

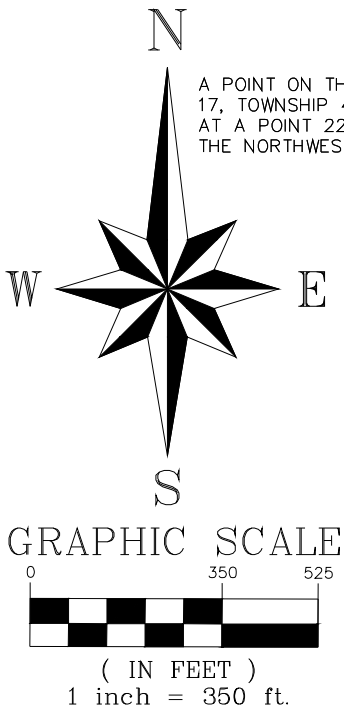
LEGAL DESCRIPTION (BY SURVEYOR)

A PARCEL OF LANDS, LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, FOR FRANK SPENCER, LTD., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

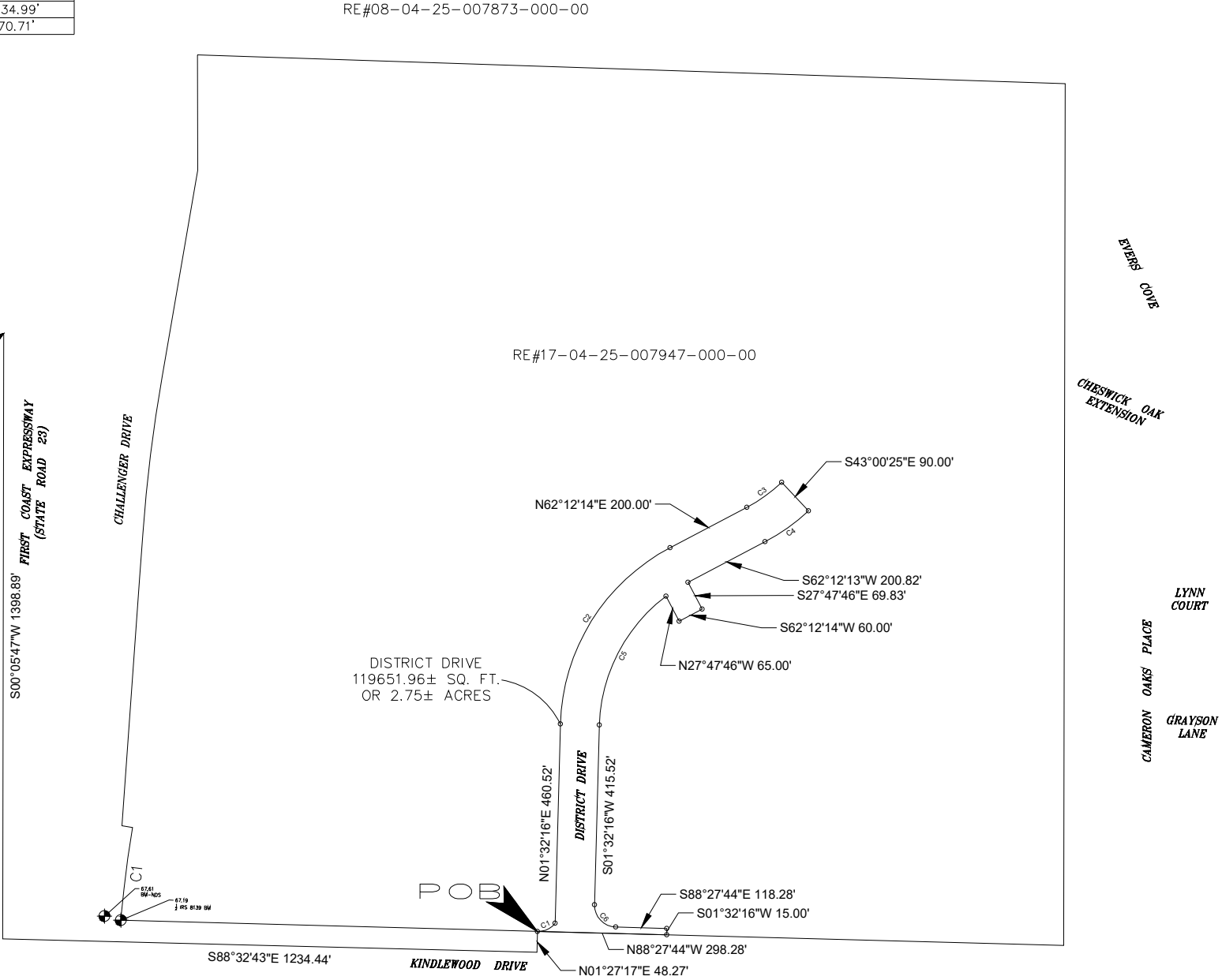
COMMENCE ON THE NORTH LINE OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, AT A POINT 221.10 FEET EASTERLY FROM THE NORTHWEST CORNER THEREOF; THENCE S 00 05'47" W, A DISTANCE OF 1398.89 FEET; THENCE S 88 32'43" E, A DISTANCE OF 1234.44 FEET; THENCE N 01 27'17" E, A DISTANCE OF 48.27 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE ALONG A CURVE THE THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53 07'48", AN ARC LENGTH OF 46.36 FEET, A CHORD BEARING OF N 64 58'22" E, AND A CHORD LENGTH OF 44.72 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N 01 32'16" E, A DISTANCE OF 460.52 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 60 39'58", AN ARC LENGTH OF 502.94 FEET, A CHORD BEARING OF N 31 52'15" E, AND A CHORD LENGTH OF 479.77 FEET TO A POINT OF TANGENCY; THENCE N 62 12'14" E, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 15 12'39", AN ARC LENGTH OF 99.56 FEET, A CHORD BEARING OF S 54 35'54" W, AND A CHORD LENGTH OF 99.26 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE THENCE S 43 00'25" E, A DISTANCE OF 90.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 465.02 FEET, A CENTRAL ANGLE OF 15 12'37", AN ARC LENGTH OF 123.45 FEET, A CHORD BEARING OF S 54 35'54" W, AND A CHORD LENGTH OF 123.09 FEET TO A POINT OF TANGENCY; THENCE S 62 12'13" W, A DISTANCE OF 200.82 FEET; THENCE S 27 47'46" E, A DISTANCE OF 69.83 FEET; THENCE S 62 12'14" W, A DISTANCE OF 60.00 FEET; THENCE N 27 47'46" W, A DISTANCE OF 65.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 51 34'37", AN ARC LENGTH OF 346.57 FEET, A CHORD BEARING OF S 27 19'34" W, AND A CHORD LENGTH OF 334.99 FEET TO A POINT OF TANGENCY; THENCE S 01 32'16" W, A DISTANCE OF 415.52 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90 00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD BEARING OF S 43 27'44" E, AND A CHORD LENGTH OF 70.71 FEET TO A POINT OF TANGENCY; THENCE S 88 27'44" E, A DISTANCE OF 118.28 FEET; THENCE S 01 32'16" W, A DISTANCE OF 15.00 FEET; THENCE N 88 27'44" W, A DISTANCE OF 298.28 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

CONTAINING 119651.96± SQ. FT. OR 2.75± ACRES

CURVE IDENTIFICATION TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	53 07'48"	46.36'	N 64 58'22" E	44.72'
C2	475.00'	60 39'58"	502.94'	S 31 52'15" W	479.77'
C3	375.00'	15 12'39"	99.56'	N 54 35'54" E	99.26'
C4	465.02'	15 12'37"	123.45'	N 54 35'54" E	123.09'
C5	385.00'	51 34'37"	346.57'	S 27 19'34" W	334.99'
C6	50.00'	90 00'00"	78.54'	S 43 27'44" E	70.71'



POC  
A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, AT A POINT 221.10 FEET EASTERLY FROM THE NORTHWEST CORNER THEREOF.



Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Signature Date Brandon D. Shugart, PSM #7009 surveying@imecivil.com

SKETCH OF LEGAL  
NOTE: THIS IS NOT A BOUNDARY SURVEY

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214  
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM  
904-429-7764

Licensed Survey Business #8139  
Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:  
ADDRESS OF PROPERTY SHOWN HEREON:  
FOR: VCP OAKLEAF, LLC.  
AT: 0 KINDLEWOOD DRIVE  
MIDDLEBURG, FL 32068

Drawn By: WTD  
Field Survey Date: 10/03/2022  
FB/PG: N/A  
Scale 1" = 350 Feet  
Drawing/File #: 050622.2

Additional Information/Certifications:  
XXXXX