

**Wetland Preservation Area No. 3**

A portion of Section 7, Township 4 South, Range 25 East, Clay County, Florida, also being a portion of those lands described and recorded in Official Records Book 1450, page 1590 of the public records of said county, being more particularly described as follows:

For the Point of Beginning, commence at the Southwesterly corner of said Section 7; thence North  $14^{\circ} 59' 09''$  East, along the Easterly line of those lands described and recorded in Official Records Book 2309, page 241, Exhibit "A", of said public records, 762.49 feet; thence South  $89^{\circ} 54' 22''$  East, departing said Easterly line, 527.99 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 2661, page 483, Exhibit "A", of said public records; thence Due South, along said Westerly line, 37.72 feet to the Northwest corner of Hamilton Glen at Oakleaf Plantation, as shown in Plat Book 50, pages 52 through 60 of said public records; thence along the Westerly line of said Hamilton Glen the following twenty-two courses: Course 1, thence South  $24^{\circ} 02' 27''$  West, 27.00 feet; Course 2, thence South  $32^{\circ} 22' 52''$  West, 32.39 feet; Course 3, thence North  $43^{\circ} 53' 14''$  West, 50.81 feet; Course 4, thence South  $56^{\circ} 07' 22''$  West, 32.35 feet; Course 5, thence South  $01^{\circ} 12' 07''$  East, 114.55 feet; Course 6, thence South  $35^{\circ} 21' 58''$  East, 27.18 feet; Course 7, thence North  $01^{\circ} 33' 04''$  West, 46.70 feet; Course 8, thence North  $73^{\circ} 48' 07''$  East, 34.92 feet; Course 9, thence South  $05^{\circ} 43' 01''$  West, 67.61 feet; Course 10, thence South  $73^{\circ} 28' 15''$  East, 67.72 feet; Course 11, thence North  $61^{\circ} 11' 25''$  East, 49.37 feet; Course 12, thence North  $65^{\circ} 35' 23''$  East, 61.51 feet; Course 13, thence South  $29^{\circ} 16' 37''$  East, 90.15 feet; Course 14, thence South  $13^{\circ} 24' 57''$  West, 51.60 feet; Course 15, thence South  $18^{\circ} 00' 38''$  West, 32.87 feet; Course 16, thence South  $66^{\circ} 58' 01''$  West, 84.10 feet; Course 17, thence South  $47^{\circ} 06' 47''$  West, 61.84 feet; Course 18, thence South  $45^{\circ} 13' 10''$  West, 87.32 feet; Course 19, thence South  $15^{\circ} 48' 15''$  West, 79.65 feet; Course 20, thence South  $37^{\circ} 17' 41''$  West, 51.37 feet; Course 21, thence South  $06^{\circ} 16' 48''$  West, 67.63 feet; Course 22, thence South  $24^{\circ} 54' 32''$  East, 43.49 feet to a point lying on the Southerly line of said Section 7; thence South  $87^{\circ} 38' 56''$  West, departing said Westerly line and along said Southerly line, 638.49 feet to the Point of Beginning.

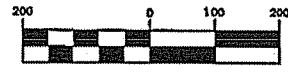
Containing 10.21 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1450, PAGE 1590 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	DUE SOUTH	37.72'
L2	S24°02'27"W	27.00'
L3	S32°22'52"W	32.39'
L4	N43°53'14"W	50.81'
L5	S56°07'22"W	32.35'
L6	S01°12'07"E	114.55'
L7	S35°21'58"E	27.18'
L8	N01°33'04"W	46.70'
L9	N73°48'07"E	34.92'
L10	S05°43'01"W	67.61'
L11	S73°28'15"E	67.72'
L12	N61°11'25"E	49.37'
L13	N65°35'23"E	61.51'
L14	S29°16'37"E	90.15'
L15	S13°24'57"W	51.60'
L16	S18°00'38"W	32.87'
L17	S66°58'01"W	84.10'
L18	S47°06'47"W	61.84'
L19	S45°13'10"W	87.32'
L20	S15°48'15"W	79.65'
L21	S37°17'41"W	51.37'
L22	S06°16'48"W	67.63'
L23	S24°54'32"E	43.49'

## GRAPHIC SCALE

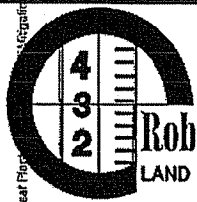


( IN FEET )  
1 inch = 200 ft.

**LEGEND**  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
PG. PAGE

I:\Projects\1173\1173.dwg, Model: 01/2008 B31-56-A11, Date: 01/20/08

**NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE S.W. CORNER OF SECTION 7 AS BEING AS BEING SOUTH 87°38'56" WEST.  
 3) JURISDICTIONAL WETLAND LINES DEPICTED HEREON ARE PER SPECIFIC PURPOSE JURISDICTIONAL WETLAND SURVEY BY ROBERT M. ANGAS ASSOCIATES, INC., DATED: 7-21-03 AND LAST REVISED: 8-10-03, FILE NO. 117A-4



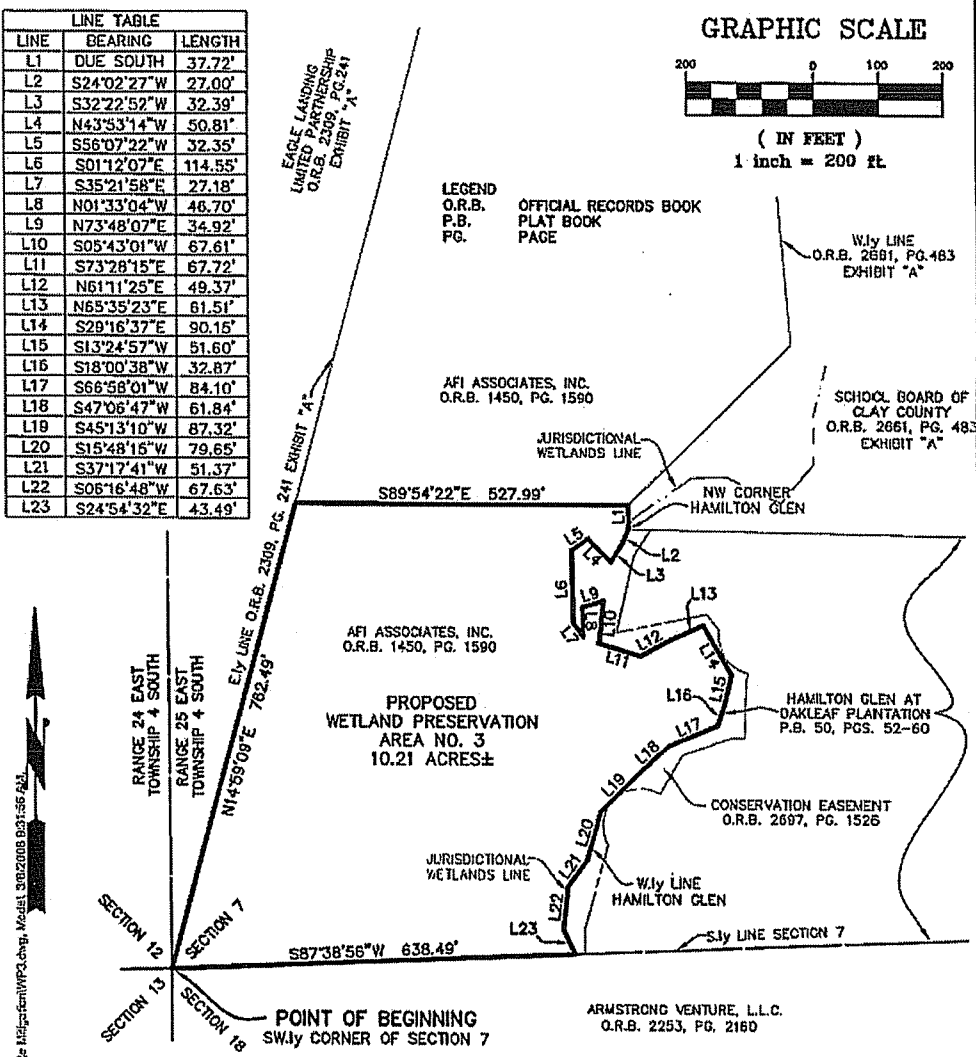
**Robert M. Angas Associates, inc.**  
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
 SINCE 1924

117775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550  
 Certificate of Authorization No.: LB 3624

SCALE: 1" = 200'

DATE: MAY 18, 2007

JOSEPH LESLIE REYNOLDS, III  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 5517



**EXHIBIT "A"**

**(The Property)**

Revised February 1, 2007  
January 2, 2007

W.O. # 2006-284  
File # 119B-31

**Oakleaf Plantation Parcel 1 Mitigation  
Conservation Easement No. 1**

A portion of Section 7, Township 4 South, Range 25 East, Clay County, Florida, also being a portion of those lands described and recorded in Official Records Book 1450, page 1590 of the Public Records of said County, being more particularly described as follows:

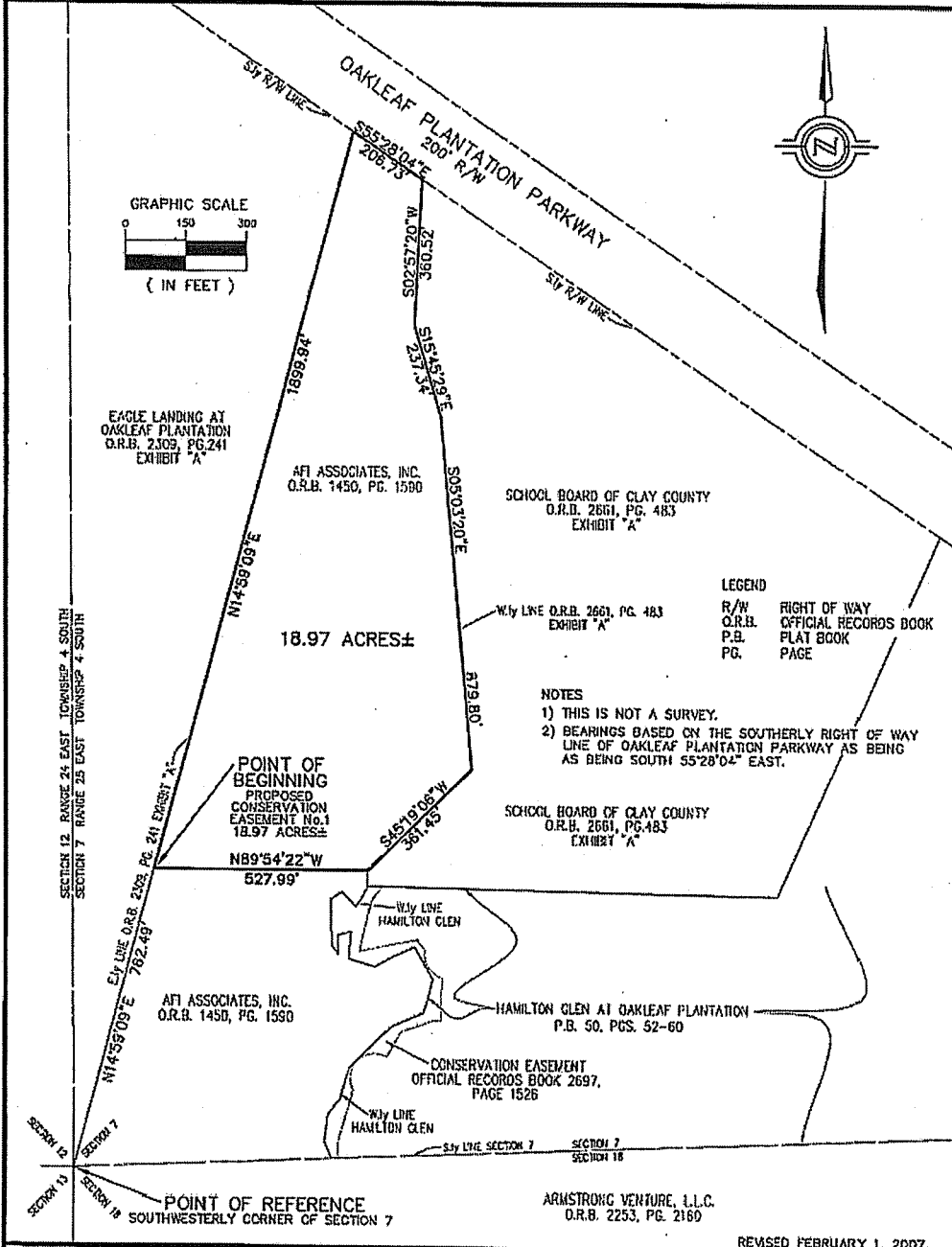
For a Point of Reference, commence at the Southwesterly corner of said Section 7; thence North 14°59'09" East, along the Easterly line of those lands described and recorded in Official Records Book 2309, page 241, Exhibit "A", said Public Records, a distance of 762.49 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 14°59'09" East, along said Easterly line, 1899.94 feet to a point lying on the Southerly right of way line of Oakleaf Plantation Parkway, a 200 foot right of way as presently established; thence South 55°28'04" East, departing said Easterly line and along said Southerly right of way line, 206.73 feet; thence along the Westerly line of those lands described and recorded in Official Records Book 2661, page 483, said Public Records, the following four (4) courses: 1) South 02°57'20" West, departing said Southerly right of way line, 360.52 feet; 2) South 15°45'29" East, 237.34 feet; 3) South 05°03'20" East, 879.80 feet; 4) South 45°19'06" West, 361.45 feet; thence North 89°54'22" West, departing said Westerly line, 527.99 feet to the Point of Beginning.

Containing 18.97 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 7; TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1450, PAGE 1590 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



FILE NO.: 1199-31 RANGE: 25 EAST COUNTY: CLAY ORDER NO.: 2008-284 CHECKED BY: JRS DRAWN BY: PSC CAD FILE: I:\Survey\RM\Apron\Oakleaf Plantation\Parcel 1\Navigation\Area A.dwg



**Robert M. Angas Associates, inc.**  
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL 32230 Tel: (904) 842-8550  
Certificate of Authorization No.: LD 3824

SCALE: 1"=300'

DATE: JANUARY 9, 2007

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

PETER S. CHASE  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 5335