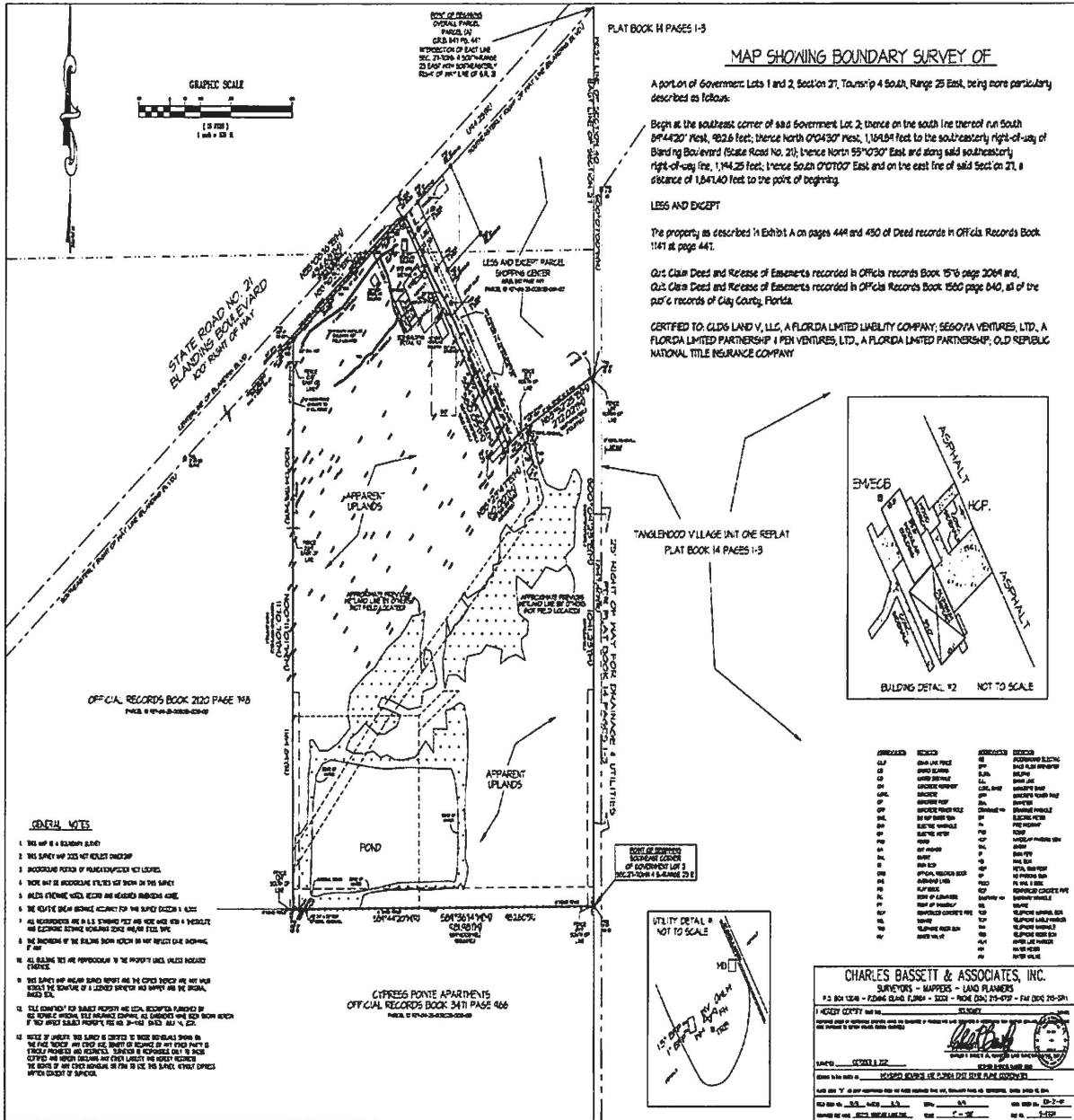
Annual Reports

Report Year	Filed Date
2019	04/16/2019
2020	04/13/2020
2021	03/06/2021

Document Images

<u>03/06/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/15/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/26/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/23/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/29/2009 -- Merger</u>	View image in PDF format
<u>04/27/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/05/2007 -- Florida Limited Liability</u>	View image in PDF format

SURVEY OF PROPERTY



MAP SHOWING BOUNDARY SURVEY OF

A portion of Government Lots 1 and 2, Section 27, Township 4 South, Range 25 East, being more particularly described as follows:

Begin at the southeast corner of said Government Lot 2; thence on the south line thereof run South 89°44'30" West, 422.6 feet; thence North 0°04'30" West, 1,164.84 feet to the southeasterly right-of-way of Harding Boulevard (State Road No. 21); thence North 55°03'30" East, and along said southeasterly right-of-way line, 1,144.25 feet; thence South 0°07'00" East and on the east line of said Section 27, a distance of 1,647.40 feet to the point of beginning.

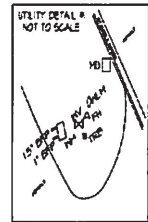
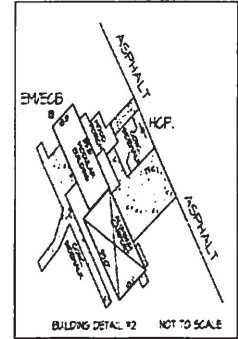
LESS AND EXCEPT

The property as described in Exhibit A on pages 444 and 450 of Deed records in Official Records Book 1141 at page 441.

Quit Claim Deed and Release of Easements recorded in Official records Book 1578 page 2094 and Quit Claim Deed and Release of Easements recorded in Official Records Book 1550 page 640, all of the public records of Clay County, Florida.

CERTIFIED TO: GLDS LAND V, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; SEGOVA VENTURES LTD., A FLORIDA LIMITED PARTNERSHIP; I PEN VENTURES, LTD., A FLORIDA LIMITED PARTNERSHIP; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

- GENERAL NOTES**
1. THIS MAP IS A BOUNDARY SURVEY.
 2. THIS SURVEY MAP DOES NOT INCLUDE ENCUMBRANCES.
 3. ENCUMBRANCES ARE SHOWN BY DASHED LINES.
 4. THERE MAY BE ENCUMBRANCES NOT SHOWN ON THIS MAP.
 5. ALL RIGHTS RESERVED ARE SHOWN AND RECORDED IN PUBLIC RECORDS.
 6. THE BOUNDARIES OF THE BUILDING SHOWN HEREIN DO NOT REFLECT THE EXISTING RECORDS OF THE BUILDING.
 7. ALL ENCUMBRANCES ARE AS SHOWN HEREON AND NOT NECESSARILY THE RESULT OF A SURVEY.
 8. THE BOUNDARIES OF THE BUILDING SHOWN HEREIN DO NOT REFLECT THE EXISTING RECORDS OF THE BUILDING.
 9. ALL BUILDING SETBACKS ARE REFERENCED TO THE PROPERTY LINES UNLESS INDICATED OTHERWISE.
 10. THIS SURVEY MAP WAS MADE FROM THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
 11. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
 12. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
 13. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
 14. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
ASPH	ASPHALT	EMECB	EMERALD CONCRETE BOARD
KCP	KICKER	CONC	CONCRETE
...

CHARLES BASSETT & ASSOCIATES, INC.
SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 1328 - FLEMING ISLAND, FLORIDA 32031 - PHONE (904) 795-4757 - FAX (904) 795-2511

1. I HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA.

DATE: _____

BY: _____

STATE OF FLORIDA: _____

VENTURE LANE

SPECIFIC PURPOSE SURVEY TO SHOW WETLANDS

Situated in a portion of Section 27, Township 4 South,
Range 25 East, Clay County, Florida.

For: Matovina and Company

Scale 1" = 100'

January, 9, 2018

TOTAL LAND AREA = 26.43 acres



State Road No. 21 - Blanding Boulevard

N 55°10'30" E 454.66'

1/2" W. E. Mer

S 34°41'30" E

Long 580.03'

OUT PARCEL
NOT INCLUDED IN THIS SURVEY

Long 272.37'

Long N 63°53'56" E

UPLANDS
20.05 acres

WETLANDS
1.67 acres

WETLANDS
4.71 acres

RETENTION POND

Eric and Rhiela Beasley, O.R. Book 2018, page 1438 and O.R. Book 2120, page 798

State Plane Coordinates,
Florida East Zone, NAD 83
1/2" = 100'
E 4049990.0
1/2" = 100' U.S.

Cypress Point Apartments, Official Records Book 3471, page 966

LINE	BEARING	DISTANCE
L1	S 52°41'17" E	14.00
L2	S 23°03'54" W	19.00
L3	S 05°48'17" E	14.64
L4	S 34°36'10" E	16.97
L5	S 45°05'45" E	15.27
L6	S 54°59'40" E	17.53
L7	S 64°56'30" E	20.88
L8	S 52°14'57" E	40.87
L9	S 03°17'48" W	15.31
L10	S 55°37'48" W	23.41
L11	S 62°25'25" W	28.21
L12	S 00°03'45" W	13.24
L13	S 67°28'18" W	28.01
L14	N 07°36'10" W	30.87
L15	S 01°02'30" W	22.28
L16	S 01°02'30" W	22.28
L17	S 01°02'30" W	22.28
L18	S 01°02'30" W	22.28
L19	S 01°02'30" W	22.28
L20	S 01°02'30" W	22.28
L21	S 01°02'30" W	22.28
L22	S 01°02'30" W	22.28
L23	S 01°02'30" W	22.28
L24	S 01°02'30" W	22.28
L25	S 01°02'30" W	22.28
L26	S 01°02'30" W	22.28
L27	S 01°02'30" W	22.28
L28	S 01°02'30" W	22.28
L29	S 01°02'30" W	22.28
L30	S 01°02'30" W	22.28
L31	S 01°02'30" W	22.28
L32	S 01°02'30" W	22.28
L33	S 01°02'30" W	22.28
L34	S 01°02'30" W	22.28
L35	S 01°02'30" W	22.28
L36	S 01°02'30" W	22.28
L37	S 01°02'30" W	22.28
L38	S 01°02'30" W	22.28
L39	S 01°02'30" W	22.28
L40	S 01°02'30" W	22.28
L41	S 01°02'30" W	22.28
L42	S 01°02'30" W	22.28
L43	S 01°02'30" W	22.28
L44	S 01°02'30" W	22.28
L45	S 01°02'30" W	22.28
L46	S 01°02'30" W	22.28
L47	S 01°02'30" W	22.28
L48	S 01°02'30" W	22.28
L49	S 01°02'30" W	22.28
L50	S 01°02'30" W	22.28
L51	S 01°02'30" W	22.28
L52	S 01°02'30" W	22.28
L53	S 01°02'30" W	22.28
L54	S 01°02'30" W	22.28
L55	S 01°02'30" W	22.28
L56	S 01°02'30" W	22.28
L57	S 01°02'30" W	22.28
L58	S 01°02'30" W	22.28
L59	S 01°02'30" W	22.28
L60	S 01°02'30" W	22.28
L61	S 01°02'30" W	22.28
L62	S 01°02'30" W	22.28
L63	S 01°02'30" W	22.28
L64	S 01°02'30" W	22.28
L65	S 01°02'30" W	22.28
L66	S 01°02'30" W	22.28
L67	S 01°02'30" W	22.28
L68	S 01°02'30" W	22.28
L69	S 01°02'30" W	22.28
L70	S 01°02'30" W	22.28
L71	S 01°02'30" W	22.28
L72	S 01°02'30" W	22.28
L73	S 01°02'30" W	22.28
L74	S 01°02'30" W	22.28
L75	S 01°02'30" W	22.28
L76	S 01°02'30" W	22.28
L77	S 01°02'30" W	22.28
L78	S 01°02'30" W	22.28
L79	S 01°02'30" W	22.28
L80	S 01°02'30" W	22.28
L81	S 01°02'30" W	22.28
L82	S 01°02'30" W	22.28
L83	S 01°02'30" W	22.28
L84	S 01°02'30" W	22.28
L85	S 01°02'30" W	22.28
L86	S 01°02'30" W	22.28
L87	S 01°02'30" W	22.28
L88	S 01°02'30" W	22.28
L89	S 01°02'30" W	22.28
L90	S 01°02'30" W	22.28
L91	S 01°02'30" W	22.28
L92	S 01°02'30" W	22.28
L93	S 01°02'30" W	22.28
L94	S 01°02'30" W	22.28
L95	S 01°02'30" W	22.28
L96	S 01°02'30" W	22.28
L97	S 01°02'30" W	22.28
L98	S 01°02'30" W	22.28
L99	S 01°02'30" W	22.28
L100	S 01°02'30" W	22.28
L101	S 01°02'30" W	22.28
L102	S 01°02'30" W	22.28
L103	S 01°02'30" W	22.28
L104	S 01°02'30" W	22.28
L105	S 01°02'30" W	22.28
L106	S 01°02'30" W	22.28
L107	S 01°02'30" W	22.28
L108	S 01°02'30" W	22.28
L109	S 01°02'30" W	22.28
L110	S 01°02'30" W	22.28
L111	S 01°02'30" W	22.28
L112	S 01°02'30" W	22.28
L113	S 01°02'30" W	22.28
L114	S 01°02'30" W	22.28
L115	S 01°02'30" W	22.28
L116	S 01°02'30" W	22.28
L117	S 01°02'30" W	22.28
L118	S 01°02'30" W	22.28
L119	S 01°02'30" W	22.28
L120	S 01°02'30" W	22.28
L121	S 01°02'30" W	22.28
L122	S 01°02'30" W	22.28
L123	S 01°02'30" W	22.28
L124	S 01°02'30" W	22.28
L125	S 01°02'30" W	22.28
L126	S 01°02'30" W	22.28
L127	S 01°02'30" W	22.28
L128	S 01°02'30" W	22.28
L129	S 01°02'30" W	22.28
L130	S 01°02'30" W	22.28
L131	S 01°02'30" W	22.28
L132	S 01°02'30" W	22.28
L133	S 01°02'30" W	22.28
L134	S 01°02'30" W	22.28
L135	S 01°02'30" W	22.28
L136	S 01°02'30" W	22.28
L137	S 01°02'30" W	22.28
L138	S 01°02'30" W	22.28
L139	S 01°02'30" W	22.28
L140	S 01°02'30" W	22.28
L141	S 01°02'30" W	22.28
L142	S 01°02'30" W	22.28
L143	S 01°02'30" W	22.28
L144	S 01°02'30" W	22.28
L145	S 01°02'30" W	22.28
L146	S 01°02'30" W	22.28
L147	S 01°02'30" W	22.28
L148	S 01°02'30" W	22.28
L149	S 01°02'30" W	22.28
L150	S 01°02'30" W	22.28
L151	S 01°02'30" W	22.28
L152	S 01°02'30" W	22.28
L153	S 01°02'30" W	22.28
L154	S 01°02'30" W	22.28
L155	S 01°02'30" W	22.28
L156	S 01°02'30" W	22.28
L157	S 01°02'30" W	22.28
L158	S 01°02'30" W	22.28
L159	S 01°02'30" W	22.28
L160	S 01°02'30" W	22.28
L161	S 01°02'30" W	22.28
L162	S 01°02'30" W	22.28
L163	S 01°02'30" W	22.28
L164	S 01°02'30" W	22.28
L165	S 01°02'30" W	22.28
L166	S 01°02'30" W	22.28
L167	S 01°02'30" W	22.28
L168	S 01°02'30" W	22.28
L169	S 01°02'30" W	22.28
L170	S 01°02'30" W	22.28
L171	S 01°02'30" W	22.28
L172	S 01°02'30" W	22.28
L173	S 01°02'30" W	22.28
L174	S 01°02'30" W	22.28
L175	S 01°02'30" W	22.28
L176	S 01°02'30" W	22.28
L177	S 01°02'30" W	22.28
L178	S 01°02'30" W	22.28
L179	S 01°02'30" W	22.28

Englewood Village Unit One Replat. Plat Book 14, pages 1 - 3

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland
Harold T. Eiland
License No. LS 2518

Eiland & Associates, Inc.
Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32065
Telephone 904-272-1000