

Zoning Parcel CCG-1 (West)

A portion of Sections 8 and 17, Township 4 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 5829, page 373, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 8; thence North $01^{\circ}03'14''$ West, along the Westerly line of said Section 8, a distance of 543.07 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $01^{\circ}03'14''$ West, along said Westerly line, 394.75 feet to the Southwest corner of JEA Well Site No. 3, as described and recorded in Official Records Book 12303, page 2322, of said current Public Records; thence along the boundary line of said Well Site No. 3 the following 4 courses: Course 1, thence South $89^{\circ}58'01''$ East, departing said Westerly line, 129.90 feet; Course 2, thence North $02^{\circ}12'30''$ West, 121.09 feet; Course 3, thence North $18^{\circ}02'51''$ West, 83.10 feet; Course 4, thence North $89^{\circ}58'01''$ West, 103.17 feet to the Northwestern corner thereof, said corner lying on said Westerly line of Section 8; thence North $01^{\circ}03'14''$ West, along said Westerly line, 843.13 feet; thence North $85^{\circ}20'35''$ East, departing said Westerly line, 2226.12 feet to a point on a curve concave Westerly having a radius of 2906.00 feet; thence Southerly along the arc of said curve, through a central angle of $03^{\circ}23'53''$, an arc length of 172.35 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $02^{\circ}22'23''$ East, 172.32 feet; thence South $00^{\circ}40'27''$ East, 670.77 feet to the point of curvature of a curve concave Northwesterly having a radius of 56.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $76^{\circ}12'57''$, an arc length of 74.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $37^{\circ}26'01''$ West, 69.12 feet; thence South $75^{\circ}32'30''$ West, 351.18 feet; thence South $14^{\circ}27'30''$ East, 284.00 feet; thence North $75^{\circ}32'30''$ East, 106.88 feet; thence North $89^{\circ}02'14''$ East, 51.42 feet; thence North $75^{\circ}32'30''$ East, 202.40 feet to the point of curvature of a curve concave Southerly having a radius of 56.00 feet; thence Easterly along the arc of said curve, through a central angle of $71^{\circ}14'35''$, an arc length of 69.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $68^{\circ}50'13''$ East, 65.23 feet; thence South $33^{\circ}12'56''$ East, 382.39 feet to the point of curvature of a curve concave Southwesterly having a radius of 2000.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $19^{\circ}33'20''$, an arc length of 682.62 feet to a point lying on the Westerly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation Right of Way Map Section 72002-2513,

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Financial Project No. 209294-1, said arc being subtended by a chord bearing and distance of South 23°26'15" East, 679.31 feet; thence Southerly along said Westerly limited access right of way line and along the arc of a curve concave Westerly having a radius of 22,718.31 feet, through a central angle of 01°02'21", an arc length of 412.09 feet to the Northeast corner of those lands described and recorded in Official Records Book 15226, page 1277, said current Public Records, said arc being subtended by a chord bearing and distance of South 13°25'43" East, 412.08 feet; thence along the boundary line of last said lands the following 3 courses: Course 1, thence South 77°05'28" West, departing said Westerly limited access right of way line, 707.66 feet; Course 2, thence South 53°51'57" East, 485.85 feet; Course 3, thence North 78°01'57" East, 386.17 feet to the Southeasterly corner thereof, said corner lying on said Westerly limited access right of way line of State Road No. 9B; thence Southerly along the arc of a curve concave Westerly having a radius of 22,718.31 feet, through a central angle of 01°39'37", an arc length of 658.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 11°08'15" East, 658.32 feet; thence South 55°34'36" West, departing said Westerly limited access right of way line, 574.37 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 14551, page 418, said current Public Records; thence along the Easterly and Northerly lines of last said lands the following 8 courses: Course 1, thence North 23°01'12" West, 1821.53 feet; Course 2, thence North 63°22'26" West, 1224.67 feet; Course 3, thence South 88°58'03" West, 217.16 feet; Course 4, thence North 55°03'22" West, 280.24 feet; Course 5, thence South 77°24'28" West, 68.62 feet; Course 6, thence South 82°39'02" West, 109.93 feet; Course 7, thence South 75°45'35" West, 38.79 feet; Course 8, thence South 62°50'12" West, 168.04 feet to the Northwesterly most corner thereof and the Point of Beginning.

Containing 116.66 acres, more or less.