

**BCID - DEPENDENT SPECIAL TAX DISTRICT  
EXHIBIT 7: LEGAL DESCRIPTION  
(DISTRICT GROUP 3)**

A PORTION OF SECTIONS 23, 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 REFERRED TO AS FLETCHER PROPERTIES MAP; THENCE SOUTH 00°37'00" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 23, 1163.33 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF RESIDUE PARCEL 3 AS SHOWN ON SAID FLETCHER PROPERTIES MAP; THENCE IN AN WESTERLY AND SOUTHERLY DIRECTION ALONG LAST SAID SOUTHERLY BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF TRACT III, PHASE 2 APARTMENTS AS SHOWN ON SAID FLETCHER PROPERTIES MAP THE FOLLOWING 6 COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°23'00" WEST, 291.46 FEET; COURSE NO. 2: NORTH 72°52'20" WEST, 374.00 FEET; COURSE NO. 3: SOUTH 17°07'40" WEST, 650.00 FEET; COURSE NO. 4: SOUTH 41°13'00" EAST, 189.39 FEET; COURSE NO. 5: SOUTH 62°49'10" WEST, 201.25 FEET; COURSE NO. 6: SOUTH 56°38'15" WEST, 597.57 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE BAYMEADOWS CIRCLE EAST; THENCE IN A NORTHWESTERLY DIRECTION ALONG LAST SAID LINE 240.00 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF PINE TERRACE AT THE MEADOWS PHASE 2, AS RECORDED IN PLAT BOOK 73, PAGE 33 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHERLY DIRECTION ALONG SAID BOUNDARY AND NORTHERLY PROLONGATION 634 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE IN A SOUTHERLY DIRECTION 186 FEET TO AN ANGLE POINT IN LAST SAID EASTERLY BOUNDARY, SAID POINT ALSO BEING THE WESTERLY BOUNDARY OF THE PLAT OF LAS CASAS AT BAYMEADOWS AS RECORDED IN PLAT BOOK 42, PAGE 15 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHERLY DIRECTION ALONG LAST SAID EASTERLY AND WESTERLY BOUNDARY 1490' TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF GOLF COURSE PARCEL TRACT VII OF SAID FLETCHER PROPERTIES MAP; THENCE SOUTH 29°28'45" WEST, ALONG LAST SAID EASTERLY BOUNDARY AND PROLONGATION 465 FEET; THENCE SOUTH 2°45'00" WEST, CONTINUING ALONG LAST SAID EASTERLY BOUNDARY 170.29 FEET; THENCE IN A SOUTHERLY DIRECTION 185 FEET TO AN ANGLE POINT ON LAST SAID EASTERLY BOUNDARY, SAID POINT BEING THE NORTHWESTERLY CORNER OF APARTMENT PARCEL 3; THENCE IN A SOUTHERLY DIRECTION ALONG LAST SAID EASTERLY BOUNDARY RUN THE FOLLOWING 9 COURSES AND DISTANCES: COURSE NO. 1: SOUTH 4°05'30" WEST, 426.44 FEET; COURSE NO. 2: SOUTH 61°27'00" EAST, 246.22 FEET; COURSE NO. 3: SOUTH 89°23'00" WEST, 365.00 FEET; COURSE NO. 4: SOUTH 21°25'10" WEST, 453.10 FEET; COURSE NO. 5: SOUTH 53°31'10" EAST, 300.00 FEET; COURSE NO. 6: SOUTH 63°19'10" WEST, 191.09 FEET; COURSE NO. 7: SOUTH 9°15'00" WEST, 233.45 FEET; COURSE NO. 8: SOUTH 58°17'50" EAST, 380.87 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF BAYMEADOWS CIRCLE EAST; COURSE

NO. 9: SOUTH 00°29'00" WEST, 178.72 FEET; THENCE CONTINUE SOUTH 00°29'00" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE 421.28 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF BAYMEADOWS ROAD; THENCE SOUTH 89°31'00" EAST, ALONG LAST SAID RIGHT OF WAY LINE AND ALONG THE SOUTH BOUNDARY OF THE COMMERCIAL AREA AS SHOWN ON AFORESAID FLETCHER PROPERTIES MAP, 470.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE LANDS DESCRIBED AN RECORDED IN OFFICIAL RECORDS 4367, PAGE 535 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°29'00" EAST, 175.00 FEET ALONG LAST SAID SOUTHERLY AND WESTERLY BOUNDARIES; THENCE SOUTH 89°31'00" EAST, 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.