

## LEGAL DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF GLEN KERNAN PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT OF RIVERBROOK AT GLEN KERNAN UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 49 THROUGH 49B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY) THE SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE SOUTH 01°00'29" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1,365.07 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED AS ADDITIONAL RIGHT-OF-WAY FOR RAMPING PER DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5561, PAGE 726; THENCE SOUTH 12°06'49" WEST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 281.52 FEET; THENCE SOUTH 77°52'40" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS FOR RAMPING, A DISTANCE OF 1,026.26 FEET TO THE WESTERLY CORNER OF SAID LANDS, SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD (A 300-FOOT LIMITED RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE SOUTH 88°35'59" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 86.95 FEET TO THE SOUTHEASTERLY CORNER OF KERNAN MILL - UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 64 THROUGH 64B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID KERNAN MILL - UNIT ONE, THE FOLLOWING 5 COURSES, COURSE NO.1: THENCE NORTH 05°59'42" EAST, A DISTANCE OF 321.32 FEET; COURSE NO.2: THENCE NORTH 08°46'56" EAST, A DISTANCE OF 256.12 FEET; COURSE NO.3: THENCE NORTH 08°46'16" WEST, A DISTANCE OF 461.88 FEET; COURSE NO.4: THENCE NORTH 28°59'28" WEST, A DISTANCE OF 63.37 FEET; COURSE NO.5: THENCE NORTH 36°07'03" WEST, 91.66 FEET TO THE WESTERLY LINE OF SAID SECTION 11; THENCE NORTH 01°00'29" WEST, ALONG SAID SECTION LINE AND DEPARTING FROM THE EASTERLY LINE OF SAID KERNAN MILL - UNIT ONE, 852.46 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GLEN KERNAN PARKWAY; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GLEN KERNAN PARKWAY, THE FOLLOWING 6 COURSES; COURSE NO.1: THENCE NORTH 69°59'31" EAST, 151.72 FEET; COURSE NO.2: THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 304.62 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 74°00'29" EAST, 358.10 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO.3: THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 383.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 78°00'29" EAST, 493.02 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO.4: THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 197.22 FEET, A CHORD BEARING AND DISTANCE OF NORTH 75°29'31" EAST, 92.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.5: THENCE NORTH 88°59'31" EAST, 134.15 FEET TO A POINT OF CURVATURE; COURSE NO.6: THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°00'29" EAST, 42.43 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 48.53 ACRES, MORE OR LESS.