

**EXHIBIT 1**  
**Legal Description**

**COMMERCIAL PARCELS**

**TRACT A-C: (Commercial Tract – PN 001132-0300)**

A Tract of land being that Portion Farm Lot 24 of Section 26, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Lying South of Normandy Boulevard (State Road 228) and being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34, Township 3 South, Range 23 East; (said corner being in the centerline of County Road No. 217) and run S 88 deg 37 min 06 sec E, along the North line of said Section 34, a distance of 2639.60 feet to an Iron Pipe at the Southwest Corner of said Section 26; thence run N 00 deg 07 min 02 sec W, along the west line of said Section 26, a distance of 1320.0 feet to a concrete monument on a westerly prolongation of the south line of said Farm Lot 24 and the Point of Beginning; thence continue run N 00 deg 07 min 02 sec W, along said west line, 159.40 feet to the Southerly right of way line of Normandy Boulevard (State Road 228); thence run N 80 deg 23 min 47 sec E, along said right of way line, 670.41 feet to the an intersection with the east line of said Farm Lot 24; thence run S 00 deg 05 min 43 sec E, along said east line, 273.80 feet to the southeast corner of said Farm Lot 24; thence run N 88 deg 40 min 16 sec W, along the south line of said Farm Lot 24 and along said westerly prolongation, a distance of 656.34 feet to the Point of Beginning. Said Tract containing 3.29 acres more or less.

**TRACT B: (Commercial Tract – PN 001138-8000; 001258-0100)**

A Tract of land situated in Portions of Sections 27, and 34, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34 (said corner being in the centerline of County Road No. 217) and run S 00 deg 07 min 55 sec E, along said centerline, 361.95 feet to a point; thence run S 89 deg 52 min 05 sec W, 40.0 feet to an Iron Rod at the Northeast corner of lands described in Official Records Book 17124 on Page 1409 of said public records and on the Westerly right of way line of said County Road No. 217 and the Point of Beginning; thence continue S 89 deg 52 min 05 sec W, along the south line of said lands, 619.77 feet to an Iron Rod at the southwest corner of said lands and the west line of Farm Lot 5 of said Section 34; thence run N 00 deg 07 min 52 sec W, along said west line and a northerly prolongation thereof 379.29 feet to an Iron Rod on the South line of Section 27; thence run N 00 deg 39 min 23 sec E, along a Southerly prolongation of the West line of Farm Lot 28 of said Section 27 and the West line of said Farm Lot 28, a distance of 843.99 feet to a concrete monument on the Southerly right of way line of Normandy Boulevard (State Road No. 228); thence run N 80 deg 23 min 47 sec E, along said right of way line, 557.47 feet to an Iron Pipe on the East right of way line of said County Road No. 217; thence run Southeasterly along said right of way line with a curve concave southwesterly, said curve having a radius of 50.0 feet, an arc length of 86.80 feet and a chord bearing and distance of S 49 deg 52 min 08 sec E, 76.30 feet to an Iron Pipe; thence run S 00 deg 08 min 03 sec E, along said right of way line, 803.14 feet to an Iron Pipe; thence run Southwesterly along said right of way line with a curve concave Northwesterly, said curve having a radius of 50.0 feet, an arc length of 79.92 feet and a chord bearing and distance of S 45 deg 37 min 11 sec W, 71.73 feet to an Iron Pipe; thence run S 04 deg 02 min 58 sec W, along said right of way line, 100.11 feet to an Iron Pipe; thence run Southeasterly along said right of way line with a curve concave Southwesterly, said curve having a radius of 50.0 feet, an arc length of 77.23 feet and a chord bearing and distance of S 44 deg 22 min 5 sec E, 69.77 feet to an Iron Pipe; thence run S 00 deg 07 min 55 sec E, along said right of way line, 264.28 feet to the Point of Beginning. Said Tract containing 18.06 acres more or less.

**TRACT 2A: (Commercial Tract – PN 001127-0000; 001128-0000; 001129-0000)**

A Parcel of Land situated in a portion of Farm Lot 24 in Section 25, Township 3 South, Range 23 East of "Maxville Farms" as per plat there of recorded in Plat Book 3 on Page 94 of the public records of Duval County, Florida; Said parcel being the same lands collectively described as those recorded in Official Records Book 12601 on Page 1342;

Official Records Book 12785 on Page 1082 and Official Records 16110 on Page 2325 of said public records and more particularly described as follows:

Begin at a concrete monument at the Intersection of the Southerly Right of Way Line of Normandy Boulevard (also known as State Road No. 228) with the Easterly Line of McClelland Road (a county right of way) and run S 00 deg 11 min 35 sec E, along said East Right of Way line, 420.19 feet to the southwest corner of lands described in said Official Records Book 12785, Page 1082; thence run N 84 deg 39 min 50 sec E, along the southerly line of said lands, a distance of 206.38 feet to an Iron Pipe at the southeast corner thereof; thence run N 00 deg 14 min 46 sec W, along the east line of all the aforementioned lands, a distance of 435.70 feet to an Iron Pipe on said Southerly Right of Way Line; thence run S 80 deg 23 min 46 sec W, along said right of way line, 207.95 feet to the Point of Beginning. (Containing 2.02 Acres more or less)

**SUBJECT TO:**

All Easements of Record.

**RESIDENTIAL PARCELS**

**TRACT A: (PN 001141-0000; 001256-0005; 001271-0000; 001271-3150)**

A Tract of land situated in Portions of Sections 26, 27, 34 and 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34 (said corner being in the centerline of County Road No. 217) and run S 00 deg 07 min 55 sec E, along said centerline, 1342.05 feet to a point on a westerly prolongation of the South of Farm Lot 4 of said Section 34; thence run S 88 deg 45 min 33 sec E, along said prolongation and the South line of said Farm Lot 4, a distance of 40.01 feet to a concrete monument on the Easterly right of way line of said County Road No. 217; thence run N 00 deg 07 min 55 sec W, along said right of way line, 656.20 feet to an Iron Pipe at the northwest corner of lands described in Official Records Book 17537 on Page 225 of the public records of said county and the Point of Beginning; thence continue N 00 deg 07 min 55 sec W, along said right of way, 584.39 feet to an Iron Pipe and a point of curve; thence run northeasterly along said right of way line with a curve concave southeasterly, said curve having a radius of 50.0 feet, an arc length of 79.86 feet and a chord bearing and distance of N 45 deg 37 min 29 sec E, 71.64 feet to an Iron Rod; thence run N 01 deg 22 min 54 sec E, along said right of way line, 50.0 feet to an Iron Rod on the South line of Section 27; thence run S 88 deg 37 min 06 sec E, along said South line, 1879.83 feet to a concrete monument on a southerly prolongation of the West line of Farm Lot 32 of said Section 27; thence run N 00 deg 02 min 12 sec E, along said prolongation and said West line, 1319.30 feet to an Iron Rod at the northwest corner of said Farm Lot 32; thence run S 88 deg 40 min 18 sec E, along the north line of said Farm Lot 32 and along a easterly prolongation of said north line, 656.34 feet to a concrete monument on the east line of said Section 27 and the west line of Section 26; thence run S 00 deg 07 min 02 sec E, along said east line, 1320.0 feet to an Iron Pipe at the southwest corner of said Section 26; thence run N 89 deg 54 min 37 sec E, along the South line of said Section 26, a distance of 660.63 feet to a concrete monument on a Southerly prolongation of the East line of Farm Lot 25 of said Section 26; thence run N 00 deg 05 min 44 sec W, along said prolongation, 15.0 feet to an Iron Rod at the southeast corner of Farm Lot 26; thence run N 89 deg 54 min 37 sec E, along the south line of Farm Lots 26, 27, 28 and 29, a distance of 2102.13 feet to an Iron Rod on the Westerly line of a 330' Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 4114, Page 294 and Official Records Book 5620, page 582 of the public records of said County; thence run S 16 deg 07 min 01 sec W, along said westerly right of way line, 2574.61 feet to an Iron Rod on the northerly line of a 50' Right of Way for Peoples Gas System as recorded in Official Records Book 9599, page 1735 of the public records of said County; thence run N 73 deg 52 min 59 sec W, along said northerly line, 50.0 feet to an Iron Rod; thence run S 16 deg 07 min 01 sec W, along the Westerly line of said 50.0' right of way, 1638.44 feet to a concrete monument on the south line of Farm Lot 22 of Section 35; thence run N 89 deg 43 min 01 sec W, along the South line of said Farm Lot 22, along the South line of Farm Lots 23 and 24 of said Section 35 and a westerly prolongation of the South line of said Farm Lot 24, a distance of 1534.19 feet to a concrete monument on the West line of said Section 35; thence run N 00 deg 08 min 46 sec W, along said West line and along the East line of Section 34, a distance of 2671.12 feet to a concrete monument on a Easterly prolongation of the South line

of Farm Lot 1 of said Section 34; thence run N 88 deg 45 min 33 sec W, along said prolongation and along the South line of Farm Lots 1, 2, 3 and 4, a distance of 2599.77 to an Iron Rod on the Easterly right of way line of County Road No. 217; thence run N 00 deg 07 min 55 sec W, along said right of way line, 158.20 feet to an Iron Rod at the southwest corner of lands described in Official Records Book 17530 on Page 2006; thence run along the boundary of said lands with the following courses and distances; N 89 deg 52 min 05 sec E, 656.0 feet; N 00 deg 07 min 56 sec W, 166.0 feet; S 89 deg 52 min 06 sec W, 656.0 feet to an Iron Rod on said easterly right of way line; thence run N 00 deg 07 min 56 sec W, along said right of way line, 166.0 feet to an Iron Rod at the southwest corner of lands described in Official Records Book 18524 on Page 338; thence run along the boundary of said lands with the following courses and distances; N 89 deg 52 min 05 sec E, 656.0 feet; N 00 deg 07 min 56 sec W, 166.0 feet; S 89 deg 52 min 06 sec W, 656.0 feet to an Iron Rod on said easterly right of way line and the Point of Beginning. Said Tract containing 293.68 acres more or less.

**TRACT C: (PN 001139-5000)**

THAT PORTION OF FARM LOT 30 IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 23 EAST OF "MAXVILLE FARMS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3 ON PAGE 94 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THAT LIES SOUTH OF NORMANDY BOULEVARD (STATE ROAD 228) AND THAT PORTION OF A 15 FOOT UNDESIGNATED, UNOPENED AND UNUSED STRIP OF LAND, LYING SOUTHERLY OF AND ADJACENT TO SAID FARM LOT 30 AS SHOWN ON SAID PLAT

**BEING THE SAME LANDS DESCRIBED AS FOLLOWS:**

COMMENCE AT THE SOUTH 1/4 SECTION CORNER OF SECTION 27 AND RUN S 88 DEG 34 MIN 59 SEC E, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 659.90 FEET TO A CONCRETE MONUMENT ON A SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID FARM LOT 30 AND THE POINT OF BEGINNING; THENCE CONTINUE S 88 DEG 34 MIN 59 SEC E, ALONG SAID SOUTH LINE, 659.90 FEET TO AN IRON ROD ON A SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID FARM LOT 30; THENCE RUN N 00 DEG 10 MIN 39 SEC E, ALONG SAID PROLONGATION AND ALONG SAID EAST LINE, 1225.63 FEET TO AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY OF SAID NORMANDY BOULEVARD; THENCE RUN S 80 DEG 23 MIN 47 SEC W, ALONG SAID RIGHT OF WAY, 666.01 FEET TO AN IRON ROD AT AN INTERSECTION WITH THE WEST LINE OF SAID FARM LOT 30; THENCE RUN S 00 DEG 21 MIN 21 SEC W, ALONG SAID WEST LINE AND ALONG SAID SOUTHERLY PROLONGATION THEREOF, 1098.21 FEET TO THE POINT OF BEGINNING.

**TRACT E: (PN 001247-1000)**

A Tract of land situated in a Portion of Section 33, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Begin at an Iron Pipe at the 1/4 Section Corner on the East line of Section 33 (said corner being the Northeast corner of the SE 1/4 of said Section 33) and run S 00 deg 07 min 39 sec E, along said East line, 1348.71 feet to an Iron Rod on a Easterly prolongation of the South line of Farm Lot 17 of said Section 33; thence run S 89 deg 30 min 30 sec W, along prolongation and along the South line of Farm Lots 17 and 18, a distance of 1323.55 feet to an Iron Rod at the Southwest corner of said Farm Lot 18 and the Northeast corner of Farm Lot 30 of said Section 33; thence run S 00 deg 07 min 40 sec E, along the East line of Farm Lot 30, a distance of 1324.44 feet to a concrete monument on the Northerly Maintained right of way line of Maxville – Middleburg Road, a county road; thence run N 88 deg 37 min 06 sec W, along said right of way line, 635.93 feet to a concrete monument; thence run N 01 deg 54 min 15 sec E, 1327.26 feet to an Iron Pipe; thence run N 89 deg 59 min 08 sec W, 656.15 feet to an Iron Pipe on the easterly right of way line of said Maxville – Middleburg Road; thence run N 00 deg 02 min 22 sec E, along said right of way line, 1337.23 feet to a concrete monument on the North line of said SE 1/4; thence run S 89 deg 32 min 05 sec E, along said North line, 2560.95 feet to the Point of Beginning. Said Tract containing 97.503 acres more or less.

**TRACT B - NORTH: (PN 001123-1600; 002398-0000; 002505-1000; 002505-4000; 002410-0020;**

**002412-4100; Part of 002401-2222)**

A Tract of land situated in A Portion of Section 25, Township 3 South, Range 23 East as shown on Plat of "Maxville Farms"; recorded in Plat Book 3 on Page 94 and A Portion of Sections 30 and 31, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Begin at a concrete monument at the Southwest Corner of Section 30 also being the Northwest Corner of said Section 31 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on the northerly line of a 305' Florida Power & Light Right of Way for Power Transmission as recorded in Official Records Book 5780 on Page 215 of said public records; thence run S 52 deg 10 min 49 sec E, along said right of way, 2474.21 feet to a point on the west line of Tract 15 – Block 2 as shown on said Plat; thence run along the boundaries of said Tract 15 with the following courses and distances: N 01 deg 02 min 42 sec E, 433.37 feet; N 89 deg 24 min 21 sec E, 662.98 feet; S 00 deg 56 min 58 sec W, 662.11 feet; S 89 deg 22 min 28 sec W, 368.92 feet to an Iron Rod on said right of way; thence run S 52 deg 10 min 49 sec E, along said right of way 3767.65 feet to an Iron Rod on the East line of said Section 31; thence run N 00 deg 02 min 40 sec E, along said east line, 363.10 feet to an Iron Rod on a easterly prolongation of the south line of Tract 2 – Block 4 as shown on said Plat; thence run S 89 deg 14 min 20 sec W, along said prolongation and along said south line, a distance of 283.83 feet to an Iron Rod on the northeasterly line of a 110 foot Florida Power & Light Company Right of Way Easement for Power Transmission as described in Official Records Book 4600 on Page 922 of said public records; thence run N 52 deg 10 min 49 sec W, along said right of way, 474.62 feet to a point on the west line of Tract 2 – Block 4 as shown on said Plat; thence run N 00 deg 16 min 17 sec E, along said west line, 364.51 feet to the northwest corner thereof; thence run S 89 deg 16 min 56 sec W, along a westerly prolongation of the north line of said Tract 2 – Block 4 and the southerly line of lands described in Official Records Book 18398 on Page 2994 of said public records; 146.79 feet to an Iron Rod at the southwest corner of the aforesaid lands; thence run N 22 deg 18 min 52 sec W, along the southwesterly of aforesaid lands, 222.50 feet to an Iron Rod at the northwesterly corner of aforesaid lands; thence run along the north line of said lands with the following two (2) courses and distances: N 58 deg 49 min 17 sec E, 29.30 feet; N 84 deg 38 min 31 sec E, 867.46 feet to a point on the east line of said Section 31; thence run N 00 deg 02 min 40 sec E, along said east line; 60.27 feet to a point on the easterly prolongation of the southerly line of lands described in Official Records Book 17484 on Page 2333 of said public records; thence run S 84 deg 38 min 31 sec W, along said prolongation; along said south line and the south line of lands described in Official Records Book 18418 on 1249, a distance of 886.88 feet; thence run S 58 deg 49 min 17 sec W, along said south line, 396.23 feet to said northeasterly right of way line of Florida Power & Light Company Easement; thence run N 52 deg 10 min 49 sec W, along said right of way line, 924.96 feet to an intersection with the south of the NE 1/4 of said Section 31; thence leave said right of way line and run N 89 deg 19 min 31 sec E, along said south line, 650.71 feet to an Iron Rod on a southerly prolongation of the east line of Tract 12 – Block 1 as shown on said Plat; thence run N 01 deg 12 min 10 sec E, along said prolongation and along said east line a distance of 1022.54 feet to the southeast corner of lands described in Official Records Book 18006, page 617 of said public records;

(Con't. on Page 2)

(Con't. from Page 1)

thence run S 89 deg 24 min 23 sec W, along said the south line of aforesaid lands and a westerly prolongation thereof, 1185.40 feet to an Iron Rod at the southwest corner of lands described in Official Records Book 17683, page 262 of said public records; thence run N 01 deg 04 min 35 sec E, along the west line of aforesaid lands 846.91 feet to an Iron Rod; thence run S 79 deg 01 min 08 sec E, 130.29 feet to the southwest corner of lands described in Official Records Book 17184, page 121 of said public records; thence run N 01 deg 04 min 35 sec E, along the west line of the said lands, 803.16 feet to an Iron Rod at the northwest corner thereof and the north line of said Section 31; thence run N 89 deg 29 min 13 sec E, along said north line, 1641.46 feet to an Iron Rod on the westerly right of way line of Solomon Road; thence run N 29 deg 50 min 54 sec W, along said right of way 2265.71 feet to a concrete monument and a point of curve; thence run northwesterly, with a curve concave easterly having an arc length of 398.31 feet, a radius of 746.20 feet and a chord bearing and distance of N 14 deg 33 min 23 sec W, 393.60 feet to an concrete monument and the end of said curve; thence run N 00 deg 44 min 08 sec E, along said right of way, 1248.73 feet to a concrete monument and a point of curve; thence run northeasterly, with a curve concave easterly having an arc length of 265.79 feet, a radius of 2321.83 feet and a chord bearing and distance of N 04 deg 07 min

29 sec E, 265.65 feet to a concrete monument and a point of reverse curve; thence continuing northeasterly, with a curve concave westerly having an arc length of 209.48 feet, a radius of 2261.83 feet and a chord bearing and distance of N 04 deg 45 min 04 sec E, 209.40 feet to a concrete monument; thence leave said right of way and run S 89 deg 03 min 56 sec W, 661.51 feet to a concrete monument at the southwest corner of the W 1/2 of the NW 1/4 of NE 1/4 of said Section 30; thence run N 00 deg 56 min 21 sec E, along the west line thereof, 50.33 to a concrete monument on the south line of the N 1/2 of NW 1/4 of Section 30, as locally recognized and accepted; thence run N 89 deg 50 min 46 sec W, along said accepted line, 2632.53 feet to a concrete monument; thence run N 89 deg 29 min 00 sec W, 658.10 feet to a concrete monument; thence run N 00 deg 29 min 40 sec E, 153.63 feet to a concrete monument on the southerly right of way line of Normandy Boulevard (also known as State Road No. 228); thence run S 60 deg 23 min 11 sec W, along said right of way, 62.59 feet to a concrete monument; thence continue S 60 deg 23 min 11 sec W, along said right of way, 1160.52 feet to a concrete monument on the north line of the South 300 feet of Farms Lots 14, 15 and 16 of said Section 25 and the northwesterly corner of "Winchester Ridge Phase 1-A"; as shown on plat thereof recorded in Plat Book 63 on Pages 139 thru 148 of the public records of said county; thence run S 89 deg 15 min 28 sec E, along said south line and north line as shown on said plat, 1666.36 feet to a concrete monument on the west line of said Section 30 and the northeasterly corner of said plat; thence run S 00 deg 22 min 28 sec W, along the east line of said Plat and continuing along the west line of said Section 30, a distance of 3988.77 feet to the Point of Beginning. The above described lands containing 472.39 acres more or less.

**TRACT N-T: (PN 002384-0000; 002384-0010)**

A Parcel of Land Situated in the West One Half of Northwest One Quarter of the Northeast One Quarter (W 1/2 of NW 1/4 of NE 1/4) of Section 30, Township 3 South, Range 24 East, and more particularly described as follows: Commence at the Northeast Corner of Section 30 and run S 89 deg 47 min 00 sec W, along the north line of said Section 30, a distance of 1965.95 feet to an Iron Pipe on the westerly right of way line of Solomon Road; thence run S 00 deg 50 min 35 sec W, along said right of way line, 720.19 feet to an Iron Pipe at the southeast corner of lands described in Official Records Book 3196 on Page 155 of the public records of said County and the Point of Beginning; thence continue S 00 deg 50 min 35 sec W, along said right of way line, 59.88 feet to an Iron Rod at the Northeast corner of lands described in Official Records Book 409, page 148 of said public records; thence run S 89 deg 03 min 56 sec W, along the north line of the aforesaid lands, 148.50 feet to the northwest corner thereof; thence run S 00 deg 50 min 35 sec W, along the west line of the aforesaid lands, 4.00 feet to the northeast corner of lands described in Official Records Book 18221, page 437 of said public records; thence continue S 00 deg 50 min 35 sec W, along the east line of the aforesaid lands, 570.0 feet to the south line of the NW 1/4 of NE 1/4 of said Section 30 and the southeast corner of the aforesaid lands; thence run S 89 deg 03 min 56 sec W, along said south line 513.91 feet to a concrete monument at the southwest corner of said W 1/2 of NW 1/4 of NE 1/4 and the southwest corner of Official Records Book 13671, page 1011; thence run N 00 deg 56 min 21 sec E, along the west line of said W 1/2 and the west line of the aforesaid lands, 670.17 feet to an Iron Pipe at the southwest corner of lands described in Official Records Book 3848, page 921 of said public records; thence run N 89 deg 50 min 39 sec E, along the south line of the aforesaid lands, 404.76 feet to an Iron Pipe on the west line of lands described in Official Records Book 3196, Page 155 of said public records; thence run S 00 deg 37 min 43 sec W, along said west line, 23.29 feet to an Iron Pipe at the southwest corner of the aforesaid lands; thence run N 89 deg 47 min 00 sec E, along the south line of aforesaid lands, 256.24 feet to the Point of Beginning. Said Parcel containing 7.92 acres more or less.

**TRACT N-AR: (PN Part of 002401-2222)**

A Parcel of land situated in Tracts 4, 5, 6, 8, 9 and 11 of Block 1 in Section 31, Township 3 South, Range 24 East of "Jacksonville Heights" as per plat thereof recorded in Plat Book 5 on Page 94 of the public records of Duval County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Section 31 and run S 89 deg 29 min 13 sec W, along the north line of said Section 31, a distance of 740.89 feet to an Iron Rod on the westerly right of way line of Solomon Road; thence run S 29 deg 50 min 54 sec E, along said right of way line, 921.20 feet to an Iron Rod in the centerline of a 75.0' Easement for Ingress, Egress and Utilities known as "Brady Acres Trail" (formerly Aspen Ridge Way); thence run along said centerline with the following courses and distances: S 81 deg 28 min 58 sec W, 285.46 feet; S 88 deg

36 min 36 sec W, 131.01 feet; N 86 deg 03 min 32 sec W, 20.92 feet; thence continue N 86 deg 03 min 32 sec W, along said centerline, 86.11 feet; thence run N 76 deg 57 min 11 sec W, along said centerline, 27.67 feet to the Point of Beginning; thence continue N 76 deg 57 min 11 sec W, along said centerline, 152.16 feet; thence run westerly along said centerline with a curve concave southerly, said curve having a radius of 430.0 feet, an arc length of 46.42 feet and a chord bearing and distance of N 80 deg 02 min 45 sec W, 46.40 feet to the northwest corner of lands described in Official Records Book 17260, page 464 of said public records; thence leave said centerline and run S 01 deg 04 min 34 sec W, along the west line of the aforesaid lands, 535.79 feet to the southwest corner thereof and the north line of lands described in Official Records Book 9582, page 663 of said public records; thence run S 89 deg 24 min 23 sec W, along said north line, 316.15 feet to a point on the east line of lands described in Official Records Book 18006, page 617 of said public records; thence run N 01 deg 12 min 10 sec E, along said east line, 481.08 feet to the northwest corner of aforesaid lands and the centerline of said 75' Easement; thence run along said centerline with a curve concave southeasterly having a radius of 650.66 feet, an arc length of 126.97 feet, a central angle of 11 deg 10 min 52 sec and a chord bearing and distance of S 62 deg 23 min 54 sec W, 126.77 feet; thence run S 57 deg 55 min 16 sec W, along said centerline 135.17 feet; thence run S 74 deg 32 min 52 sec W, along said centerline, 96.12 feet; thence run westerly along said centerline with a curve concave northerly having a radius of 472.50 feet, an arc length of 201.04 feet and a central angle of 24 deg 22 min 42 sec and a chord bearing and distance of N 84 deg 03 min 29 sec W, 199.53 feet; thence run N 67 deg 13 min 49 sec W, along said centerline, 19.69 feet to the northwest corner of lands described in Official Records Book 17236, page 464 of said public records; thence leave said centerline and run S 01 deg 04 min 34 sec W, along the west line of the aforesaid lands, 618.32 feet to an Iron Rod at the southwest corner thereof; thence runs 89 deg 24 min 23 sec W, 254.68 feet to an Iron Rod on the approximate westerly edge of a 10 foot wide drainage ditch and the southeast corner of lands described in Official Records Book 17683, page 262 of said public records; thence run in a general northerly direction along said westerly edge and along the east line of the aforesaid lands with the following courses and distances: N 02 deg 49 min 41 sec W, 244.16 feet; N 10 deg 46 min 18 sec E, 180.29 feet; N 13 deg 49 min 24 sec W, 330.26 feet; N 10 deg 58 min 52 sec E, 37.50 feet to the northeast corner of aforesaid lands and the centerline of said 75' Easement; thence run S 79 deg 01 min 08 sec E, along said centerline, 75.16 feet; thence run S 67 deg 13 min 49 sec E, along said centerline, 203.48 feet to the southeast corner of lands described in Official Records Book 17184, page 121 of said public records; thence leave said centerline and run N 01 deg 04 min 34 sec E, along the east line of aforesaid lands, 939.79 feet to the northeast corner of aforesaid lands and the north line of said Tract 6; thence run N 89 deg 29 min 13 sec E, along said north line and the north line of said Tract 5, a distance of 704.71 feet to the Northwest corner of lands described in Official Records Book 17905, page 1729 of said public records; thence run S 01 deg 19 min 47 sec W, along the west line of said lands 437.05 feet; thence run N 89 deg 29 min 13 sec E, 399.0 feet; thence run S 01 deg 04 min 34 sec W, 393.36 feet to the Point of Beginning. Said Parcel containing 26.68 Acres more or less.

**TOGETHER WITH:** (As to lands described above)

All Portions of 15' Roadways as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 and All Portions of 15' Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 of the Public Records of said County Lying Adjacent to, Contiguous With or Within the above described lands.

**TRACT B- SOUTH: (PN 002407-0000; 002410-2000; 002505-3000)**

A Tract of land situated a Portion of Sections 30 and 31, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southwest Corner of Section 30 also being the Northwest Corner of said Section 31 and run S 01 deg 12 min 26 sec W, 603.53 feet to a concrete monument on the southerly line of a 305' Florida Power & Light Right of Way for Power Transmission as recorded in Official Records Book 5780 on Page 215 of said public records and the Point of Beginning; thence continue S 01 deg 12 min 26 sec W, 3390.06 feet to an Iron Pipe at the northwest corner of lands described in Official Records Book 6112 on Page 1893 of the public records of said county; thence run N 89 deg 09 min 15 sec E, along the north line of aforesaid lands 990.0 feet to an Iron Pipe; thence run S 00 deg 57 min 43 sec W, 1320.00 feet to an Iron Pipe at the southeast corner of lands described in Official Records Book 6971 on Page 832 of said public records and the south line of said Section 31; thence run N 89 deg 09 min 15 sec E, along said south line, 3668.07 feet to an Iron Pipe at the southwest corner of

Tract 16 – Block 4 of Section 31 as shown on said Plat; thence run N 00 deg 16 min 16 sec W, along the west line of said Tract 16, a distance of 660.53 feet to an Iron Rod at the northwest corner thereof; thence run N 89 deg 11 min 47 sec E, along the north line of said Tract 16, a distance of 550.16 feet to an Iron Rod on said southerly Right of Way for Power Transmission; thence run N 52 deg 10 min 49 sec W, along said right of way, 6477.86 feet to the Point of Beginning

The above described lands containing 282.21 acres more or less.

**TOGETHER WITH:** (As to lands described above)

All Portions of 15' Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 of the Public Records of said County Lying Adjacent to, Contiguous With or Within the above described lands.

**TRACT G-1: (PN 001010-0000; 001126-8200)**

A Tract of land situated in Portions of Sections 25 and 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 25 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on the Northeasterly line of a 305 foot Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 5780 on Page 215 of said public records; thence continue S 01 deg 12 min 26 sec W, 380.31 feet to a concrete monument on the Southwesterly line of said right of way and the Point of Beginning; thence continue S 01 deg 12 min 26 sec W, 3389.72 feet to an Iron Pipe; thence run S 00 deg 57 min 54 sec W, 997.52 feet to an Iron Pipe on the Northerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 and Official Records Book 3092, Page 664 of said public records; thence run along said Northerly line with the following courses and distances: N 40 deg 44 min 18 sec W, 2842.76 feet to a concrete monument; N 62 deg 16 min 30 sec W, 2060.46 feet to a concrete monument; thence leave said right of way and run with the following courses and distances: N 27 deg 43 min 30 sec E, 653.08 feet; N 73 deg 26 min 11 sec E, 419.87 feet; N 10 deg 00 min 41 sec E, 600.80 feet to the Most southerly corner of lands described in Official Records Book 17901, page 365 of said public records; thence run northeasterly along the easterly line of said lands with the following courses and distances: N 29 deg 54 min 20 sec E, 544.49 feet, N 73 deg 47 min 36 sec E, 1128.15 feet; N 37 deg 51 min 52 sec E, 351.29 feet to the Most Easterly corner of said Official Records Book 17901, Page 365 and the southerly line of said power transmission right of way; thence run S 52 deg 08 min 08 sec E, along said southerly right of way line, 1766.57 feet to the Point of Beginning.

Said Tract containing 245.35 acres more or less.

**TRACT G-1-N: (PN 001126-5000)**

A Tract of land situated in Portions of Sections 25 and 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Begin at a concrete monument at the Southeast corner of Section 25 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on the Northeasterly line of a 305 foot Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 5780 on Page 215 of said public records; thence run N 52 deg 08 min 08 sec W, along said right of way line, 905.95 feet to the southeasterly corner of "Tract I" as shown on "Winchester Ridge Phase 1-A", as per plat thereof recorded in Plat Book 63 on Pages 39 to 148, inclusive of said public records; thence run along the easterly line of said Tract I, in a general northerly direction with the following courses and distances: N 37 deg 51 min 52 sec E, 110.0 feet; N 22 deg 53 min 27 sec W, 367.42 feet; N 12 deg 31 min 44 sec E, 415.64 feet; N 48 deg 09 min 08 sec E, 962.47 feet ; thence run S 00 deg 22 min 28 sec W, 1806.12 feet to the Point of Beginning. Said Tract containing 23.95 Acres more or less

**TRACT H: (PN 001291-0010)**

A Tract of land situated in Section 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being a portion of Farm Lots 5, 6, 7, 8, 9, 10, 11 and 12 of Section 36 as shown on said plat and more particularly described as follows:

Commence at the Northwest Corner of Section 36 and run S 88 deg 00 min 19 sec E., along the North line of said Section 36, a distance of 30.02 feet to a concrete monument on the East Line of McClellan Road, a county right of way; thence run S 00 deg 13 min 57 sec E, along said right of way line, 571.08 feet to a concrete monument at the southwesterly corner of lands described in Official Records book 17901, Page 385 of said public records and the Point of Beginning; thence run in general easterly direction along the south line of said lands with the following courses and distances: N 89 deg 02 min 40 sec E, 735.0 feet; N 00 deg 57 min 20 sec W, 386.91 feet; N 88 deg 48 min 44 sec E, 103.29 feet; northeasterly with a curve concave northwesterly having an arc length of 182.81 feet, a radius of 1135.0 feet and a chord bearing and distance of N 84 deg 11 min 54 sec E, 182.61 feet; southeasterly with a curve concave southwesterly having an arc length of 240.14 feet, a radius of 155.0 feet and a chord bearing and distance of S 56 deg 01 min 56 sec E, 216.83 feet; S 59 deg 54 min 46 sec E, 53.04 feet; N 80 deg 49 min 49 sec E, 175.51 feet; S 23 deg 42 min 11 sec E, 409.11 feet; S 79 deg 58 min 22 sec E, 689.05 feet; thence leave said southerly line and run S 10 deg 00 min 41 sec W, 600.82 feet; S 73 deg 26 min 11 sec W, 419.87 feet; S 27 deg 43 min 30 sec W, 653.08 feet to a point on the Northerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 of said public records; thence run N 62 deg 16 min 30 sec W , along said right of way line, 1628.86 feet to an intersection of said northerly line with the said east line of McClellan Road; thence run N 00 deg 13 min 57 sec W, along said right of way line, 726.40 feet to the Point of Beginning. Said Tract containing 58.06 acres more or less.

**TRACT I: (PN 001131-3105; 001270-5010; 001271-3000)**

A Tract of land situated in Portions of Sections 26 and 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" as recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at the Northeast corner of Section 35 and run S 89 deg 54 min 37 sec W, along the North line of said Section 35, a distance of 30.0 feet to a concrete monument on the West right of way line of McClellan Road, a county right of way and the Point of Beginning; thence continue S 89 deg 54 min 37 sec W, along said North line, 1296.43 feet to a concrete monument; thence run S 00 deg 07 min 57 sec E, 1443.08 feet to an Iron Rod; thence run N 89 deg 45 min 59 sec E, 1298.95 feet to a concrete monument on said West right of way; thence run S 00 deg 13 min 57 sec E, along said right of way 545.05 feet to an Iron Rod at the northeast corner of lands described in Official Records Book 17019 on page 1283 of said public records; thence run S 89 deg 45 min 36 sec W, along the north line of said lands, 686.0 feet to an Iron Rod; thence run S 00 deg 14 min 24 sec E, along the west line of said lands 592.74 feet to an Iron Rod on the northerly maintained right of way of "Girl Road", a 40 foot access road; thence run northeasterly along said northerly line with the following courses and distances: N 87 deg 19 min 05 sec E, 45.93 feet; N 81 deg 21 min 27 sec E, 195.43 feet; N 73 deg 52 min 20 sec E, 464.53 feet to an Iron Rod on the aforesaid West right of way; thence run S 00 deg 13 min 57 sec E, along said right of way, 162.05 feet to a point of tangency; thence run southwesterly with a curve concave westerly having an arc length of 26.97 feet, a radius of 924.79 feet and a chord bearing and distance of S 00 deg 36 min 11 sec W, 26.97 feet to an intersection with the northerly line of Farm Lot 17 of Section 35 as shown on said Plat; thence run S 89 deg 57 min 01 sec W, along said north line, 571.70 feet to an Iron Rod at an intersection with southerly maintained right of way of said "Girl Road"; thence run S 81 deg 21 min 27 sec W, along said right of way, 57.60 feet to an Iron Rod on the west line of said Farm Lot 17; thence run S 00 deg 15 min 54 sec E, along said West line, 1223.73 feet to a concrete monument on the Northerly line of McClellan Road, a county right of way; thence run S 32 deg 15 min 16 sec W, along said Northerly line, 1038.15 feet to an Iron Rod at the point of tangency in said right of way; thence run Southwesterly along said right of way line with a curve concave southeasterly, said curve having a radius of 985.59 feet, an arc length of 553.71 feet and a chord bearing and distance of S 16 deg 09 min 36 sec W, 546.46 feet to an Iron Rod at the point of curve in said right of way; thence run S 00 deg 03 min 56 sec W, along said right of way, 37.56 feet to a concrete monument on the South line of said Section 35; thence run S 89 deg 51 min 58 sec W, along said South line, 1288.62 feet to a concrete monument at the South 1/4 Section Corner of said Section 35; thence run N 89 deg 29 min 01 sec W, along said South line, 329.29 feet to a concrete monument on a Southerly prolongation of the West line of the East 1/2 of Farm Lot 28 as shown on said Plat; thence run N 00 deg 04 min 04 sec W, along said prolongation and along said West line, 1344.93 feet to an Iron Rod on the North line of said Farm Lot 28; thence run S 89 deg 43 min 01 sec E, along said North line, 329.54 feet to an Iron Rod at the Southwest corner of Farm Lot 20 as shown on said Plat; thence run N 00 deg 03 min 24 sec W, along the East line of said Farm Lot 20 and a



Northerly prolongation of said East line, 1346.28 feet to an Iron Rod on the North line of the South 1/2 of said Section 35; thence run N 89 deg 57 min 00 sec W, along said North line, 317.72 feet to an Iron Rod on the Easterly line of 330 foot Florida Power and Light Company Right of Way for Power Transmission as Described in Official Records Book 4114, Page 294 and Official Records Book 5620, Page 582 of said public records; thence run N 16 deg 07 min 01 sec E, along said Easterly line, 82.65 feet to an Iron Rod on the Southerly line of Peoples Gas System Right of Way as described in Official Records Book 9599 on Page 1735 of said public records; thence run along said right of way with the following courses and distances: S 73 deg 52 min 59 sec E, 50.0 feet to an Iron Pipe; N 16 deg 07 min 01 sec E, 4439.78 feet to the southwesterly corner of lands described in Official Records Book 17849 on Page 1510 of said public records; thence leave said right of way and run along the easterly line of said lands with the following courses and distances: S 73 deg 52 min 59 sec E, 100.0 feet; N 16 deg 07 min 01 sec E, 315.0 feet; N 80 deg 23 min 47 sec E, 104.50 feet; N 16 deg 07 min 01 sec E, 210.0 feet to a concrete monument on the Southerly right of way line of State Road No. 228 (Normandy Boulevard); thence run N 80 deg 23 min 47 sec E, along said right of way line, 1289.13 feet to a concrete monument on the Westerly line of McClellan Road, a county right of way; thence run S 00 deg 11 min 35 sec E, along said westerly line, 2359.51 feet to the Point of Beginning. Said Tract containing 310.85 acres more or less.

**TRACT J: (PN 001291-5000; 001291-3110)**

A Tract of land situated in Portions of Section 35 and 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Begin at a concrete monument at the Southeast corner of Section 35 and run N 00 deg 20 min 06 sec W, along the East line of said Section 35, a distance of 2476.46 feet to a concrete monument on the East right of way line of McClellan Road; thence run Northerly along said right of way line with a curve concave Westerly, said curve having a radius of 984.93 feet, an arc length of 221.60 feet and a chord bearing and distance of N 06 deg 12 min 47 sec E, 221.13 feet to an Iron Rod at the point of tangency in said right of way; thence run N 00 deg 13 min 57 sec W, along said right of way line, 717.87 feet to an Iron Rod at the southwest corner of lands described in Official Records Book 18236 on Page 2198 of said public records; thence run S 62 deg 16 min 30 sec E, along the south line of said lands and a prolongation thereof, 1655.34 feet to an Iron Rod on the westerly right of way line of Trail Ridge Road, a county right of way as described in Official Records Book 5718 on Page 2238 of said public records; thence run S 00 deg 15 min 15 sec W, along said right of way line, 101.23 feet to an Iron Rod on the North line of the E 1/2 of the SW 1/4 of Section 36 as monumented, possessed and locally accepted; thence run N 89 deg 18 min 50 sec W, along said North line, 196.59 feet to an Iron Rod at the Northwest corner of said E 1/2 of the SW 1/4, also being a point on a Northerly prolongation of the East line of Farm Lot 23, as shown on said Plat; thence run S 00 deg 09 min 44 sec E, along said prolongation, along the East line of said Farm Lot 23, the East Line of Farm Lot 26 and along a Southerly prolongation of the East line of said Farm Lot 26, a distance of 2611.07 feet to a concrete monument on the South line of said Section 36; thence run N 88 deg 34 min 29 sec W, along said South line, 1282.26 feet to the Point of Beginning. Said Tract containing 92.82 acres more or less.

**TRACT J-N: (PN 001291-3200)**

A Tract of land situated in Section 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being a portion of Farm Lots 10 and 11 of Section 36 as shown on said plat and more particularly described as follows:

Commence at the Northwest Corner of Section 36 and run S 88 deg 00 min 19 sec E, along the North line of said Section 36, a distance of 30.02 feet to a concrete monument on the East Line of McClellan Road, a county right of way; thence run S 00 deg 13 min 57 sec E, along said right of way line, 1365.32 feet to a concrete monument on the Southerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 of said public records; thence run S 62 deg 16 min 30 sec E, along said right of way line, 1413.65 feet to an Iron Rod and the Point of Beginning; thence continue S 62 deg 16 min 30 sec E, along said right of way line, 231.0 feet to an Iron Rod on the Westerly line of Trail Ridge Road, a county right of way as described in Official Records Book 5718 on Page 2238 of said public records; thence run Southeasterly along said right of way line with a curve concave southwesterly, said curve having a radius of 25.0 feet, an arc length of 27.28 feet and a chord bearing and distance of S 31 deg 00 min 39 sec E, 25.96 feet to an Iron Rod; thence run S 00 deg 15 min 15 sec W,

along said right of way line, 535.75 feet to an Iron Rod; thence run N 62 deg 16 min 30 sec W, parallel to said Forest Trail Road No. 29, a distance of 501.24 feet to an Iron Rod; thence run N 27 deg 43 min 30 sec E, 489.0 feet to the Point of Beginning.. Said Tract containing 4.20 acres more or less.

**TRACT N-1: (PN 001271-3400)**

A parcel of land situated in Farm Lot 31 and 32 of Section 35, Township 3 South, Range 23 East of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the public records of Duval County, Florida and a portion of an unnamed, unopened and unused strip of land lying east of and adjacent to said Farm Lot 32 as shown on said plat; Said lands being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 35 and run N 00 deg 20 min 06 sec W, along the east line of said Section 35 and the east line of said Farm Lot 32, a distance of 396.0 feet to an Iron Pipe at the Northeast corner of lands described in Official Records Book 3205 on Page 853 of the public records of said county; thence continue N 00 deg 20 min 06 sec W, along said east line, 246.59 feet to an Iron Rod and the Point of Beginning; thence continue N 00 deg 20 min 06 sec W, 457.45 feet; thence run N 80 deg 11 min 34 sec W, 740.43 feet to the easterly right of way line of McClelland Road, a 60 foot county right of way; thence run S 32 deg 15 min 16 sec W, along said right of way line, 487.21 feet to an Iron Rod; thence leave said right of way line and run S 80 deg 11 min 34 sec E, 1007.02 feet to the Point of Beginning. Containing 9.03 Acres more or less

**TRACT N-2: (PN 001271-3215)**

A parcel of land situated in Farm Lot 31 and 32 of Section 35, Township 3 South, Range 23 East of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the public records of Duval County, Florida and more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 35 and run S 89 deg 51 min 58 sec W, along the South line of said Section 35, a distance of 330.0 feet to the southwest corner of lands described in Official Records Book 3728, Page 18 of the public records of said county; thence leave said south line and run N 00 deg 20 min 06 sec W, 30.0 feet to an Iron Rod on the North line of Melvin Padgett Road and the Point of Beginning; thence continue N 00 deg 20 min 06 sec W, along the west line of aforesaid lands, 366.0 feet; thence run N 89 deg 52 min 35 sec E, along the North line of aforesaid lands, 330.0 feet to the east line of said Section 35; thence run N 00 deg 20 min 06 sec W, along said east line, 94.10 feet to an Iron Rod at the southeast corner of lands described in Official Records Book 18181 on page 853 of said public records; thence run N 80 deg 11 min 34 sec W, along the south line of aforesaid lands, 1095.88 feet to a Iron Rod on the easterly right of way line of McClelland Road, a 60 foot county right of way; thence run S 32 deg 15 min 17 sec W, along said right of way line, 161.51 feet to an Iron Rod at the northwest corner of lands described in Official Records Book 18472 on Page 965 of said public records; thence leave said right of way line and run S 80 deg 10 min 15 sec E, along the north line of aforesaid lands and the north line of lands described in Official Records Book 18035 on Page 89 , a distance of 489.85 feet to an Iron Pipe at the northeast corner of said Official Records Book 18035, Page 89; thence run S 00 deg 20 min 06 sec E, along the east line of aforesaid lands, 428.15 feet to an Iron Rod at the southeast corner of aforesaid lands and said north line of Melvin Padgett Road; thence run N 89 deg 51 min 58 sec E, along said north line, 353.59 to the Point of Beginning. Containing 6.92 Acres more or less

**SUBJECT TO:**

All Easements of Record.

**AGRICULTURAL**

A parcel of land situated in Farm Lot 31 and 32 of Section 35, Township 3 South, Range 23 East of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the public records of Duval County, Florida and more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 35 and run N 00 deg 20 min 06 sec W, along the east line of said Section 35 and the east line of said Farm Lot 32, a distance of 396.0 feet to an Iron Pipe at the Northeast corner of lands described in Official Records Book 3205 on Page 853 of the public records of said county; thence continue N 00 deg 20 min 06 sec W, along the east line, 94.10 feet to an Iron Rod and the Point of Beginning;

Thence continue N 00 deg 20 min 06 sec W, along said east line, 152.48 feet to an Iron Rod; thence run N 80 deg 11 min 34 sec W, 1007.02 feet to a Iron Rod on the easterly right of way line of McClelland Road, a 60 foot county right of way; thence run S 32 deg 15 min 17 sec W, along said right of way line, 162.41 feet to an Iron Rod; thence leave said right of way line and run S 80 deg 11 min 34 sec E, 1095.88 feet to the Point of Beginning.