

San Pablo Road West PUD Parcel

A portion of Section 1, Township 3 South, Range 28 East, together with a portion of Section 36, Township 2 South, Range 28 East, Duval County, Florida, and a portion of Tract "G" as depicted on Crosswater at Pablo Bay Phase Two, recorded in Plat Book 66, pages 167 through 177, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of Tract "C" as depicted on Crosswater at Pablo Bay Phase Three, recorded in Plat Book 66, pages 188 through 192, of said current Public Records, said corner lying on the Easterly line of Lot 206 as depicted on said Crosswater at Pablo Bay Phase Three; thence North 00°03'54" East, along said Easterly line, 159.37 feet to the Northeasterly corner thereof; thence North 89°31'17" East, 597.49 feet; thence North 00°47'54" West, 404.66 feet; thence North 89°30'14" East, 417.30 feet to a point lying on the Westerly line of Parcel Number 104 as described and recorded in Official Records Book 11998, page 2305, of said current Public Records; thence Southerly, along said Westerly line, the following 3 courses: Course 1, thence South 12°41'35" East, 65.97 feet; Course 2, thence South 03°29'35" East, 461.13 feet; Course 3, thence South 11°55'35" East, 717.75 feet to the Southerly most corner thereof, said corner lying on the Westerly right of way line of San Pablo Parkway, a variable width right of way as presently established; thence Southerly, along said Westerly right of way line, the following 4 courses: Course 1, thence South 36°06'15" West, 48.51 feet to the point of curvature of a curve concave Southeasterly having a radius of 1590.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 14°49'59", an arc length of 411.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°41'16" West, 410.48 feet; Course 3, thence South 00°28'34" East, 56.33 feet to a point on a curve concave Easterly having a radius of 1570.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of 14°09'03", an arc length of 387.76 feet to the Northeasterly corner of Parcel 815 as described and recorded in Official Records Book 9367, page 292, of said current Public Records, said arc being subtended by a chord bearing and distance of South 12°17'09" West, 386.77 feet; thence North 73°53'03" West, departing said Westerly right of way line, along the Northerly line of said Parcel 815 and along the Northerly line of Parcel 826, as described and recorded in said Official Records Book 9367, page 292, a distance of 151.29 feet to the Northeasterly corner of Parcel 829, as described and recorded in said Official Records Book 9367, page 292; thence North 75°12'09" West, departing said Northerly line of Parcel 826 and along the Northerly line of said Parcel 829, a distance of 28.24 feet to the Northwesterly corner thereof, said corner lying on the Northerly line of said Parcel 826; thence Westerly, along said Northerly line of Parcel 826, the following 8 courses: Course 1, thence South 58°13'00" West, 20.75 feet; Course 2, thence North 74°49'01" West, 15.69 feet; Course 3, thence North 72°00'02" West, 18.32 feet; Course 4, thence South 33°53'14" West, 34.82 feet; Course 5, thence South

San Pablo Road West PUD Parcel (continued)

15°50'42" East, 15.79 feet; Course 6, thence South 66°50'03" West, 20.62 feet; Course 7, thence North 17°57'19" West, 20.58 feet; Course 8, thence South 89°09'04" West, 27.60 feet to a point lying on the Easterly line of Parcel 828, as described and recorded in said Official Records Book 9367, page 292; thence North 18°02'55" East, departing said Northerly line of Parcel 826 and along said Easterly line of Parcel 828, a distance of 9.94 feet to the Northerly most corner of said Parcel 828; thence Southerly, along the Westerly line of said Parcel 828, the following 3 courses: Course 1, thence South 39°43'58" West, 260.61 feet; Course 2, thence South 41°22'39" East, 225.00 feet; Course 3, thence South 25°02'31" West, 379.65 feet; thence North 38°50'36" West, departing said Westerly line, 53.36 feet; thence North 29°16'17" West, 46.59 feet; thence North 03°03'02" West, 71.94 feet; thence North 23°33'55" West, 62.54 feet; thence North 11°56'10" East, 61.70 feet; thence North 14°31'19" West, 71.13 feet; thence North 20°56'15" West, 52.24 feet; thence North 15°49'40" East, 42.16 feet; thence North 44°38'45" East, 53.26 feet; thence North 10°19'13" West, 50.07 feet; thence North 34°10'46" East, 31.60 feet; thence North 19°16'42" West, 44.85 feet; thence North 32°25'53" West, 49.36 feet to a point lying on the boundary line of Upland Buffer 2 as described and recorded in Official Records Book 16176, page 946, of said current Public Records; thence North 75°21'36" West, along said boundary line, 41.92 feet; thence North 19°08'23" West, continuing along said boundary line and its Northerly prolongation, 80.71 feet to a point lying on the boundary line of said Tract "G", Crosswater at Pablo Bay Phase Two; thence North 56°49'32" East, along said boundary line of Tract "G", a distance of 220.58 feet to the Southeasterly corner of said Crosswater at Pablo Bay Phase Three; thence Northerly, along the Easterly line of said Crosswater at Pablo Bay Phase Three, the following 4 courses: Course 1, thence North 31°34'35" West, 139.45 feet; Course 2, thence North 58°25'25" East, 31.46 feet; Course 3, thence North 35°34'58" West, 429.81 feet; Course 4, thence North 10°16'25" West, 870.94 feet to the Point of Beginning.

Containing 40.26 acres, more or less.