

LEGAL DESCRIPTION OF PROPERTY TO BE RE-ZONED

(DEVELOPMENT PROPERTY)

A PARCEL OF LAND, BEING TRACT 9, BLOCK 2, EXCEPT THE NORTH 385.26 FEET, AS MONUMENTED OF TRACT 9, BLOCK 2; TOGETHER WITH ALL OF TRACT 10, BLOCK 2; TOGETHER WITH THE FIFTEEN (15) FOOT RIGHT-OF-WAY LYING ADJACENT TO THE WESTERLY LINE OF SAID TRACTS 9 AND 10, BLOCK 2, (CLOSED AS PER THAT BOARD OF COUNTY COMMISSIONERS PETITION # 545, RECORDED IN OFFICIAL RECORDS BOOK 2742, PAGE 363 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); TOGETHER WITH THE FIFTEEN (15) FOOT RIGHT-OF-WAY LYING ADJACENT TO THE SOUTHERLY LINE OF TRACT 10, BLOCK 2, (CLOSED AS PER THAT BOARD OF COUNTY COMMISSIONERS PETITION # 544, RECORDED IN OFFICIAL RECORDS BOOK 2742, PAGE 340 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA), ALL IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, "MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO.", AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED WEST 1/4 CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 00°41'16" EAST, ALONG THE MONUMENTED WESTERLY LINE OF SAID SECTION 25, ALSO BEING THE WESTERLY LINE OF THE AFORESAID PLAT OF "MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO.", AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, (AND ALSO BEING THE MONUMENTED EASTERLY LINE OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AND THE EASTERLY LINE OF "JACKSONVILLE FARMS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA), A DISTANCE OF 944.61 FEET, TO THE MONUMENTED SOUTHERLY LINE OF THE NORTH 385.26 FEET, OF TRACT 9, BLOCK 2, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, "MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO.", AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 89°19'52" EAST, ALONG THE AFORESAID MONUMENTED SOUTHERLY LINE OF THE NORTH 385.26 FEET, OF TRACT 9, BLOCK 2, A DISTANCE OF 464.83 FEET, TO A POINT; RUN THENCE, NORTH 00°40'08" WEST, A DISTANCE OF 18.51 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 91°23'17" TO THE RIGHT, AN ARC DISTANCE OF 95.70 FEET, TO THE POINT OF TANGENCY OF SAID ARC, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°01'31" EAST, 85.87 FEET; RUN THENCE, SOUTH 89°16'51" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 136.90 FEET, TO A POINT ON THE EASTERLY LINE OF SAID TRACT 9, BLOCK 2, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, "MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO.", AS PER THE PLAT, AND ALSO BEING THE WESTERLY BOUNDARY LINE OF TRACT "A", (RECREATION), AS SHOWN ON THE AFORESAID PLAT OF "THE PRESERVE AT PANTHER CREEK - PHASE 3G", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGES 46 THROUGH 52 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; RUN THENCE, SOUTH 00°43'09" WEST, ALONG THE EASTERLY LINE OF TRACTS 9 AND 10, BLOCK 2, (AND ALSO BEING THE MONUMENTED WESTERLY LINE OF "THE PRESERVE AT PANTHER CREEK - PHASE 3G", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGES 46 THROUGH 52 OF THE CURRENT PUBLIC

RECORDS OF SAID DUVAL COUNTY), A DISTANCE OF 1,005.65 FEET, TO THE MONUMENTED SOUTHERLY LINE OF THE NORTHEAST 1/4, OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST; RUN THENCE, SOUTH 88°06'16" WEST, ALONG LAST SAID LINE, A DISTANCE OF 661.30 FEET, TO THE MONUMENTED WEST 1/4 CORNER OF SAID SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 634,089 SQUARE FEET, OR 14.55 ACRES, MORE OR LESS, IN AREA.