

LEGAL DESCRIPTION 4.21.21

Parcel south of Pinnacle Pointe Drive to CGC (RE# 167907 0010)

A PORTION OF SECTION 18, SECTION 19 AND SECTION 37 AND MARRY ANN DAVIS GRANT, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA. BEING ALSO A PORTION OF THE BAYARD AS RECORDED IN PLAT BOOK 6, PAGE 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY- U.S. NO. 1 (A 150 FOOT RIGHT OF WAY) WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF A 150 FOOT JACKSONVILLE ELECTRIC AUTHORITY RIGHT OF WAY AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 2081, PAGE 43 AND RUN SOUTH 37° 19' 30" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY, A DISTANCE OF 1,253.81 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF COPPERLEAF AS RECORDED IN PLAT BOOK 69, PAGE 80 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID SOUTHEASTERLY LINE; COURSE NO.1; THENCE NORTH 05° 16' 02" EAST, 24.86 FEET; COURSE NO. 2: NORTH 50° 16' 02" EAST, AN APPROXIMATE DISTANCE OF 198.23 FEET TO A POINT OF INTERSECTION OF THE SOUTHWESTERLY BORDER OF THE "LOW DENSITY RESIDENTIAL" LAND USE AREA WITH SAID SOUTHEASTERLY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE ALONG SAID SOUTHEASTERLY LINE AND THE SOUTHWESTERLY LINE OF SAID COPPERLEAF THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: THENCE NORTH 50° 16' 02" EAST, AN APPROXIMATE DISTANCE OF 58.19 FEET; COURSE NO. 2: THENCE NORTH 05° 16' 02" EAST, 7.07 FEET; COURSE NO. 3: THENCE NORTH 50° 16' 02" EAST, 121.95 FEET; COURSE NO. 4: THENCE SOUTH 40° 41' 15" EAST, 600.08 FEET TO THE SOUTHERLY CORNER OF LOT 56 OF SAID COPPERLEAF PHASE ONE; THENCE SOUTH 50° 16' 02" WEST, AN APPROXIMATE DISTANCE OF 185.22 FEET TO SAID SOUTHWESTERLY BORDER OF THE "LOW DENSITY RESIDENTIAL" LAND USE AREA; THENCE IN A NORTHWESTERLY DIRECTION ALONG LAST SAID SOUTHWESTERLY BORDER AN APPROXIMATE DISTANCE OF 595.08 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 2.54 ACRES, MORE OR LESS.

Parcel north of Pinnacle Pointe Drive to CGC (a portion of RE# 168152 0310)

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1411 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY – U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY ; THENCE SOUTH 37° 19' 30" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 850.88 FEET; THENCE NORTH 50° 16' 02" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, AN APPROXIMATE DISTANCE OF 202.18 FEET TO THE SOUTHWESTERLY BORDER OF THE "LOW DENSITY RESIDENTIAL" LAND USE AREA AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE NORTH 50° 16' 02" EAST, AN

APPROXIMATE DISTANCE OF 185.20 FEET TO THE WESTERLY CORNER OF COPPERLEAF PHASE ONE, RECORDED IN PLAT BOOK 69, PAGES 80 THROUGH 84; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHWESTERLY AND NORTHWESTERLY LINE OF SAID COPPERLEAF PHASE ONE; COURSE NO. 1: THENCE SOUTH 39° 43' 58" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 300.00 FEET TO A POINT ON SAID NORTHWESTERLY LINE; COURSE NO. 2: THENCE SOUTH 50° 16' 02" WEST, A DISTANCE OF 65.09 FEET; COURSE NO. 3: THENCE SOUTH 72° 07' 54" WEST, A DISTANCE OF 67.13 FEET; COURSE NO. 4: THENCE SOUTH 50° 16' 02" WEST, AN APPROXIMATE DISTANCE OF 57.81 FEET TO SAID SOUTHWESTERLY BORDER OF THE "LOW DENSITY RESIDENTIAL" LAND USE AREA; THENCE IN A NORTHWESTERLY DIRECTION ALONG LAST SAID SOUTHWESTERLY BORDER AND DEPARTING SAID NORTHWESTERLY LINE OF COPPERLEAF PHASE ONE , AN APPROXIMATE DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 1.22 ACRES MORE OR LESS.

Multifamily development parcel to MDR (a portion of RE#s 168152 0310 and 168152 0110)

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 249, ALONG WITH A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1411 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF SAID COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY – U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHEASTERLY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 37° 19' 30" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.47 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8114, PAGE 731 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; COURSE NO. 1: NORTH 45° 30' 41" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 658.43 FEET; COURSE NO. 2: THENCE NORTH 81° 27' 11" EAST, 2372.28 FEET TO A POINT ON THE EASTERLY LINE OF SAID MARY ANN DAVIS GRANT, SECTION 37; THENCE SOUTH 00° 35' 34" EAST ALONG LAST SAID EASTERLY LINE A DISTANCE OF 284.15 FEET TO THE NORTHEASTERLY CORNER OF COPPERLEAF PHASE ONE, RECORDED IN PLAT BOOK 69, PAGES 82 THROUGH 84; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHERLY AND NORTHWESTERLY LINE AND THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID COPPERLEAF PHASE ONE; COURSE NO. 1: THENCE NORTH 86° 59' 51" WEST DEPARTING LAST SAID EASTERLY LINE, 602.60 FEET; COURSE NO.2: THENCE SOUTH 72° 00' 42" WEST, 527.89 FEET; COURSE NO. 3: THENCE SOUTH 50° 16' 02" WEST, 1606.54 FEET TO A POINT ON LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 37° 19' 30" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 790.41 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PORTION OF THE PARCEL BEING DEDICATED TO CONSERVATION - A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38°38'07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44°0'56" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811 AND THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8114, PAGE 731 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 298.04 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE NORTH 44°0'56" EAST, ALONG LAST SAID LINE, A DISTANCE OF 360.39 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°07'26" EAST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 2,372.28 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8361, PAGE 248; THENCE SOUTH 01°58'05" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 284.11 FEET TO A POINT ON THE NORTHERLY LINE OF COPPERLEAF PHASE TWO, AS RECORDED IN PLAT BOOK 70, PAGE(S) 54 THROUGH 58 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG LAST SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: COURSE NO. 1: THENCE NORTH 88°22'25" WEST, DEPARTING SAID EASTERLY LINE, 602.76 FEET; COURSE NO. 2: SOUTH 70°43'46" WEST, 143.17 FEET; THENCE NORTH 29°44'52" WEST, DEPARTING LAST SAID NORTHERLY LINE, A DISTANCE OF 73.80 FEET; THENCE THE FOLLOWING TWENTY (20) COURSES: COURSE NO. 1: THENCE SOUTH 74°04'28" WEST, 17.65 FEET; COURSE NO. 2: THENCE SOUTH 47°49'54" WEST, 43.04 FEET; COURSE NO. 3: THENCE SOUTH 67°26'00" WEST, 50.08 FEET; COURSE NO. 4: THENCE SOUTH 62°05'18" WEST, 68.92 FEET; COURSE NO. 5: THENCE SOUTH 18°09'18" WEST, 51.73 FEET; COURSE NO. 6: THENCE SOUTH 78°07'58" WEST, 19.80 FEET; COURSE NO. 7: THENCE NORTH 66°21'34" WEST, 89.14 FEET; COURSE NO. 8: THENCE NORTH 59°21'27" WEST, 112.02 FEET; COURSE NO. 9: THENCE SOUTH 76°43'08" WEST, 135.43 FEET; COURSE NO. 10: THENCE NORTH 53°00'00" WEST, 49.41 FEET; COURSE NO. 11: THENCE SOUTH 88°34'05" WEST, 59.82 FEET; COURSE NO. 12: THENCE SOUTH 71°50'14" WEST, 940.34 FEET; COURSE NO. 13: THENCE SOUTH 78°23'08" WEST, 36.71 FEET; COURSE NO. 14: THENCE SOUTH 54°34'05" WEST, 58.64 FEET; COURSE NO. 15: THENCE SOUTH 51°46'58" WEST, 60.59 FEET; COURSE NO. 16: THENCE SOUTH 88°44'56" WEST, 62.73 FEET; COURSE NO. 17: THENCE SOUTH 69°05'39" WEST, 57.14 FEET; COURSE NO. 18: THENCE NORTH 82°1'55" WEST, 38.40 FEET; COURSE NO. 19: THENCE NORTH 80°06'59" WEST, 27.02 FEET; COURSE NO. 20: THENCE NORTH 45°47'56" WEST, 24.46 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINING 21.12 ACRES MORE OR LESS.

Parcel north of creek to IL (a portion of RE# 168152 0220)

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF

PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38°38'07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44°0'56" EAST, A DISTANCE OF 658.43 FEET; THENCE NORTH 80°07'26" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF DAVIS CREEK FOREST INC, AS RECORDED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,527.11 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 80°07'26" EAST, A DISTANCE OF 21.31 FEET; THENCE THE FOLLOWING SEVENTEEN (17) COURSES; COURSE NO. 1: NORTH 13°23'30" EAST, DEPARTING LAST SAID NORTHERLY LINE, 47.24 FEET; COURSE NO. 2: THENCE NORTH 12°41'01" EAST, 43.71 FEET; COURSE NO. 3: THENCE NORTH 02°28'17" WEST, 104.78 FEET; COURSE NO. 4: THENCE NORTH 27°00'26" EAST, 46.75 FEET; COURSE NO. 5: THENCE NORTH 72°05'08" EAST, 67.75 FEET; COURSE NO. 6: THENCE NORTH 73°24'18" EAST, 31.03 FEET; COURSE NO. 7: THENCE SOUTH 49°04'36" EAST, 61.27 FEET; COURSE NO. 8: THENCE NORTH 52°11'35" EAST, 63.10 FEET; COURSE NO. 9: THENCE NORTH 73°48'37" EAST, 339.95 FEET; COURSE NO. 10: THENCE SOUTH 28°30'28" EAST, 86.92 FEET; COURSE NO. 11 : THENCE SOUTH 38°26'54" EAST, 57.70 FEET; COURSE NO. 12: THENCE NORTH 35°04'39" EAST, 42.99 FEET; COURSE NO. 13: THENCE NORTH 64°00'49" EAST, 43.18 FEET; COURSE NO. 14: THENCE NORTH 09°54'02" EAST, 62.73 FEET; COURSE NO. 15: THENCE NORTH 00°58'03" WEST, 87.24 FEET; COURSE NO. 16: THENCE NORTH 17°04'44" WEST, 46.85 FEET; COURSE NO. 17: THENCE NORTH 21°47'46" EAST, 272.83 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5781, PAGE 1155 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°54'13" WEST, ALONG LAST SAID WESTIERLY LINE, A DISTANCE OF 370.94 FEET; THENCE SOUTH 88°58'03" WEST, DEPARTING SAID WESTIERLY LINE, A DISTANCE OF 1,100.86 FEET; THENCE THE FOLLOWING FOURTEEN (14) COURSES; COURSE NO. 1: THENCE SOUTH 01°27'17" EAST, 51.02 FEET TO A POINT OF CURVATURE; COURSE NO. 2: THENCE RUN IN A SOUTHWESTIERLY DIRECTION ALONG THE ARC OF SAID CURVE CONCAVE NORTHWESTIERLY AND HAVING A RADIUS 140.00 FEET, AN ARC DISTANCE OF 111.46 FEET, SAID ARC BEING SUBTIENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°9'28" WEST, 108.54 FEET TO A POINT OF TANGENCY; COURSE NO. 3: THENCE SOUTH 44°08'38" WEST, 380.37 FEET TO A POINT OF CURVATURE; COURSE NO. 4: THENCE RUN IN A SOUTHWESTIERLY DIRECTION ALONG THE ARC OF SAID CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS 1975.66 FEET, AN ARC DISTANCE OF 488.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°3'20" WEST, 486.91 FEET TO A POINT OF TANGENCY; COURSE NO. 5: THENCE SOUTH 44°08'38" WEST, 533.52 FEET; COURSE NO. 6: THENCE NORTH 80°07'26" EAST, 135.57 FEET; COURSE NO. 7: THENCE NORTH 82°30'19" EAST, 44.80 FEET; COURSE NO. 8: THENCE NORTH 77°31'26" EAST, 1194.08 FEET; COURSE NO. 9: THENCE SOUTH 10°28'54" EAST, 84.39 FEET; COURSE NO. 10: THENCE SOUTH 12°06'27" EAST, 64.87 FEET; COURSE NO. 11 : THENCE SOUTH 05°4'01" EAST, 37.27 FEET; COURSE NO. 12: THENCE SOUTH 17°38'02" WEST, 23.05 FEET; COURSE NO. 13: THENCE SOUTH 55°56'23" WEST, 36.97 FEET; COURSE NO. 14: THENCE SOUTH 21°29'05" EAST, 43.17 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 30.09 ACRES, MORE OR LESS.

New conservation area (portions of RE# 168152 0310, 168152 0110, 168152 0220 and 168152 0220)

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38°38'07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44°10'56" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 658.43 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 80°07'26" EAST ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,527.11 FEET; THENCE THE FOLLOWING TWENTY-FOUR (24) COURSES: COURSE NO. 1: THENCE NORTH 21°29'05" WEST, 43.17 FEET; COURSE NO. 2: THENCE NORTH 55°56'23" EAST, 36.97 FEET; COURSE NO. 3: THENCE NORTH 17°38'02" EAST, 23.05 FEET; COURSE NO. 4: THENCE NORTH 05°14'01" WEST, 37.27 FEET; COURSE NO. 5: THENCE NORTH 12°06'27" WEST, 64.87 FEET; COURSE NO. 6: THENCE NORTH 10°28'54" WEST, 71.16 FEET; COURSE NO. 7: THENCE NORTH 88°58'46" WEST, 63.72 FEET; COURSE NO. 8: THENCE SOUTH 86°38'27" WEST, 98.76 FEET; COURSE NO. 9: THENCE NORTH 85°58'40" WEST, 289.65 FEET; COURSE NO. 10: THENCE NORTH 86°18'04" WEST, 45.14 FEET; COURSE NO. 11: THENCE NORTH 85°02'02" WEST, 26.86 FEET; COURSE NO. 12: THENCE NORTH 84°58'12" WEST, 7.63 FEET; COURSE NO. 13: THENCE NORTH 89°59'58" WEST, 34.59 FEET; COURSE NO. 14: THENCE SOUTH 83°38'52" WEST, 54.36 FEET; COURSE NO. 15: THENCE SOUTH 83°12'31" WEST, 62.24 FEET; COURSE NO. 16: THENCE SOUTH 81°20'07" WEST, 88.99 FEET; COURSE NO. 17: THENCE SOUTH 74°37'35" WEST, 63.72 FEET; COURSE NO. 18: THENCE SOUTH 66°46'00" WEST, 12.47 FEET; COURSE NO. 19: THENCE SOUTH 66°50'53" WEST, 223.74 FEET; COURSE NO. 20: THENCE SOUTH 75°52'37" WEST, 8.60 FEET; COURSE NO. 21: THENCE SOUTH 64°05'53" WEST, 171.00 FEET; COURSE NO. 22: THENCE SOUTH 66°46'55" WEST, 105.56; COURSE NO. 23: THENCE SOUTH 44°08'38" WEST, 334.26 FEET; COURSE NO. 24: THENCE SOUTH 45°51'22" EAST, 60.34 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 10.63 ACRES, MORE OR LESS, TOGETHER WITH

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38° 38' 07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44° 10' 56" EAST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 658.43 FEET; THENCE NORTH 80° 07' 26" EAST, A DISTANCE OF 1,548.43 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 80° 07' 26" EAST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 823.85 FEET; THENCE THE FOLLOWING EIGHTEEN (18)

COURSES: COURSE NO. 1: THENCE NORTH 01° 54' 13" WEST, DEPARTING SAID NORTHERLY LINE, 577.56 FEET; COURSE NO. 2: THENCE SOUTH 33° 02' 23" WEST, 31.31 FEET; COURSE NO. 3: THENCE SOUTH 18° 59' 29" WEST, 47.02 FEET; COURSE NO. 4: THENCE SOUTH 22° 52' 45" WEST, 29.75 FEET; COURSE NO. 5: THENCE SOUTH 20° 32' 34" WEST, 63.04 FEET; COURSE NO. 6: THENCE SOUTH 19° 39' 21" WEST, 89.14 FEET; COURSE NO. 7: THENCE SOUTH 09° 54' 05" WEST, 93.95 FEET; COURSE NO. 8: THENCE SOUTH 16° 51' 38" WEST, 46.38 FEET; COURSE NO. 9: THENCE SOUTH 27° 59' 39" WEST, 49.08 FEET; COURSE NO. 10: THENCE SOUTH 34° 16' 58" WEST, 33.13 FEET; COURSE NO. 11: THENCE SOUTH 54° 08' 16" WEST, 27.08 FEET; COURSE NO. 12: THENCE SOUTH 58° 23' 49" WEST, 16.98 FEET; COURSE NO. 13: THENCE SOUTH 78° 14' 04" WEST, 28.63 FEET; COURSE NO. 14: THENCE NORTH 88° 58' 46" WEST, 483.67 FEET; COURSE NO. 15: THENCE SOUTH 72° 05' 08" WEST, 41.84 FEET; COURSE NO. 16: THENCE SOUTH 27° 00' 26" WEST, 46.75 FEET; COURSE NO. 17: THENCE SOUTH 02° 28' 17" EAST, 104.78 FEET; COURSE NO. 18: THENCE SOUTH 12° 41' 01" WEST, 43.71 FEET; COURSE NO. 19: THENCE SOUTH 13° 23' 30" WEST, 47.24 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 4.18 ACRES, MORE OR LESS, TOGETHER WITH

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38°38'07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44°10'56" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811 AND THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8114, PAGE 731 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 211.66 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE NORTH 44°10'56" EAST, ALONG LAST SAID LINE, A DISTANCE OF 446.77 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°07'26" EAST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 2,372.28 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8361, PAGE 248; THENCE SOUTH 01°58'05" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 284.11 FEET TO A POINT ON THE NORTHERLY LINE OF COPPERLEAF PHASE TWO, AS RECORDED IN PLAT BOOK 70, PAGE(S) 54 THROUGH 58 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG LAST SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: COURSE NO. 1: THENCE NORTH 88°22'25" WEST, DEPARTING SAID EASTERLY LINE, 602.76 FEET; COURSE NO. 2: SOUTH 70°43'46" WEST, 88.97 FEET; THENCE THE FOLLOWING TWENTY-ONE (21) COURSES & DISTANCES: COURSE NO. 1: THENCE SOUTH 81°37'32" WEST, DEPARTING LAST SAID NORTHERLY LINE, 170.70 FEET; COURSE NO. 2: THENCE SOUTH 78°13'39" WEST, 36.91 FEET; COURSE NO. 3: THENCE SOUTH 86°47'52" WEST, 29.41 FEET; COURSE NO. 4: THENCE SOUTH 62°05'18" WEST, 10.68 FEET; COURSE NO. 5: THENCE SOUTH 18°09'18" WEST, 51.73 FEET; COURSE NO. 6: THENCE SOUTH 78°07'58" WEST, 19.80 FEET; COURSE NO. 7: THENCE NORTH 66°21'34" WEST, 89.14 FEET; COURSE NO. 8: THENCE NORTH 59°21'27" WEST, 27.60 FEET; COURSE NO. 9: THENCE SOUTH 86°47'58" WEST, 236.74 FEET; COURSE NO. 10: THENCE SOUTH 79°56'10" WEST, 133.12 FEET; COURSE NO. 11: THENCE SOUTH 79°57'13" WEST, 74.96 FEET; COURSE NO. 12: THENCE SOUTH 74°03'12" WEST, 313.37 FEET; COURSE NO. 13: THENCE SOUTH 83°11'22" WEST, 7.80 FEET; COURSE NO. 14: THENCE SOUTH 71°23'37" WEST, 463.96 FEET; COURSE NO. 15: THENCE SOUTH 68°35'09" WEST, 51.20 FEET; COURSE NO. 16: THENCE SOUTH 75°57'47" WEST, 55.45 FEET; COURSE NO. 17: THENCE SOUTH 70°26'13" WEST, 30.47 FEET; COURSE NO. 18: THENCE SOUTH 77°43'54" WEST, 40.04 FEET; COURSE NO. 19: THENCE SOUTH 73°49'20" WEST, 41.49 FEET; COURSE NO. 20: THENCE SOUTH 76°43'12" WEST, 181.16 FEET; COURSE NO. 21: THENCE NORTH 89°59'37" WEST, 11.55 FEET TO THE POINT OF BEGINNING;

THE LAND THUS DESCRIBED CONTAINING 10.73 ACRES, MORE OR LESS, FOR A TOTAL OF 25.54 ACRES, MORE OR LESS.