

# Legal Description

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## 301 Villages Parcel 1

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°07'06" East, 849.24 feet to the point of curvature of a curve concave Northeasterly having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 46°18'27", an arc length of 420.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°16'20" East, 408.93 feet; thence South 84°25'33" East, 493.91 feet to the point of curvature of a curve concave Northerly having a radius of 1000.00 feet; thence Easterly along the arc of said curve, through a central angle of 13°01'31", an arc length of 227.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 5 courses: Course 1, thence South 18°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence Southwesterly along said Westerly right of way line the following 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92

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feet; Course 6, thence North 71°01'28" West, 22.00 feet; Course 7, thence South 18°58'00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10'22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00'00", an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16'35" West, 123.20 feet; Course 3, thence North 59°58'23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14'16", an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14'09" West, 112.90 feet; Course 5, thence North 48°52'11" West, 218.74 feet; Course 6, thence South 41°15'07" West, 84.53 feet; Course 7, thence North 48°44'00" West, 1988.52 feet; Course 8, thence North 49°28'14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48'48" West, 1913.14 feet; Course 10, thence North 69°39'43" West, 1692.07 feet; Course 11, thence North 73°52'35" West, 624.14 feet; Course 12, thence South 89°39'08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54'05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05'22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52'24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54'53" East, 4625.67 feet; Course 17, thence North 89°40'53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28'49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29'36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly line of said Section 10 and the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Northerly along said Westerly right of way line the following 3 courses: Course 1, thence North 18°57'05" East, 540.60 feet; Course 2, thence South 71°02'55" East, 32.00 feet; Course 3, thence North 18°56'27" East, 1391.56 feet to its intersection with the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records; thence North 63°38'48" West, departing said Westerly right of way line and along said Northeasterly line, 782.60 feet; thence North 49°03'48" West, continuing along said Northeasterly line, 330.15 feet to the Point of Beginning.

From said Point of Beginning, thence continue Northwesterly along said Northeasterly line of Borrow Pit Haul Road the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence

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North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described **301 Villages Parcel 1** containing **6,035.75 acres**, more or less.

TOGETHER WITH

### **301 Villages Parcel 2**

A PORTION OF SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 3 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID SECTION 29; THENCE NORTH 89°51'06" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 2621.91 FEET TO THE NORTHWESTERLY CORNER OF THE EAST ONE-HALF OF SAID SECTION 29; THENCE SOUTH 00°32'07" WEST, ALONG LAST SAID LINE, 3956.58 FEET TO SOUTHWESTERLY CORNER OF LOT 20, SECTION 29, AS SHOWN ON THE PLAT OF MAXVILLE AND MAXVILLE FARMS, RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°57'47" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 20 AND ALONG THE SOUTHERLY LINE OF LOT 19, SECTION 29 OF SAID PLAT OF MAXVILLE AND MAXVILLE FARMS, 1250.59 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17906, PAGE 1508 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°18'53" WEST, ALONG LAST SAID LINE, 1071.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 228 (A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 86°24'08" WEST, 2689.67 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 11399.16 FEET, AN ARC DISTANCE OF 763.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°19'19" WEST, 763.70 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 89°45'30" WEST, 1082.77 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17041, PAGE 1529 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°54'03" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14755, PAGE 198 OF SAID CURRENT PUBLIC RECORDS, 6225.09 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7245, PAGE 1751 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY, EASTERLY, SOUTHEASTERLY, AND SOUTHWESTERLY, ALONG THE EASTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°54'03" EAST, 2871.18 FEET; COURSE NO. 2: SOUTH 89°06'05" EAST, 616.97

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FEET; COURSE NO. 3: NORTH 00°52'49" EAST, 199.84 FEET; COURSE NO. 4: NORTH 89°39'08" EAST, 1384.38 FEET; COURSE NO. 5: SOUTH 73°53'58" EAST, 605.57 FEET; COURSE NO. 6: SOUTH 69°39'03" EAST, 1679.56 FEET; COURSE NO. 7: SOUTH 58°48'40" EAST, 1910.90 FEET; COURSE NO. 8: SOUTH 48°45'22" EAST, 57.81 FEET; COURSE NO. 9: SOUTH 48°43'42" EAST, 2116.15 FEET; COURSE NO. 10: SOUTH 41°14'44" WEST, 57.49 FEET; COURSE NO. 11: SOUTH 48°43'26" EAST, 853.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 18°58'00" WEST, ALONG LAST SAID LINE, 326.32 FEET TO THE SOUTHERLY LINE OF SAID SECTION 21; THENCE NORTH 89°51'06" WEST, ALONG LAST SAID LINE, 2125.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 966.50 ACRES, MORE OR LESS.

LESS AND EXCEPT ALL ROADWAYS SHOWN ON THE PLAT OF MAXVILLE AND MAXVILLE FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

The above described **301 Villages Parcel 2** containing **966.50 acres**, more or less.

<b>301 Villages Parcel 1</b>	<b>6,035.75 acres, more or less</b>
<b>301 Villages Parcel 2</b>	<b>+ <u>966.50 acres, more or less</u></b>
<b>301 Villages Total</b>	<b>7,002.25 acres, more or less</b>

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