

LEGAL DESCRIPTION

A portion of Sections 29 and 30, Township 3 South, Range 28 East, Duval County, Florida, and being more particularly described as follows: For Point of Reference commence at the Northeast corner of Deerwood Unit Eleven, as depicted on the plat thereof, recorded in Plat Book 40, Pages 76, 76A and 76B of the current Public Records of said county; thence South 00°35' 50" East, along the Easterly line of said Deerwood Unit Eleven, a distance of 34.86 feet to a point lying on the line dividing Section 19 and Section 30, said Township and Range; thence South 00°32' 16" East, continuing along said Easterly line of Deerwood Unit Eleven and along the Westerly line of Baymeadows Educational Campus, as depicted on the plat thereof, recorded in plat Book 53, Pages 15, 15A through 15D of said Public Records, a distance of 294.60 feet to the Southwesterly corner of Lot I of said Baymeadows Educational Campus and the Point of Beginning.

From said Point of Beginning, thence North 88°49' 43" East, departing said Easterly and Westerly lines and along the Southerly line of said Lot 1, Baymeadows Educational Campus, A distance of 601.46 feet to a point lying on the Easterly line of Conservation Easement "E-I" , as described and recorded in Official Records Book 12329, page 1054; thence Southerly along said Easterly line the following 9 course: Course 1, thence South 20°21' 19" East, departing said Southerly line, 36.13 feet; Course 2, thence South 46°31' 06" East, 57.94 feet; Course 3, thence South 25°20' 24" East, 11.44 feet; Course 4, thence South 52°46' 36" West, 21.59 feet; Course 5, thence South 18°16' 19" West, 25.17 feet; Course 6, thence North 63°43' 22" East, 29.04 feet; Course 7, thence South 35°23' 33" East, 48.40 feet; Course 8, thence South 25°13' 02" East, 54.53 feet; Course 9, thence South 05°44' 05" West, 44.77 feet to the Southeasterly corner of said Conservation Easement "E-I" ; thence South 89°59' 57" West, along the Southerly line of said Conservation Easement "E-I" and its Westerly prolongation, 298.31 feet; thence South 34°05' 49" West, 40.25 feet; thence South 06°47' 35" East, 22.61 feet; thence South 48°43' 38" East, 116.06 feet; thence South 35°58' 55" East, 159.28 feet; thence South 51°56' 43" East, 294.99 feet; thence South 10°56' 15" East, 85.88 feet to a point lying on the Westerly right of way line of Point Meadows Drive, a 70 foot public right of way as presently established and as depicted on said plat of Baymeadows Educational Campus, said right of way line being a curve concave Southeasterly having a radius of 535.00 feet; thence Southwesterly, along said Westerly right of way line and along the arc of said curve, through a central angle of 29°59' 34" , an arc length of 280.06 feet to a point lying on the Northerly line of Parcel 2, as described and recorded in Official Records Book 14353, page 1325, of said Public records and said arc being subtended by a chord bearing and distance of South 64°03' 59" West, 276.87 feet; thence North 41°06' 59" West, departing from said Westerly right of way line and along said Northerly line, 57.69 feet; thence South 89°02' 03" West, continuing along said Northerly line, 524.19 feet to a point lying on said Easterly line of Deerwood Unit Eleven; thence North 00°32' 16" West, departing said Northerly line and along said Easterly line, 843.32 feet to the Point of Beginning.

Less and except the following described lands:

A portion of Sections 29 and 30, Township 3 South, Range 28 East, Duval County, Florida, and being more particularly described as follows: For Point of Reference commence at the Northeast corner of Deerwood Unit Eleven, as depicted on the plat thereof, recorded in Plat Book 40, Pages 76, 76A and 76B of the current Public Records of said county; thence South 00°35' 50" East, along the Easterly line of said Deerwood Unit Eleven, a distance of 34.86 feet to a point lying on the line dividing Section 19 and Section 30, said Township and Range; thence South 00°32' 16" East, continuing along said Easterly line of Deerwood Unit Eleven and along the Westerly line of Baymeadows Educational Campus, as depicted on the plat thereof, recorded in plat Book 53, Pages 15, 15A through 15D of said Public Records, a distance of 294.60 feet to the Southwesterly corner of Lot 1 of said Baymeadows Educational Campus; thence continue South 00°32' 16" East, along said Easterly line of Deerwood Unit Eleven, a distance of 619.72 feet to the Point of Beginning; thence North 89°27' 44" East, a distance of 234.05 feet; thence South 44°06' 48" East, a distance of 26.19 feet; thence North 89°27' 44" East, a distance of 234.65 feet; thence South 30°13' 30" East, a distance of 85.52 feet; thence South 12°48' 20" East, a distance of 105.84 feet; thence South 41 °05' 01" East, a distance of 58.95 feet to the intersection with the Northwesterly right of way line of Point Meadows Drive, a 70 foot public right of way as presently established and as depicted on said plat of Baymeadows Educational Campus, said right of way line being a curve concave Southeasterly and having a radius of 535.00 feet; thence Southwesterly, along said Northwesterly right of way line and along the arc of said curve, through a central angle of 03°45' 05" , an arc length of 35.03 feet to a point on said curve and right of way and said point also lying on the Northerly line of Parcel 2, as described and recorded in Official Record Book 14353, page 1325, of said public records and said arc being subtended by a chord bearing and distance of South 50°56' 44" West, 35.02 feet; thence North 41 °06' 59" West, departing from said Northwesterly right of way line and along said Northerly line, a distance of 57.69 feet; thence South 89°02' 03" West, continuing along said Northerly line, a distance of 524.19 feet to the intersection with said Easterly line of Deerwood Unit Eleven; thence North 00°32' 16" West, a distance of 223 .60 feet to the Point of Beginning.