

**BCID - DEPENDENT SPECIAL TAX DISTRICT  
EXHIBIT 4: LEGAL DESCRIPTION  
(DISTRICT OVER ALL)**

A PORTION OF SECTIONS 23, AND 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, SAID POINT COMMON TO THE NORTHWEST CORNER OF SECTION 24, THE SOUTHWEST CORNER OF SECTION 13, AND THE SOUTHEAST CORNER OF SECTION 14, ALL OF TOWNSHIP 3 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP PREPARED FOR FLETCHER PROPERTIES BY CHARLES BASSETT & ASSOCIATES INC. DATED JULY 9, 1979; FILE NUMBER S-2593-T, ON FILE IN THE ENGINEERING OFFICE, TOPOGRAPHICAL SECTION OF THE CITY OF JACKSONVILLE, FLORIDA, SAID MAP FROM HEREON REFEREED TO AS FLETCHER PROPERTIES MAP; THENCE NORTH 89°47'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 23 AS DISTANCE OF 1772.35 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 56, THE FRANCIS RICHARD GRANT, THENCE CONTINUE NORTH 89°47'34" WEST, ALONG A WESTERLY PROLONGATION OF SAID NORTHERLY LINE OF SECTION 23, 324.50 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF PARCEL 4B (2), AS SHOWN ON SAID FLETCHER PROPERTIES MAP; THENCE SOUTH 41°34'00" WEST, ALONG LAST SAID NORTHWESTERLY BOUNDARY AND THE NORTHWESTERLY BOUNDARY OF PARCEL 4A, 1231.34 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY THEREOF AND THE NORTHERLY BOUNDARY OF PARCEL 6; THENCE IN A WESTERLY DIRECTION ALONG LAST SAID NORTHERLY BOUNDARY AND THE WESTERLY BOUNDARY THEREOF RUN THE FOLLOSING 7 COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°47'34" WEST, 350.00 FEET; COURSE NO. 2: SOUTH 89°58'50" WEST, 144.00 FEET; COURSE NO. 3: SOUTH 77°28'50" WEST, 157.00 FEET; COURSE NO. 4: SOUTH 00°01'10" EAST, 383.50 FEET; COURSE NO. 5: SOUTH 12°40'20" WEST, 1050.00 FEET; COURSE NO. 6: SOUTH 01°46'00" WEST, 215.00 FEET; COURSE NO. 7: SOUTH 13°31'50" WEST, 904.48 FEET TO AN INTERSECTION WITH A WESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12292, PAGE 1727 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHERLY DIRECTON ALONG LAST SAID WESTERLY BOUNDARY 1220 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE IN A SOUTHEASTERLY DIRECTION ALONG LAST SAID NORTHEASTERLY LINE 930 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11561, PAGE 2413 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A EASTERLY AND SOUTHERLY DIRECTION FOLLOWING SAID NORTHERLY BOUNDARY 880 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 15699, PAGE 1123 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHERLY DIRECTION ALONG LAST SAID BOUNDARY 40 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY THEREOF; THENCE IN AN EASTERLY DIRECTION ALONG LAST SAID SOUTHERLY BOUNDARY 210 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7234, PAGE 1390; THENCE IN A SOUTHERLY DIRECTION ALONG LAST SAID BOUNDARY 210 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF BAYMEADOWS ROAD; THENCE IN AN EASTERLY DIRECTION ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE 1440 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE LANDS

DESCRIBED AND RECORDED IN OFFICIAL RECORDS 4367, PAGE 535 OF SAID CURRENT PUBLIC RECORDS, SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY OF THE COMMERCIAL AREA AS SHOWN ON SAID FLETCHER PROPERTIES MAP; THENCE NORTH 00°29'00" EAST, 175.00 FEET ALONG LAST SAID SOUTHERLY AND WESTERLY BOUNDARIES; THENCE SOUTH 89°31'00" EAST, CONTINUING ALONG LAST SAID SOUTHERLY BOUNDARY 175 FEET; THENCE SOUTH 00°29'00" WEST, 175.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID BAYMEADOWS ROAD; THENCE 89°31'00" EAST, ALONG LAST SAID RIGHT OF WAY LINE 40 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10677, PAGE 298 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°29'00" EAST, ALONG LAST SAID WESTERLY BOUNDARY 400 FEET TO AN INTERSECTION WITH AFORESAID NORTHERLY BOUNDARY OF THE COMMERCIAL AREA; THENCE SOUTH 89°31'00" EAST, ALONG LAST SAID NORTHERLY BOUNDARY 1160 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF AFORESAID SECTION 23; THENCE NORTH 00°37'00" WEST, ALONG LAST SAID LINE 4786 FEET THE POINT OF BEGINNING.