

# ORDINANCE 2024-342

April 12, 2024

## Legal Description

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A portion of Section 35, together with a portion of Section 47 of the Clarke Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Section 57 of the Clarke or Cocifacio Grant, said Township and Range; thence North 89°34'50" East, along the Southerly line of said Section 57, a distance of 337.83 feet to its intersection with the Westerly line of Parcel N- 2 Offsite Greenway Conservation Easement Area 2, as described and recorded in Official Records Book 17745, page 1343, of the current Public Records of said county; thence South 01°40'06" East, departing said Southerly line, along said Westerly line and along the Northerly line of Conservation Easement Parcel "E", as described and recorded in said Official Records Book 17745, page 1343, a distance of 3588.48 feet; thence South 75°56'59" West, continuing along said Northerly line, 1618.49 feet to its intersection with the Easterly line of Section 48 of the Minchen Grant, said Township and Range; thence North 20°30'17" West, departing said Northerly line and along the Easterly lines of Sections 48, 34 and 27, said Township and Range, 4644.19 feet; thence North 68°05'38" East, continuing along said Easterly line of Section 27, a distance of 2902.93 feet to the Northwesterly corner of said Section 57; thence South 02°24'33" East, departing said Easterly line and along the Westerly line of said Section 57, a distance of 1456.87 feet to the Point of Beginning. Containing 256.85 acres, more or less.

And

A portion of Section 57 of the Cocifacio or Clarke Grant, and a portion of Section 55 of the Cocifacio Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of said Section 57; thence North 02°24'33" West, along the Westerly line of said Section 57, a distance of 1456.87 feet to the Southwesterly corner of Section 56 of the Cocifacio Grant, said Township and Range; thence North 68°05'38" East, along the Southerly line of said Section 56, a distance of 1401.75 feet to the Easterly most corner thereof, said corner lying on the Southerly line of Section 54 of the Clarke or Cocifacio Grant, said Township and Range; thence North 74°31'46" East, along said Southerly line, 1328.68 feet to the Northwesterly corner of Section 49 of the Charles & Clarke or Cocifacio Grant, said Township and Range; thence South 13°43'53" East, departing said Southerly line and along the Westerly line of said Section 49, a distance of 1153.03 feet; thence South 33°03'24" West, departing said Westerly line, along a line 200 feet Northwesterly of and parallel with the Northwesterly line of Parcel N-1 Offsite Greenway Conservation Easement Area 2, as described and recorded in Official Records Book 17745, page 1343, and along a line 200 feet Northwesterly of and parallel with the Northerly line of Cypress Trails at Nocatee Phase Two, as depicted on the plat thereof, recorded in Plat Book 67, page 149, both of the current Public Records of said county, a distance of 1104.94 feet; thence South 88°31'26" West, along a line 200 feet Northerly of and parallel with last said Northerly line and along a line 200 feet Northerly of and parallel with the Northerly line of Parcel N-2 Offsite Greenway Conservation Easement Area 2, as described and recorded in said Official Records Book 17745, page 1343, a distance of 1860.51 feet to a point lying on the Northerly prolongation of the Westerly line of said Parcel N-2 Offsite Greenway Conservation Easement Area 2; thence South 01°40'06" East, along said Northerly prolongation and along said Westerly line, 236.52 feet to its intersection with the Southerly line of said Section 57; thence South 89°34'50" West, departing said Westerly line and along said Southerly line, 337.83 feet to the Point of Beginning. Containing 103.17 acres, more or less.

And

A portion of Section 44 of the Clarke Grant, Township 4 South, Range 28 East, Duval County,

Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 54 of the Clarke or Cocifacio Grant, said Township and Range; thence South 02°49'11" East, along the Westerly line of said Section 54, a distance of 634.15 feet; thence North 89°39'19" West, departing said Westerly line, 2039.91 feet to a point lying on the Northerly line of said Section 44; thence North 72°49'04" East, along said Northerly line, 2102.51 feet to the Northeasterly corner thereof and the Point of Beginning. Containing 14.83 acres, more or less.

And

A portion of Section 24, together with portions of Section 44 of the Clarke or Cocifacio Grant, Section 45 of the Clarke or Cocifacio Grant, Section 49 of the Charles & Clarke or Cocifacio Grant, Section 51 of the Cocifacio Grant and Section 54 of the Clarke or Cocifacio Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Section 25, said Township and Range; thence South 87°33'35" West, along the Northerly line of said Section 25, a distance of 2690.94 feet to the Northwesterly corner of Section 52 of the Clarke Grant, said Township and Range; thence South 01°19'09" East, along the Westerly line of said Section 52, a distance of 1251.78 feet; thence South 74°10'58" West, along a line 200 feet Northerly of and parallel with the Northerly line of Timberland Forest Drive, as recorded in Plat Book 70, page 29, and its Westerly prolongation, and along a line 200 feet Northerly of and parallel with the Northerly lines of Timberland Ridge at Nocatee, as recorded in Plat Book 70, page 64, Transfer Area 2, as described and recorded in Official Records Book 19875, page 1275, and N-10 Conservation Area 1, as described and recorded in Official Records Book 17745, page 1343, all of said current Public Records, a distance of 4143.59 feet; thence South 33°03'24" West, along a line 200 feet Northwesterly of and parallel with the Northwesterly line of Parcel N-2 Offsite Greenway Conservation Easement Area 1, as described and recorded in said Official Records Book 17745, page 1343, a distance of 2046.30 feet to a point lying on the Easterly line of Section 55 of the Clarke or Cocifacio Grant, said Township and Range; thence North 13°43'53" West, along said Easterly line, 1153.03 feet to the Northeasterly corner thereof; thence South 74°31'46" West, along the Northerly line of said Section 55 and along the Northerly line of Section 57 of the Clarke or Cocifacio Grant, said Township and Range, 1328.68 feet to the Easterly most corner of Section 56 of the Cocifacio Grant, said Township and Range; thence South 74°56'10" West, along the Northerly line of said Section 56 and along the Easterly line of Section 27, said Township and Range, 3384.01 feet; thence North 16°16'53" West, continuing along said Easterly line, 3684.61 feet; thence North 72°49'04" East, continuing along said Easterly line, 876.00 feet; thence South 89°39'19" East, departing said Easterly line, 2039.91 feet to a point lying on the Easterly line of said Section 44; thence North 02°49'11" West, along said Easterly line and along the Easterly line of Section 22, said Township and Range, 1022.57 feet to the Southerly most corner of Section 50 of the Hall or Cocifacio Grant, said Township and Range; thence North 48°20'32" East, departing said Easterly line and along the Southeasterly line of said Section 50, a distance of 3129.88 feet to the Easterly most corner thereof, said corner lying on the Northerly line of said Section 51; thence North 89°17'03" East, along said Northerly line, 4266.72 feet; thence North 89°49'27" East, continuing along said Northerly line and its Easterly prolongation, 4144.16 feet to its intersection with the Easterly line of said Section 24; thence South 00°55'06" East, along said Easterly line, 2627.07 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 1284.63 acres, more or less.

And

A portion of Section 25, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of said Section 25; thence South 01°03'55" East, along the Easterly line of said Section 25, a distance of 609.44 feet; thence South 74°10'58" West, departing said

Easterly line and along a line 200 feet Northerly of and parallel with the Northerly line of Palms at Nocatee-North, as depicted on the plat thereof, recorded in Plat Book 68, page 120, of the current Public Records of said county, a distance of 1229.26 feet to a point lying on the Northeasterly line of Section 52 of the Clarke Grant, said Township and Range; thence North  $63^{\circ}50'17''$  West, along said Northeasterly line, 1125.78 feet; thence North  $56^{\circ}38'59''$  West, continuing along said Northeasterly line, 606.55 feet to its intersection with the Southerly line of Section 24, said Township and Range; thence North  $87^{\circ}33'35''$  East, departing said Northeasterly line and along said Southerly line, 2690.94 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 36.90 acres, more or less.

And

A portion of Section 52 of the Clarke Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 25, said Township and Range; thence South  $01^{\circ}03'55''$  East, along the Easterly line of said Section 25, a distance of 609.44 feet; thence South  $74^{\circ}10'58''$  West, departing said Easterly line and along a line 200 feet Northerly of and parallel with the Northerly line of Palms at Nocatee-North, as depicted on the plat thereof, recorded in Plat Book 68, page 120, of the current Public Records of said county, a distance of 1229.26 feet to the Point of Beginning. From said Point of Beginning, thence continue South  $74^{\circ}10'58''$  West, along a line 200 feet Northerly of and parallel with said Northerly line of Palms at Nocatee-North and along a line 200 feet Northerly of and parallel with the Northerly line of Timberland Forest Drive, as depicted on the plat thereof, recorded in Plat Book 70, page 29, of said current Public Records, a distance of 1546.87 to a point lying on the Easterly line of Section 45 of the Clarke or Cocifacio Grant, said Township and Range; thence North  $01^{\circ}19'09''$  West, along the Easterly line of said Section 45, a distance of 1251.78 feet to the Northeasterly corner of said Section 45, said corner lying on the Northeasterly line of said Section 52; thence South  $56^{\circ}38'59''$  East, along said Northeasterly line, 606.55 feet; thence South  $63^{\circ}50'17''$  East, continuing along said Northeasterly line, 1125.78 feet to the Point of Beginning. Containing 20.54 acres, more or less.

And

A portion of Section 14, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Section 11, said Township and Range; thence North  $88^{\circ}45'22''$  East, along the Southerly line of said Section 11, a distance of 2452.85 feet; thence South  $01^{\circ}57'10''$  East, departing said Southerly line, 2731.28 feet; thence North  $88^{\circ}16'36''$  East, 1329.98 feet; thence South  $01^{\circ}02'59''$  East, 2683.32 feet to a point lying on the Northerly line of Section 23, said Township and Range; thence South  $88^{\circ}38'31''$  West, along said Northerly line, 1326.65 feet; thence North  $00^{\circ}56'55''$  West, departing said Northerly line, 1314.49 feet; thence South  $88^{\circ}16'36''$  West, 1330.01 feet; thence North  $01^{\circ}17'05''$  West, 1360.34 feet; thence South  $88^{\circ}49'18''$  West, 1163.70 feet to a point lying on the Easterly line of Section 15, said Township and Range; thence North  $01^{\circ}05'50''$  West, along said Easterly line, 2740.89 feet to the Northeasterly corner thereof and the Point of Beginning. Containing 278.62 acres, more or less.

And

All of Section 38 of the Daniel Clarke Grant, all of Section 39 of the James Clarke Grant, and all of Section 40 of the G.I.F. Clarke Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of said Section 40; thence South  $20^{\circ}49'47''$  East, along the Northeasterly line of said Section 40, a distance of 4903.37 feet to the Easterly most corner thereof; thence South  $42^{\circ}10'13''$  West, along the Southeasterly line of said Section 40, a distance of 4640.27 feet to the

Southerly most corner thereof; thence North 15°58'17" West, along the Southwesterly line of said Section 40, a distance of 2769.36 feet; thence North 21°23'40" West, continuing along said Southwesterly line and along the Easterly line of Section 14, said Township and Range, 2963.44 feet; thence South 53°29'00" West, continuing along said Easterly line, 515.12 feet; thence North 18°19'55" West, continuing along said Easterly line and along the Easterly line of Section 11, said Township and Range, 4610.65 feet; thence North 18°19'58" West, continuing along last said Easterly line and along the Southeasterly line of Section 2, said Township and Range, 4934.59 feet; thence North 57°58'36" East, continuing along said Southeasterly line and along the Westerly line of Section 1, said Township and Range, 5000.72 feet; thence South 04°36'37" East, continuing along said Westerly line, 2596.32 feet; thence South 54°07'39" East, continuing along said Westerly line, 1512.68 feet to the Northwesterly corner of Section 12, said Township and Range; thence South 03°51'51" East, along the Westerly line of said Section 12, a distance of 3432.69 feet; thence South 20°49'47" East, continuing along said Westerly line, 2039.73 feet to the Point of Beginning. Containing 1450.67 acres, more or less.

And

A portion of Section 13, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 14, said Township and Range; thence North 00°54'57" West, along the Easterly line of said Section 14, a distance of 959.88 feet to its intersection with the Southwesterly line of Section 40 of the G.I.F. Clarke Grant, said Township and Range; thence South 21°23'40" East, departing said Easterly line and along said Southwesterly line, 1021.69 feet to its intersection with the Northerly line of Section 24, said Township and Range; thence South 88°38'31" West, departing said Southwesterly line and along said Northerly line, 357.45 feet to the Northwesterly corner thereof and Point of Beginning. Containing 3.94 acres, more or less.

And

All of Sections 11, 12 and 23, together with portions of Sections 1, 2, 3, 13, 14 and 24, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of said Section 2; thence South 02°38'06" East, along the Westerly line of said Section 2, a distance of 3951.46 feet; thence North 88°12'03" East, departing said Westerly line, 1219.37 feet; thence North 01°03'51" West, 1319.23 feet; thence North 88°53'53" East, 1300.02 feet; thence North 01°03'39" West, 1350.23 feet; thence North 88°35'38" East, 2734.82 feet to a point lying on the Easterly line of said Section 2; thence North 01°28'50" West, along said Easterly line, 1187.28 feet to its intersection with the Southerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence North 89°27'50" East, departing said Easterly line and along said Southerly line, 1278.06 feet; thence South 00°44'28" East, departing said Southerly line, 3917.28 feet; thence North 89°09'04" East, 1349.96 feet; thence South 00°50'43" East, 1331.80 feet to a point lying on the Northerly line of said Section 12; thence North 88°49'44" East, along said Northerly line, 2749.15 feet to the Northeasterly corner thereof; thence South 01°00'15" East, along the Easterly line of said Section 12, a distance of 5366.85 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of said Section 13; thence South 00°56'48" East, along the Easterly line of said Section 13, a distance of 5352.68 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of said Section 24; thence South 00°55'06" East, along the Easterly line of said Section 24, a distance of 2694.61 feet to its intersection with the Easterly prolongation of the Northerly line of Section 51 of the Cocifacio Grant, said Township and Range; thence South 89°49'27" West, departing said Easterly line, along said Easterly prolongation and along said Northerly line, 4144.16 feet to the Southerly most corner of Section 40 of the G.I.F. Clarke Grant, said Township and Range; thence North 42°10'13" East, departing said Northerly line and along the Southeasterly line of said Section 40, a distance of 4640.27 feet to the Easterly most corner thereof; thence North 20°49'47" West, along the Northeasterly line of said Section 40 and

along the Northeasterly line of Section 39 of the James Clarke Grant, said Township and Range, 6943.11 feet; thence North 03°51'51" West, continuing along said Northeasterly line and along the Northeasterly line of Section 38 of the Daniel Clarke Grant, said Township and Range, 3432.69 feet; thence North 54°07'39" West, continuing along said Northeasterly line of Section 38, a distance of 1512.68 feet; thence North 04°36'37" West, continuing along said Northeasterly line, 2596.32 feet to the Northerly most corner thereof; thence South 57°58'36" West, along the Northwesterly line of said Section 38, a distance of 5000.72 feet to the Westerly most corner thereof; thence South 18°19'58" East, along the Southwesterly line of said Section 38, a distance of 4934.59 feet to the Southerly most corner thereof, said corner also being the Westerly most corner of said Section 39; thence South 18°19'55" East, along the Southwesterly line of said Section 39, a distance of 4610.65 feet to the Southerly most corner thereof; thence North 53°29'00" East, along the Southeasterly line of said Section 39, a distance of 515.12 feet to the Westerly most corner of said Section 40; thence South 21°23'40" East, along the Southwesterly line of said Section 40, a distance of 1941.75 feet to its intersection with the Westerly line of said Section 13; thence South 00°54'57" East, departing said Southwesterly line and along said Westerly line, 959.88 feet to the Southwesterly corner thereof; thence North 88°38'31" East, along the Southerly line of said Section 13, a distance of 357.45 feet to its intersection with said Southwesterly line of Section 40; thence South 15°58'17" East, departing said Southerly line and along said Southwesterly line, 2769.36 feet to said Southerly most corner thereof; thence South 89°17'03" West, along said Northerly line of Section 51, a distance of 4266.72 feet to its intersection with the Southerly line of Section 43 of the James Hall Grant, said Township and Range; thence North 48°20'32" East, departing said Northerly line and along said Southerly line, 1248.07 feet to the Easterly most corner thereof; thence North 41°25'38" West, along the Northerly line of said Section 43, a distance of 3897.14 feet; thence South 49°17'18" West, continuing along said Northerly line, 705.34 feet to its intersection with the Easterly line of Section 15, said Township and Range; thence North 01°05'50" West, departing said Northerly line and along said Easterly line, 1959.60 feet; thence North 88°49'18" East, departing said Easterly line, 1163.70 feet; thence South 01°17'05" East, 1360.34 feet; thence North 88°16'36" East, 1330.01 feet; thence South 00°56'55" East, 1314.49 feet to a point lying on the Southerly line of said Section 14; thence North 88°38'31" East, along said Southerly line, 1326.65 feet; thence North 01°02'59" West, departing said Southerly line, 2683.32 feet; thence South 88°16'36" West, 1329.98 feet; thence North 01°57'10" West, 2731.28 feet to a point lying on the Northerly line of said Section 14; thence South 88°45'22" West, along said Northerly line, 2452.85 feet to the Northwesterly corner thereof, said corner also being the Southeasterly corner of Section 10, said Township and Range; thence North 01°06'23" West, along the Easterly line of said Section 10, a distance of 5360.62 feet to the Northeasterly corner thereof; thence South 87°15'53" West, along the Northerly line of said Section 10, a distance of 4644.17 feet; thence North 00°40'26" West, departing said Northerly line, 5376.50 feet to a point lying on the Southerly line of Section 34, said Township and Range; thence North 88°47'14" East, along said Southerly line, 4461.54 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 2452.69 acres, more or less.

And

A portion of Section 10, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 11, said Township and Range; thence South 01°06'23" East, along the Westerly line of said Section 11, a distance of 5360.62 feet to the Northeasterly corner of Section 15, said Township and Range; thence South 88°38'21" West, along the Northerly line of said Section 15, a distance of 1657.58 feet to its intersection with the Northeasterly line of Section 41 of the G.I.F. Clarke Grant, said Township and Range; thence North 35°03'40" West, departing said Northerly line and along said Northeasterly line, 2392.01 feet to the Northerly most corner thereof; thence South 53°38'49" West, along the Northwesterly line of said Section 41, a distance of 1970.27 feet; thence North 01°37'26" West, departing said Northwesterly line, 4389.07 feet to a point lying on the Southerly line of Section 3, said Township and Range; thence North 87°15'53" East, along said Southerly line, 4644.17 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 479.42 acres, more or less.

And

A portion of Section 34, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Section 34; thence South 88°47'14" West, along the Southerly line of said Section 34, a distance of 4461.54 feet; thence North 00°40'26" West, departing said Southerly line, 5267.65 feet to a point lying on the Southerly line of Section 27, said Township and Range; thence North 88°33'29" East, along said Southerly line, 3281.65 feet to its intersection with the Westerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence Southerly along said Westerly line the following 4 courses: Course 1, thence South 05°04'51" East, departing said Southerly line, 2373.17 feet; Course 2, thence South 06°45'22" East, 891.87 feet; Course 3, thence South 38°12'24" East, 1018.50 feet; Course 4, thence South 24°03'47" East, 706.02 feet to its intersection with the Westerly line of Section 35, said Township and Range; thence South 00°54'57" East, departing said Westerly line of BJD Property and along said Westerly line of Section 35, a distance of 561.02 feet to the Point of Beginning. Containing 448.58 acres, more or less.

And

A portion of Section 34, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 35, said Township and Range; thence South 00°54'57" East, along the Westerly line of said Section 35, a distance of 4724.25 feet to its intersection with the Westerly line of said BJD Property; thence Northerly along said Westerly line of BJD Property the following 4 courses: Course 1, thence North 24°03'47" West, departing said Westerly line of Section 35, a distance of 706.02 feet; Course 2, thence North 38°12'24" West, 1018.50 feet; Course 3, thence North 06°45'22" West, 891.87 feet; Course 4, thence North 05°04'51" West, 2373.17 feet to its intersection with the Southerly line of Section 27, said Township and Range; thence North 88°33'29" East, departing said Westerly line and along said Southerly line, 1157.77 feet to the Point of Beginning. Containing 90.48 acres, more or less.

And

A portion of Section 35, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 34, said Township and Range; thence North 00°54'57" West, along the Easterly line of said Section 34, a distance of 561.02 feet to its intersection with the Westerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence South 24°03'47" East, departing said Easterly line and along said Westerly line, 609.90 feet to its intersection with the Southerly line of said Section 35; thence South 89°01'55" West, departing said Westerly line and along said Southerly line, 239.75 feet to the Southwesterly corner thereof and the Point of Beginning. Containing 1.54 acres, more or less.

And

A portion of Section 2, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of said Section 2; thence North 89°01'55" East, along the Northerly line of said Section 2, a distance of 239.75 feet to its intersection with the Southwesterly line

of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence Easterly along the Southwesterly and Southerly lines of said BJD Property the following 7 courses: Course 1, thence South 24°03'47" East, departing said Northerly line, 77.49 feet; Course 2, thence South 34°13'39" East, 903.56 feet; Course 3, thence North 81°08'48" East, 2081.87 feet; Course 4, thence South 66°04'50" East, 849.32 feet; Course 5, thence North 73°06'56" East, 1099.94 feet; Course 6, thence North 49°46'04" East, 862.35 feet; Course 7, thence North 89°27'50" East, 30.16 feet to its intersection with the Westerly line of Section 1, said Township and Range; thence South 01°28'50" East, departing said Southerly line and along said Westerly line, 1187.28 feet; thence South 88°35'38" West, departing said Westerly line, 2734.82 feet; thence South 01°03'39" East, 1350.23 feet; thence South 88°53'53" West, 1300.02 feet; thence South 01°03'51" East, 1319.23 feet; thence South 88°12'03" West, 1219.37 feet to a point lying on the Westerly line of Section 3, said Township and Range; thence North 02°38'06" West, along said Westerly line, 3951.46 feet to the Northeasterly corner thereof and the Point of Beginning. Containing 198.04 acres, more or less.

And

A portion of Section 1, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of said Section 1; thence South 88°25'32" West, along the Northerly line of said Section 1, a distance of 4077.27 feet; thence South 00°44'28" East, departing said Northerly line, 74.64 feet to a point lying on the Southerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county and the Point of Beginning. From said Point of Beginning, thence North 89°27'50" East, along said Southerly line of BJD Property, 4077.55 feet to its intersection with the Easterly line of said Section 1; thence South 01°00'16" East, departing said Southerly line and along said Easterly line, 5211.38 feet to the Northeasterly corner of Section 12, said Township and Range; thence South 88°49'44" West, along the Northerly line of said Section 12, a distance of 2749.15 feet; thence North 00°50'43" West, departing said Northerly line, 1331.80 feet; thence South 89°09'04" West, 1349.96 feet; thence North 00°44'28" West, 3917.28 feet to the Point of Beginning. Containing 449.95 acres, more or less.

And

A portion of Section 1, Township 4 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of said Section 1; thence South 88°25'32" West, along the Northerly line of said Section 1, a distance of 4077.27 feet to the Point of Beginning. From said Point of Beginning, thence South 00°44'28" East, departing said Northerly line of Section 1, a distance of 74.64 feet to a point lying on the Southerly line of said BJD Property; thence South 89°27'50" West, along said Southerly line, 1278.06 feet to its intersection with the Easterly line of Section 2, said Township and Range; thence North 01°28'50" West, departing said Southerly line and along said Easterly line, 51.47 feet to the Northeasterly corner thereof; thence North 88°25'32" East, along said Northerly line of Section 1, a distance of 1278.85 feet to the Point of Beginning. Containing 1.85 acres, more or less.

And

A portion of Section 1, Township 4 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of said Section 1; thence South 01°00'16" East, along the Easterly line of said Section 1, a distance of 148.54 feet to its intersection with the Southerly line of said BJD Property; thence South 89°27'50" West, departing said Easterly line and along said Southerly line, 4077.55 feet; thence North 00°44'28" West, departing said Southerly line, 74.64 feet to a point lying on the Northerly line of said Section 1; thence North 88°25'32" East, along said Northerly line, 4077.27 feet to the Point of Beginning. Containing 10.44 acres, more or less.

And

A portion of Section 39 of the Agneda Segui Grant, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 27, said Township and Range, said corner being the Easterly most corner of those lands described and recorded in Official Records Volume 2864, page 970, of the current Public Records of said county; thence North 83°17'04" West, along the Northerly line of said Official Records Volume 2864, page 970, said line also being the Northerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of said current Public Records, a distance of 1073.87 feet to the Point of Beginning.

From said Point of Beginning, thence South 10°50'17" East, departing said Northerly line of said Official Records Volume 2864, page 970, and along the Westerly line of said BJD Property, 235.97 feet to its intersection with the Northerly line of said Section 27; thence South 84°04'09" West, departing said Westerly line and along said Northerly line, 3503.65 feet; thence North 04°34'56" East, continuing along said Northerly line and along the Easterly line of Section 22, said Township and Range, 992.74 feet to the Northwesterly corner of said Official Records Volume 2864, page 970; thence South 83°17'04" East, departing said Easterly line and along said Northerly line of Official Records Volume 2864, page 970, a distance of 3384.43 feet to the Point of Beginning. Containing 47.99 acres, more or less.

And

A portion of Section 27, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 34, said Township and Range; thence South 88°33'29" West, along the Northerly line of said Section 34, a distance of 1157.77 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 88°33'29" West, along said Northerly line of Section 34, a distance of 3281.65 feet; thence North 01°48'21" West, departing said Northerly line, 4418.97 feet to the Southwesterly corner of Section 39 of the Agneda Segui Grant, said Township and Range; thence North 84°04'09" East, along the Southerly line of said Section 39, a distance of 3503.65 feet to its intersection with the Westerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence Southerly along said Westerly line the following 4 courses: Course 1, thence South 10°50'17" East, departing said Southerly line, 889.26 feet; Course 2, thence South 57°56'22" West, 1941.66 feet; Course 3, thence South 29°28'16" East, 2810.18 feet; Course 4, thence South 05°04'51" East, 346.96 feet to the Point of Beginning. Containing 298.86 acres, more or less.

And

A portion of Sections 26, 27 and 35, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:



For a Point of Beginning, commence at the Northeasterly corner of Section 34, said Township and Range; thence South 88°33'29" West, along the Northerly line of said Section 34, a distance of 1157.77 feet to its intersection with the Westerly line of said BJD Property; thence along said Westerly line the following 4 courses: Course 1, thence North 05°04'51" West, departing said Northerly line, 346.96 feet; Course 2, thence North 29°28'16" West, 2810.18 feet; Course 3, thence North 57°56'22" East, 1941.66 feet; Course 4, thence North 10°50'17" West, 889.26 feet to its intersection with the Southerly line of Section 39 of the Agneda Segui Grant, said Township and Range; thence North 84°04'09" East, departing said Westerly line and along said Southerly line, 1027.63 feet to a point lying on the Northerly line of said BJD Property; thence Easterly along said Northerly line the following 3 courses: Course 1, thence North 84°03'16" East, 1788.22 feet; Course 2, thence North 55°05'25" East, 160.28 feet; Course 3, thence North 89°07'53" East, 3428.92 feet to a point lying on the Westerly line of Section 25, said Township and Range; thence South 00°26'06" East, departing said Northerly line and along said Westerly line, 4934.48 feet to the Northwesterly corner of Section 36, said Township and Range; thence South 01°24'13" East, along the Westerly line of said Section 36, a distance of 5363.61 feet to the Southwesterly corner thereof, said corner also being the Southeasterly corner of said Section 35; thence South 89°01'55" West, along the Southerly line of said Section 35, a distance of 1042.64 feet to a point lying on the Southerly prolongation of the Easterly line of Section 43 of the Lewis Mattair Grant, said Township and Range; thence North 06°19'27" West, departing said Southerly line, along said Southerly prolongation and along said Easterly line, 5584.56 feet to the Northeasterly corner thereof; thence South 83°20'11" West, along the Northerly line of said Section 43, a distance of 2508.30 feet to the Northwesterly corner thereof; thence South 06°43'13" East, along the Westerly line of said Section 43, a distance of 5338.12 feet to its intersection with said Southerly line of Section 35; thence South 89°01'55" West, departing said Westerly line and along said Southerly line, 1588.87 feet to its intersection with said Westerly line of BJD Property; thence North 24°03'47" West, departing said Southerly line and along said Westerly line, 609.90 feet to its intersection with the Easterly line of said Section 34; thence North 00°54'57" West, departing said Westerly line and along said Easterly line, 4724.25 feet to the Point of Beginning. Containing 1113.07 acres, more or less.

And

All of Section 43 of the Lewis Mattair Grant, and a portion of Section 35, Township 3 South, Range 28 East, together with a portion of Section 2, Township 4 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 1, said Township 4 South, Range 28 East; thence South 01°28'50" East, along the Westerly line of said Section 1, a distance of 51.47 feet to its intersection with the Southerly line of said BJD Property; thence Westerly along the Southerly and Westerly lines of said BJD Property the following 7 courses: Course 1, thence South 89°27'50" West, departing said Westerly line, 30.16 feet; Course 2, thence South 49°46'04" West, 862.35 feet; Course 3, thence South 73°06'56" West, 1099.94 feet; Course 4, thence North 66°04'50" West, 849.32 feet; Course 5, thence South 81°08'48" West, 2081.87 feet; Course 6, thence North 34°13'39" West, 903.56 feet; Course 7, thence North 24°03'47" West, 77.49 feet to its intersection with the Southerly line of said Section 35; thence North 89°01'55" East, departing said Westerly line and along said Southerly line, 1588.87 feet to its intersection with the Westerly line of said Section 43; thence North 06°43'13" West, departing said Southerly line and along said Westerly line, 5338.12 feet to the Northwesterly corner thereof, said corner lying on the Southerly line of Section 26, said Township 3 South, Range 28 East; thence North 83°20'11" East, along said Southerly line, 2508.30 feet to the Northeasterly corner of said Section 43; thence South 06°19'27" East, along the Easterly line of said Section 43 and its Southerly prolongation, 5584.56 feet to a point lying on said Southerly line of Section 35; thence North 89°01'55" East, along said Southerly line, 1042.64 feet to the Point of Beginning. Containing 385.52 acres, more or less.

And

All of Sections 25 and 36, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 35, said Township and Range; thence North  $01^{\circ}24'13''$  West, along the Easterly line of said Section 35, a distance of 5363.61 feet to the Southeasterly corner of Section 26, said Township and Range; thence North  $00^{\circ}26'06''$  West, along the Easterly line of said Section 26, a distance of 4934.48 feet to an angle point on the Northerly line of said BJD Property; thence North  $00^{\circ}24'42''$  West, continuing along said Easterly line and along said Northerly line, 400.00 feet to the Southwesterly corner of Section 24, said Township and Range; thence North  $89^{\circ}05'54''$  East, departing said Easterly line and along the Southerly line of said Section 24, a distance of 5364.26 feet to the Northeasterly corner of said Section 25; thence South  $00^{\circ}52'27''$  East, along the Easterly line of said Sections 25 and 36, a distance of 10634.83 feet to the Southeasterly corner of said Section 36; thence South  $88^{\circ}25'32''$  West, along the Southerly line of said Section 36, a distance of 5356.13 feet to the Southwesterly corner thereof and the Point of Beginning. Containing 1318.04 acres, more or less.

And

A portion of Section 39 of the Agneda Segui Grant, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Section 27, said Township and Range; thence South  $84^{\circ}04'09''$  West, along the Northerly line of said Section 27, a distance of 1027.63 feet to its intersection with the Westerly line of said BJD Property; thence North  $10^{\circ}50'17''$  West, departing said Northerly line and along said Westerly line, 235.97 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Volume 2864, page 970, of said current Public Records; thence South  $83^{\circ}17'04''$  East, along the Northerly lines of said BJD Property and said Official Records Volume 2864, page 970, a distance of 1073.87 feet to the Easterly most corner of said Official Records Volume 2864, page 970, and the Point of Beginning. Containing 2.77 acres, more or less.

And

A portion of Section 24, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows: For a Point of Beginning, commence at the Northeasterly corner of Section 25, said Township and Range; thence South  $89^{\circ}05'54''$  West, along the Northerly line of said Section 25, a distance of 5364.26 feet to the Southeasterly corner of Section 23, said Township and Range, said corner lying on the Northerly line of said BJD Property; thence Northeasterly along said Northerly line the following 3 courses: Course 1, thence North  $00^{\circ}24'42''$  West, along the Easterly line of said Section 23, a distance of 2077.93 feet to the Northwesterly corner of said Section 24; Course 2, thence North  $50^{\circ}09'16''$  East, along the Northwesterly line of said Section 24, a distance of 222.13 feet to its intersection with the apparent Southerly Mean High Water Line of Pablo Creek, said intersection hereinafter referred to as Reference Point A; Course 3, thence Northeasterly, departing said Northwesterly line and along the meanderings of said apparent Southerly Mean High Water Line, 11,330 feet, more or less, to its intersection with the Easterly line of said Section 24, said intersection bearing from said Reference Point A the following 2 courses: Course 1, North  $79^{\circ}35'16''$  East, 3340.02 feet; Course 2, North  $36^{\circ}36'31''$  East, 3050.15 feet; thence South  $01^{\circ}08'55''$  East, departing said Northerly line and said apparent Southerly Mean High Water line, and along said Easterly line of Section 24, a distance of 1759.37 feet to its intersection with the boundary line of Trust Property, as described and recorded in said Official Records Book 18702, page 1996; thence South  $46^{\circ}24'29''$  West, departing said Easterly line and along said boundary line, 634.17 feet; thence South  $85^{\circ}41'44''$  West, continuing along said boundary line and along the boundary line of Davis Property, as described and recorded in said Official Records

Book 18702, page 1996, a distance of 536.77 feet; thence South  $35^{\circ}09'38''$  West, continuing along said boundary line of Davis Property and along said boundary line of Trust Property, 894.79 feet; thence continue along said boundary line of Trust Property the following 7 courses: Course 1, thence South  $67^{\circ}34'30''$  West, 714.59 feet; Course 2, thence North  $84^{\circ}41'06''$  West, 770.85 feet; Course 3, thence South  $11^{\circ}31'59''$  East, 634.79 feet to a point on a non-tangent curve concave Northerly having a radius of 906.00 feet; Course 4, thence Easterly along the arc of said curve, through a central angle of  $25^{\circ}48'17''$ , an arc length of 408.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $84^{\circ}30'06''$  East, 404.60 feet; Course 5, thence North  $71^{\circ}35'58''$  East, 697.50 feet; Course 6, thence North  $69^{\circ}13'32''$  East, 1624.35 feet; Course 7, thence North  $70^{\circ}37'59''$  East, 264.93 feet to its intersection with said Easterly line of Section 24; thence South  $01^{\circ}08'55''$  East, departing said boundary line and along said Easterly line, 2319.99 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 298 acres, more or less.