

STONECYPHER SURVEYING INC.

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NEXTOWER DEVELOPMENT GROUP, LLC

PRITCHARD ROAD NXFL-118 **LEGAL DESCRIPTIONS**

PARENT TRACT DESCRIPTION (O.R. 14439, PAGE 2346)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 30, SAID POINT SITUATE ON THE CENTERLINE OF CISCO DRIVE WEST (A 60-FOOT PUBLIC RIGHT OF WAY); THENCE SOUTH 89°38'27" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30, A DISTANCE OF 1630.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°38'27" WEST, CONTINUE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30, A DISTANCE OF 976.55 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 00°13'36" EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 1750.06 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14059, PAGE 1277 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°35'18" EAST, ALONG THE NORTH LINE OF THE LAST SAID LANDS, A DISTANCE OF 726.34 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11435, PAGE 1978 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°37'04" WEST, ALONG THE WEST LINE OF THE LAST SAID LANDS AND PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID CISCO DRIVE WEST, DISTANCE OF 281.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE LAST MENTIONED LANDS, SAID POINT ALSO BEING SITUATE ON THE NORTHERLY LINE OF A 60-FOOT INGRESS-EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6453, PAGE 254 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°35'18" EAST, ALONG THE NORTHERLY LINE OF THE LAST SAID EASEMENT AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1862.20 FEET TO A POINT AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10951, PAGE 2439 OF SAID CURRENT PUBLIC RECORDS, SAID POINT ALSO BEING SITUATE ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF CISCO DRIVE WEST; THENCE SOUTH 00°37'04" WEST, ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.01 FEET TO A POINT AT THE NORTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7179, PAGE 1487 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING SITUATE IN THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE AFORESAID 60-FOOT INGRESS-EGRESS EASEMENT; THENCE SOUTH 89°35'18" WEST, ALONG THE LAST SAID EASTERLY EXTENSION AND THE SOUTHERLY LINE OF THE AFORESAID 60-FOOT INGRESS-EGRESS EASEMENT, A DISTANCE OF 1629.60 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11951, PAGE 914 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°37'04" WEST, ALONG THE WEST LINE OF THE LAST SAID LANDS, SAID LINE ALSO BEING PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID CISCO DRIVE WEST, A DISTANCE OF 281.00 FEET TO THE SOUTHWEST CORNER OF THE LAST SAID LANDS; THENCE NORTH 89°35'18" EAST, ALONG THE SOUTH LINE OF THE LAST SAID LANDS AND THE EASTERLY PROJECTION THEREOF, A DISTANCE OF 439.41 FEET; THENCE SOUTH 00°37'04" WEST, ALONG A LINE BEING PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID CISCO DRIVE WEST, A DISTANCE OF 949.50 FEET TO A POINT SITUATE AT THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11344, PAGE 1997 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 89°38'27" EAST, ALONG THE LAST SAID WESTERLY PROJECTION OF THE NORTH LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11344, PAGE 1997, A DISTANCE OF 159.49 FEET TO THE NORTHWEST CORNER OF THE LAST MENTIONED LANDS; THENCE SOUTH 00°37'04" WEST, ALONG THE WEST LINE OF THE LAST MENTIONED LANDS, A DISTANCE OF 129.99 FEET TO A POINT SITUATE ON THE NORTH LINE OF A 50-FOOT DRAINAGE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 99 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°38'27" WEST, ALONG THE LAST SAID LINE, SAID LINE BEING PARALLEL TO THE SOUTH LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 30, A DISTANCE OF 569.32 FEET TO THE WESTERLY TERMINUS OF SAID 50-FOOT DRAINAGE RIGHT OF WAY; THENCE SOUTH 00°37'04" WEST ALONG THE WESTERLY LINE OF SAID 50-FOOT DRAINAGE RIGHT OF WAY, SAID LINE ALSO BEING PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID CISCO DRIVE WEST, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING. CONTAINING 2,196,857.17 SQUARE FEET AND/OR 50.43 ACRES MORE OR LESS.

NEXTOWER LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 30, SAID POINT SITUATE ON THE CENTERLINE OF CISCO DRIVE WEST (A 60-FOOT PUBLIC RIGHT OF WAY); THENCE SOUTH 89°38'27" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30, FOR 1630.00; THENCE N 13°42'28" E FOR 314.43 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S 89°38'27" W FOR 100.00 FEET; THENCE N 00°21'33" W FOR 100.00 FEET; THENCE N 89°38'27" E FOR 100.00 FEET; THENCE S 00°21'33" E FOR 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

NEXTOWER 30' WIDE INGRESS/EGRESS & UTILITIES EASEMENT

A 30-FOOT WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, SAID EASEMENT LYING 15 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 30, SAID POINT SITUATE ON THE CENTERLINE OF CISCO DRIVE WEST (A 60-FOOT PUBLIC RIGHT OF WAY); THENCE SOUTH 89°38'27" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30, FOR 1630.00; THENCE N 13°42'28" E FOR 314.43 FEET; THENCE S 89°38'27" W FOR 100.00 FEET; THENCE S 00°21'33" E FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE N 89°38'27" E FOR 379.11 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°01'23" FOR 69.92 FEET TO THE POINT OF TANGENCY; THENCE N 00°37'04" E FOR 734.56 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 35.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°01'46" FOR 55.61 FEET TO THE POINT OF TANGENCY; THENCE S 89°35'18" W FOR 367.96 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°01'46" FOR 71.49 FEET TO THE POINT OF TANGENCY; THENCE N 00°37'04" E FOR 260.19 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF KEVIN ALLEN LANE (60' WIDE ROAD EASEMENT PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 14740, PAGE 1918 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA) AND THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT ANGLE POINTS, EASEMENT LINES, RIGHT-OF-WAY LINES AND LEASE PARCEL LINES.

TOGETHER WITH A 60' WIDE ROAD EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14740, PAGE 1918 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID EASEMENT ALSO BEING KNOWN AS KEVIN ALLEN LANE.

KEVIN ALLEN LANE EASEMENT DESCRIPTION (O.R. 14740, PAGE 1918)

A 60' EASEMENT FOR INGRESS AND EGRESS KNOWN AS KEVIN ALLEN LANE. A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 30, SAID POINT, SITUATE ON THE CENTERLINE OF CISCO DRIVE WEST, (A 60' PUBLIC RIGHT OF WAY) THENCE SOUTH 89°38'27" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CISCO ROAD; THENCE NORTH 00°37'36" EAST, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF CISCO ROAD 1411.61 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13058, PAGE 1179, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°37'36" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 60.01 FEET; THENCE SOUTH 89°34'47" WEST, 1863.50 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 16.67 FEET TO A POINT OF REVERSE CURVE TO THE LEFT AND HAVING A RADIUS OF 45.00 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°18'57" WEST, 16.36 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE LEFT AN ARC DISTANCE OF 201.40 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT AND HAVING A RADIUS OF 25.00 FEET AFORESAID REVERSE CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°25'29" EAST, 70.71 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE RIGHT AN ARC DISTANCE OF 16.68 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°28'23" EAST, 16.37 FEET; THENCE NORTH 89°34'47" EAST, 1862.39 FEET TO THE POINT OF BEGINNING.