

EXHIBIT 1

Legal Description

VILLAGES OF WESTPORT
CDD BOUNDARY
EAST PARCEL

A PARCEL OF LAND, BEING A PORTION OF SECTION 25, SECTION 36 AND SECTION 38, THE "BLOODWORTH DONATION," ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST; TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGIN AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF THE PLAT OF "VILLAGES OF WESPORT PHASE 1," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, WITH THE EASTERLY RIGHT OF WAY LINE OF "BRADDOCK ROAD," A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND RUN THENCE ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD," THE FOLLOWING NINE (9) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, NORTH 00°30'12" WEST, A DISTANCE OF 1,170.48 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;

COURSE NO. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 2,874.88 FEET, THROUGH A CENTRAL ANGLE OF 01°23'33" TO THE RIGHT, AN ARC DISTANCE OF 69.88 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°11'35" EAST, 69.88 FEET;

COURSE NO. 3: RUN THENCE, NORTH 00°53'22" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 2,689.79 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE NO. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,886.32 FEET, THROUGH A CENTRAL ANGLE OF 14°37'44" TO THE RIGHT, AN ARC DISTANCE OF 481.62 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°12'14" EAST, 480.31 FEET;

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COURSE NO. 5: RUN THENCE, NORTH 15°31'06" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 561.92 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHEASTERLY;
COURSE NO. 6: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 5,723.38 FEET, THROUGH A CENTRAL ANGLE OF 05°39'05" TO THE LEFT, AN ARC DISTANCE OF 564.53 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°41'33" EAST, 564.30 FEET;

COURSE NO. 7: RUN THENCE, NORTH 09°52'01" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,336.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE NO. 8: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 922.40 FEET, THROUGH A CENTRAL ANGLE OF 77°43'43" TO THE RIGHT, AN ARC DISTANCE OF 1,251.35 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°43'52" EAST, 1,157.57 FEET;

COURSE NO. 9: RUN THENCE, NORTH 87°35'44" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 607.91 FEET, TO A POINT ON THE EASTERLY LINE OF THE SOUTH 1/2, OF GOVERNMENT LOT 2, SECTION 25, (AND ALSO BEING THE WESTERLY LINE OF THE PLAT OF "FOREST VIEW ESTATES" AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 52 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); RUN THENCE, SOUTH 00°21'18" WEST, A DISTANCE OF 1,291.62 FEET; TO THE COMMON BOUNDARY LINE BETWEEN SECTION 25 AND SECTION 38, THE "BLOODWORTH DONATION"; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY LINES OF THE EAST 1/2, OF THE NORTHEAST 1/4, OF SAID SECTION 38, THE "BLOODWORTH DONATION," THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTH 01°03'23" WEST, A DISTANCE OF 2,695.55 FEET, TO A POINT;

COURSE NO. 2: RUN THENCE, NORTH 88°46'52" EAST, A DISTANCE OF 1,351.11 FEET, TO THE COMMON BOUNDARY LINE BETWEEN SECTION 30, AND SECTION 38, THE "BLOODWORTH DONATION," TOWNSHIP 1 NORTH, RANGE 25 EAST, AND SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST; RUN THENCE, NORTH 89°49'37" EAST, ALONG THE AFORESAID COMMON BOUNDARY BETWEEN SECTION 30, AND SECTION 31, BOTH IN TOWNSHIP 1 NORTH, RANGE 26 EAST, A DISTANCE OF 1,304.84 FEET, TO THE NORTHEAST CORNER OF THE WEST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 31; RUN THENCE, SOUTH 00°11'12" EAST, ALONG THE EASTERLY LINE OF SAID WEST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 31, A DISTANCE OF 2,649.11 FEET, TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 31; RUN THENCE, NORTH 88°55'39" EAST, ALONG THE AFORESAID NORTHERLY LINE OF THE SOUTHWEST 1/4, OF SECTION 31, A DISTANCE OF 1,327.43 FEET, TO THE NORTHEAST CORNER THEREOF, (AND ALSO BEING THE NORTHWEST CORNER OF THE WEST 1/2, OF THE

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SOUTHEAST 1/4, OF SAID SECTION 31); RUN THENCE, NORTH 88°53'37" EAST, ALONG THE NORTHERLY LINE OF THE WEST 1/2, OF THE SOUTHEAST 1/4, OF SECTION 31, A DISTANCE OF 1,341.01 FEET, TO A POINT ON THE WESTERLY LINE OF "ANGEL LAKES PHASE II," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 5, 5A AND 5B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 00°16'54" WEST, ALONG THE WESTERLY LINE OF THE AFORESAID PLAT OF "ANGEL LAKES PHASE II," AND THEN ALONG THE WESTERLY LINE OF "ANGEL LAKES PHASE I," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 87, 87A AND 87B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 2,543.52 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY GRANTED IN OFFICIAL RECORDS BOOK 2738, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY GRANTED IN OFFICIAL RECORDS BOOK 2738, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE SOUTH 89°13'53" WEST, A DISTANCE OF 3,962.80 FEET, TO THE COMMON BOUNDARY LINE BETWEEN SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, AND SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST;

COURSE NO. 2: RUN THENCE, SOUTH 89°41'57" WEST, A DISTANCE OF 2,196.25 FEET, TO THE MOST SOUTHEASTERLY CORNER OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT PHASE 1," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID BOUNDARY OF THE PLAT OF "VILLAGES OF WESTPORT PHASE 1," THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, NORTH 22°42'51" EAST, A DISTANCE OF 2,084.35 FEET, TO A POINT;

COURSE NO. 2: RUN THENCE, NORTH 05°36'26" EAST, A DISTANCE OF 1,067.43 FEET, TO A POINT;

COURSE NO. 3: RUN THENCE, NORTH 54°50'45" WEST, A DISTANCE OF 579.42 FEET, TO A POINT;

COURSE NO. 4: RUN THENCE, SOUTH 70°36'58" WEST, A DISTANCE OF 652.65 FEET, TO A POINT;

COURSE NO. 5: RUN THENCE, SOUTH 21°49'35" WEST, A DISTANCE OF 1,419.43 FEET, TO A POINT;

COURSE NO. 6: RUN THENCE, SOUTH 64°33'52" WEST, A DISTANCE OF 527.52 FEET, TO THE INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY LINE OF "BRADDOCK ROAD," AND THE POINT OF BEGINNING.

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THE LANDS THUS DESCRIBED CONTAIN 33,049,090 SQUARE FEET, OR 758.70 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

VILLAGES OF WESTPORT CDD
WEST SIDE OF BRADDOCK ROAD
PARCEL 1

A PARCEL OF LAND, BEING A PORTION OF SECTION 25, SECTION 26, SECTION 35, AND SECTION 38, THE "BLOODWORTH DONATION," ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE COMMON BOUNDARY OF SECTIONS 25 AND 26, WITH THE NORTHERLY BOUNDARY OF SAID SECTION 38, THE "BLOODWORTH DONATION," AND RUN THENCE, NORTH 00°01'57" EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 25 AND 26, A DISTANCE OF 2,095.58 FEET, TO A POINT ON THE NORTHERLY LINE OF THE SOUTH 3/4, OF THE NW 1/4, OF SECTION 25; RUN THENCE, NORTH 89°35'23" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTH 3/4, OF THE NW 1/4, OF SECTION 25, A DISTANCE OF 2,709.56 FEET, TO THE COMMON BOUNDARY BETWEEN THE EASTERLY LINE OF THE SOUTH 3/4, OF THE NW 1/4, OF SECTION 25, AND THE WESTERLY LINE OF GOVERNMENT LOT 2, SECTION 25; RUN THENCE, SOUTH 00°16'17" WEST, ALONG LAST SAID LINE, A DISTANCE OF 665.00 FEET, TO A POINT, ON THE NORTH LINE OF THE SOUTH 1/2, OF GOVERNMENT LOT 2, OF SAID SECTION 25; RUN THENCE, NORTH 89°17'07" EAST, ALONG LAST SAID LINE, A DISTANCE OF 500.40 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD," A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY MONUMENTED; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID "BRADDOCK ROAD," THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 988.40 FEET, THROUGH A CENTRAL ANGLE OF 61°47'30" TO THE LEFT, AN ARC DISTANCE OF 1,065.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°45'46" WEST, 1,015.05 FEET;

COURSE NO. 2: RUN THENCE, SOUTH 09°52'01" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,336.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;
COURSE NO. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 5,657.38 FEET, THROUGH A CENTRAL ANGLE OF 05°39'05" TO THE RIGHT, AN ARC DISTANCE OF 558.02 FEET, TO THE POINT

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OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 12°41'33" WEST, 557.79 FEET;

COURSE NO. 4: RUN THENCE, SOUTH 15°31'06" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 561.92 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE NO. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,952.32 FEET, THROUGH A CENTRAL ANGLE OF 14°37'44" TO THE LEFT, AN ARC DISTANCE OF 498.47 FEET, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 08°12'14" WEST, 497.12 FEET;

COURSE NO. 6: RUN THENCE, SOUTH 00°53'22" WEST, ALONG LAST SAID LINE, A DISTANCE OF 567.90 FEET, TO A POINT; THENCE, DEPARTING FROM AFORESAID WESTERLY RIGHT-OF-WAY LINE, RUN THENCE NORTH 59°58'09" WEST, A DISTANCE OF 2,047.32 FEET, TO A POINT; RUN THENCE, SOUTH 33°00'53" WEST, A DISTANCE OF 2,045.17 FEET, TO A POINT; RUN THENCE, SOUTH 56°59'07" EAST, A DISTANCE OF 597.84 FEET, TO A POINT; RUN THENCE, SOUTH 18°53'04" EAST, A DISTANCE OF 864.03 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 36°32'02" TO THE RIGHT, AN ARC DISTANCE OF 586.62 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 81°07'11" WEST, 576.74 FEET; RUN THENCE, NORTH 80°36'48" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,205.70 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,015.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE LEFT, AN ARC DISTANCE OF 543.57 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 84°02'41" WEST, 537.10 FEET; RUN THENCE, SOUTH 68°42'10" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 195.31 FEET, TO A POINT; RUN THENCE, NORTH 00°02'28" WEST, A DISTANCE OF 176.25 FEET, TO A POINT; RUN THENCE, SOUTH 69°44'25" WEST, A DISTANCE OF 242.46 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "NEW KINGS ROAD ~ U.. HIGHWAY NO. 17," A 150 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED; RUN THENCE, NORTH 21°20'17" WEST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,907.83 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2, OF SAID SECTION; RUN THENCE, ALONG THE NORTH LINE OF THE SOUTH 1/2, OF SECTION 26, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, NORTH 89°44'27" EAST, A DISTANCE OF 3,134.86 FEET, TO A POINT;

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COURSE NO. 2: RUN THENCE, SOUTH 88°03'50" EAST, A DISTANCE OF 1,497.33 FEET, TO THE COMMON BOUNDARY OF SECTIONS 25 AND 26, WITH THE NORTHERLY BOUNDARY OF SAID SECTION 38, THE "BLOODWORTH DONATION," AND THE POINT OF BEGINNING;

THE LANDS THUS DESCRIBED CONTAIN 26,617,093 SQUARE FEET, OR 611.04 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

VILLAGES OF WESTPORT CDD
WEST SIDE OF BRADDOCK ROAD
PARCEL 2

A PARCEL OF LAND, BEING A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS VOLUME 2738, PAGE 557, PARCEL "C", OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF "NEW KINGS ROAD ~ U.S. HIGHWAY No. 17", A 150 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND RUN THENCE NORTH 21°20'20" WEST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3,111.49 FEET, TO A POINT; RUN THENCE, NORTH 23°42'10" EAST, DEPARTING FROM AFORESAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.87 FEET, TO A POINT; RUN THENCE, NORTH 68°42'10" EAST, A DISTANCE OF 348.47 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING EASTERLY; RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE RIGHT, AN ARC DISTANCE OF 479.30 FEET, TO THE POINT OF TANGENCY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°02'41" EAST, 473.60 FEET; RUN THENCE, SOUTH 80°36'48" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1205.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 1,040.00 FEET, THROUGH A CENTRAL ANGLE OF 03°48'39" TO THE LEFT, AN ARC DISTANCE OF 69.17 FEET, TO A POINT OF TANGENCY, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°31'08" EAST, 69.16 FEET; RUN THENCE, SOUTH 58°59'01" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 639.85 FEET, TO A POINT; RUN THENCE, SOUTH 01°43'21" WEST, A DISTANCE OF 262.86 FEET, TO A POINT; RUN THENCE, NORTH 89°58'32" WEST, A DISTANCE OF 616.58 FEET, TO A POINT; RUN THENCE, SOUTH 25°59'23" WEST, A DISTANCE OF 930.98 FEET, TO A POINT; RUN THENCE, SOUTH 28°56'59" EAST, A

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DISTANCE OF 1,059.45 FEET, TO AS POINT; RUN THENCE SOUTH 82°32'20" EAST, A DISTANCE OF 479.70 FEET, TO A POINT; RUN THENCE, SOUTH 02°05'32" WEST, A DISTANCE OF 476.21 FEET, TO A POINT ON THE AFORESAID NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS VOLUME 2738, PAGE 557, PARCEL "C", OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND ALSO BEING THE SOUTHERLY LINE OF THAT 100 FOOT WIDE EASEMENT GRANTED TO JEA, AS PER OFFICIAL RECORDS VOLUME 5762, PAGE 352 OF THE CURRENT PUBIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 89°43'32" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1,423.06 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "NEW KINGS ROAD ~ U.S. HIGHWAY No. 17" AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 4,652,233 SQUARE FEET, OR 106.80 ACRES, MORE OR LESS, IN AREA.

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VILLAGES OF WESTPORT

ROADWAY PARCEL

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 26, 35 AND THE "BLOODWORTH DONATION", SECTION 38, ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF "VILLAGES OF WESTPORT-PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE 2", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH $89^{\circ}11'16''$ WEST, A DISTANCE OF 260.79 FEET, TO THE POINT OF A NON TANGENT CURVE, LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF $36^{\circ}01'38''$ TO THE LEFT, AN ARC DISTANCE OF 440.15 FEET, TO THE POINT OF BEGINNING OF SAID PARCEL, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $72^{\circ}46'32''$ WEST, 432.94 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE 2", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: CONTINUE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ}01'03''$ TO THE LEFT, AN ARC DISTANCE OF 244.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $44^{\circ}46'35''$ WEST, 243.32 FEET;

COURSE No. 2: RUN THENCE, SOUTH $34^{\circ}46'03''$ WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 363.30 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF $30^{\circ}16'24''$ TO THE RIGHT, AN ARC DISTANCE OF 412.13 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $49^{\circ}54'15''$ WEST, 407.35 FEET;

COURSE No. 4: RUN THENCE, SOUTH $65^{\circ}02'28''$ WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 592.22 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

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COURSE No. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1,260.00 FEET, THROUGH A CENTRAL ANGLE OF 05°25'06" TO THE LEFT, AN ARC DISTANCE OF 119.15 FEET, TO THE MOST NORTHWESTERLY CORNER OF "VILLAGES OF WESTPORT - PHASE 2", AS SHOWN ON THE PLAT THEREOF, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°45'00" WEST, 119.11 FEET;

COURSE No. 6: RUN THENCE, SOUTH 01°57'39" EAST, ALONG THE WESTERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 2", A DISTANCE OF 420.58 FEET, TO A POINT; RUN THENCE, NORTH 58°59'01" WEST, A DISTANCE OF 683.74 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1,040.00 FEET, THROUGH A CENTRAL ANGLE OF 03°48'39" TO THE RIGHT, AN ARC DISTANCE OF 69.17 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°31'08" WEST, 69.16 FEET; RUN THENCE, NORTH 80°36'48" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,205.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE LEFT, AN ARC DISTANCE OF 479.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°02'41" WEST, 473.60 FEET; RUN THENCE, SOUTH 68°42'10" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 348.47 FEET, TO A POINT; RUN THENCE, SOUTH 23°42'10" WEST, A DISTANCE OF 35.87 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "NEW KINGS ROAD ~ HIGHWAY No. 17, (A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY); RUN THENCE, NORTH 21°17'50" WEST, ALONG LAST SAID LINE, A DISTANCE OF 314.01 FEET, TO A POINT; RUN THENCE, NORTH 69°44'25" EAST, DEPARTING FROM AFORESAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 242.46 FEET, TO A POINT; RUN THENCE SOUTH 00°02'28" EAST, A DISTANCE OF 176.25 FEET, TO A POINT; RUN THENCE, NORTH 68°42'10" EAST, A DISTANCE OF 195.31 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,015.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE RIGHT, AN ARC DISTANCE OF 543.57 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°02'41" EAST, 537.10 FEET; RUN THENCE, SOUTH 80°36'48" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,205.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 36°32'02" TO THE LEFT, AN ARC DISTANCE OF 586.62 FEET, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 19467, PAGE 1441 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°07'11" EAST, 576.74 FEET; RUN THENCE, NORTH 18°53'04" WEST, ALONG SAID SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 19467, PAGE 1441 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 161.03 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS

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DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 19467, PAGE 1441 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG LAST SAID LINE, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 75°45'01" EAST, A DISTANCE OF 183.56 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING SOUTHERLY;

COURSE No. 2: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 465.00 FEET, THROUGH A CENTRAL ANGLE OF 09°34'04" TO THE LEFT, AN ARC DISTANCE OF 77.65 FEET, TO THE POINT OF TANGENCY OD LAST SAID CURVE, LAST SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°02'02" EAST, 77.56 FEET;

COURSE No. 3: RUN THENCE, SOUTH 23°49'05" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 4.90 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 4: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°15'11" TO THE LEFT, AN ARC DISTANCE OF 23.63 FEET, TO THE POINT OF A COMPOUND CURVE, CONTINUING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°56'04" EAST, 21.26 FEET;

COURSE No. 5: CONTINUE THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,200.00 FEET, THROUGH A CENTRAL ANGLE OF 05°20'51" TO THE LEFT, AN ARC DISTANCE OF 205.32 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°17'58" EAST, 205.25 FEET;

COURSE No. 6: RUN THENCE, NORTH 60°39'00" EAST, ALONG A NON-TANGENTIAL LINE, A DISTANCE OF 230.45 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 7: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, LEADING NORTHEASTERLY, AND HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 24°27'34" TO THE LEFT, A ARC DISTANCE OF 416.22 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°25'13" EAST, 413.07 FEET;

COURSE No. 8: RUN THENCE, NORTH 36°11'27" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 126.35 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE, LEADING NORTHEASTERLY;

COURSE No. 9: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,050.00 FEET, THROUGH A CENTRAL ANGLE OF 27°25'33" TO THE RIGHT, AN ARC DISTANCE OF 502.60 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°44'08" EAST, 497.82 FEET;

COURSE No. 10: RUN THENCE, SOUTH 26°33'07" EAST, DEPARTING ALONG A NON-RADIAL LINE TO LAST SAID CURVE, A DISTANCE OF 150.95 FEET, TO A POINT ON THE AFORESAID NORTHERLY BOUNDARY

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OF THE PLAT OF "VILLAGES OF WESTPORT-PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115-123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 844,712 SQUARE FEET, OR 19.39 ACRES, MORE OR LESS, IN AREA.

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