

(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF BEGINNING**, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 89°32'15" EAST, ALONG THE SOUTH LINE OF SECTION 19, OF LAST SAID TOWNSHIP AND RANGE, A DISTANCE OF 2087.96 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 9724, PAGE 1952, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 36°59'10" EAST, ALONG THE SOUTHWEST LINE THEREOF, A DISTANCE OF 595.07 FEET TO AN ANGLE POINT; THENCE SOUTH 60°35'04" EAST, CONTINUING ALONG SAID SOUTHWEST LINE, A DISTANCE OF 757.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CISCO DRIVE WEST, BEING A 60 FOOT RIGHT OF WAY, SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2321.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 277.52 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°39'18" WEST TO THE END OF SAID CURVE AT A NON-TANGENT POINT BEING THE NORTHEAST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 17217, PAGE 2042 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 80°40'19" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS AND THE NORTHERLY LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 18250, PAGE 2066 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 578.85 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS; THENCE SOUTH 07°04'11" WEST, ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 358.16 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 84°51'01" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 153.20 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 16481, PAGE 753 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 17°54'44" WEST, ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 339.92 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 84°11'30" EAST, ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 292.49 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF CISCO DRIVE WEST, SAID POINT LYING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2321.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 586.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°59'28" WEST, 585.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°25'38" WEST, CONTINUING ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 330.97 FEET TO A POINT OF CUSP (BEING THE NORTHEAST CORNER OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 18811, PAGE 2200, OF SAID CURRENT PUBLIC RECORDS) WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND DEPARTING LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 39.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°20'10" WEST, 35.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°34'47" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 208.56 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°38'16" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, AND ALONG THE

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WEST LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 19205, PAGE 2141 AND OFFICIAL RECORDS BOOK 7708, PAGE 1069 AND OFFICIAL RECORDS BOOK 7280, PAGE 949, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 715.56 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 8934, PAGE 1089; THENCE SOUTH 89°35'12" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS AND ALONG THE NORTH LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 8922, PAGE 1969 AND OFFICIAL RECORDS BOOK 12187, PAGE 1774 AND OFFICIAL RECORDS BOOK 9097, PAGE 1817, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1163.18 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS; THENCE SOUTH 00°36'19" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 187.25 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 19034, PAGE 2056, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°35'42" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 232.60 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 13158, PAGE 1676, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°37'35" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°35'42" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 465.21 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°36'44" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 14439, PAGE 2346, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°35'15" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 232.54 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°37'40" WEST, ALONG AN EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 281.00 FEET TO AN ANGLE POINT; THENCE NORTH 89°36'09" EAST, ALONG A NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 232.60 FEET; THENCE SOUTH 00°37'40" WEST, ALONG THE WESTERLY TERMINUS OF KEVIN ALLEN ROAD, BEING A 60 FOOT RIGHT OF WAY, A DISTANCE OF 59.99 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 17683, PAGE 1262, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°35'54" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 232.60 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°37'40" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 281.00 FEET TO A POINT ON AN EASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 14439, PAGE 2346; THENCE NORTH 89°35'54" EAST, ALONG LAST SAID LINE AND ALONG THE NORTH LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 14427, PAGE 1090, OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1163.10 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE SOUTH 00°36'02" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 301.09 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 14427, PAGE 1083, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 85°02'33" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 235.02 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT OF LINE OF CISCO DRIVE WEST; THENCE SOUTH 00°38'16" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 798.16 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8700, PAGE 1261, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°39'03" WEST, ALONG THE SOUTH LINE THEREOF AND ALONG THE SOUTH LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 18982, PAGE 2409 AND OFFICIAL RECORDS BOOK 11344, PAGE 1998, AND OFFICIAL

RECORDS BOOK 14439, PAGE 2346, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1600.05 FEET; TO AN ANGLE POINT IN LAST SAID LANDS; THENCE SOUTH 00°37'39" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, SAID POINT LYING ON THE SOUTH LINE OF AFOREMENTIONED SECTION 30; THENCE SOUTH 89°39'03" WEST, ALONG LAST SAID LINE, A DISTANCE OF 976.55 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 30, SAID CORNER LYING ON THE NORTH LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 13814, PAGE 1124, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°03'32" WEST, ALONG LAST SAID NORTH LINE, ALSO BEING THE NORTH LINE OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 24 EAST, A DISTANCE OF 4007.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH 00°06'58" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1321.74 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH 89°13'42" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, A DISTANCE OF 1336.56 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°09'32" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1318.00 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 89°23'35" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 2675.07 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°14'07" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 2620.51 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 473.78 ACRES, MORE OR LESS.