

## Legal Description

(A PORTION OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 00 DEGREES 58 MINUTES 33 SECONDS EAST, ALONG THE WESTERLY LINE OF SECTION 8, A DISTANCE OF 1,732.04 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 58 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE NORTHSIDE SENIOR HIGH SCHOOL AND AS SHOWN ON SURVEY PREPARED BY CHARLES BASSETT AND ASSOCIATES, FILE NO. S-3953, DATED FEBRUARY 12, 1991, AND ITS EASTERLY PROLONGATION THEREOF, A DISTANCE OF 1,875.09 FEET TO A POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STARRETT ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 32 DEGREES 50 MINUTES 33 SECONDS WEST ALONG LAST SAID LINE, 349.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 09 MINUTES 27 SECONDS EAST, 15.00 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.92 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 09 MINUTES 19 SECONDS EAST, 33.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62 DEGREES 31 MINUTES 54 SECONDS EAST, 229.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 45 MINUTES 18 SECONDS EAST, 175.12 FEET; THENCE SOUTH 10 DEGREES 41 MINUTES 08 SECONDS EAST, 89.39 FEET; THENCE SOUTH 45 DEGREES 10 MINUTES 01 SECONDS EAST, 137.03 FEET; THENCE SOUTH 32 DEGREES 51 MINUTES 02 SECONDS WEST, 811.98 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL B3 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 10363, PAGE 1216; THENCE SOUTH 72 DEGREES 38 MINUTES 01 SECONDS WEST ALONG SAID LINE, 17.44 FEET; THENCE SOUTH 17 DEGREES 21 MINUTES 59 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL B3, 56.70 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 03 MINUTES 05 SECONDS WEST, 24.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 47 MINUTES 51 SECONDS WEST, 119.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 75 DEGREES 38 MINUTES 27 SECONDS WEST, 62.04 FEET TO THE SOUTHEAST CORNER OF PARCEL B4 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 10363, PAGE 1216; THENCE NORTH 14 DEGREES 21 MINUTES 33 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL B4, 50.00 FEET; THENCE NORTH 75 DEGREES 38 MINUTES 27 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL B4, 32.00 FEET; THENCE SOUTH 14 DEGREES 21 MINUTES 33 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PARCEL B4, 50.00 FEET; THENCE NORTH 75 DEGREES 38 MINUTES 27 SECONDS WEST, 90.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.15 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 04 MINUTES 31 SECONDS WEST, 115.12 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 210.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52 DEGREES 41 MINUTES 53 SECONDS WEST, 158.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74 DEGREES 53 MINUTES 11 SECONDS WEST, 50.04 FEET; THENCE NORTH 32 DEGREES 50 MINUTES 33 SECONDS EAST, 691.41 FEET; THENCE NORTH 57 DEGREES 09 MINUTES 27 SECONDS WEST, 30.00 FEET TO A POINT LYING ON THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF STARRETT ROAD; THENCE NORTH 32 DEGREES 50 MINUTES 33 SECONDS EAST, ALONG LAST SAID LINE, 257.25 FEET TO THE POINT OF BEGINNING.

30' STRIP

A PORTION OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 8; THENCE SOUTH 00 DEGREES 28 MINUTES 37 SECONDS EAST ALONG THE WESTERLY LINE OF SECTION 8, A DISTANCE OF 1732.04 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 20 SECONDS EAST ALONG THE SOUTHERLY LINE AND ITS EASTERLY PROLONGATION OF THE NORTHSIDE SENIOR HIGH SCHOOL AS SHOWN ON SURVEY PREPARED BY CHARLES R. BASSETT AND ASSOCIATES, FILE NO. S-3953, DATED FEBRUARY 12, 1991, A DISTANCE OF 1874.22 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 33 DEGREES 17 MINUTES 13 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 606.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 56 DEGREES 42 MINUTES 47 SECONDS EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 33 DEGREES 17 MINUTES 13 SECONDS WEST, PARALLEL TO SAID SOUTHEASTERLY RIGHT OF WAY LINE OF STARRATT ROAD, A DISTANCE OF 691.41 FEET; THENCE NORTH 74 DEGREES 26 MINUTES 31 SECONDS WEST, A DISTANCE OF 31.50 FEET; THENCE NORTH 33 DEGREES 17 MINUTES 13 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 701.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B4"

A PORTION OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 8; THENCE SOUTH 00 DEGREES 28 MINUTES 37 SECONDS EAST ALONG THE WESTERLY LINE OF SECTION 8, A DISTANCE OF 1732.04 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 20 SECONDS EAST ALONG THE SOUTHERLY LINE AND ITS EASTERLY PROLONGATION OF THE NORTHSIDE SENIOR HIGH SCHOOL AS SHOWN ON SURVEY PREPARED BY CHARLES R. BASSETT AND ASSOCIATES, FILE NO. S-3953, DATED FEBRUARY 12, 1991, A DISTANCE OF 1874.22 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 33 DEGREES 17 MINUTES 13 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1307.98 FEET; THENCE SOUTH 74 DEGREES 26 MINUTES 31 SECONDS EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 81.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 162.65 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52 DEGREES

15 MINUTES 14 SECONDS EAST, 158.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 118.15 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52 DEGREES 37 MINUTES 51 SECONDS EAST, 115.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75 DEGREES 11 MINUTES 47 SECONDS EAST, A DISTANCE OF 90.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES 48 MINUTES 13 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 75 DEGREES 11 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 14 DEGREES 48 MINUTES 13 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 75 DEGREES 11 MINUTES 47 SECONDS WEST, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

Tract "D", Parque Diane, as shown on the plat thereof recorded in Plat Book 57, Pages 59-59F of the current public records of Duval County, Florida.

Less and except those lands recorded in Official Records Book 13823, Page 1542 of the current public records of Duval County, Florida.