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TALLAHASSEE, FLORIDA

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November 1, 2001

CORPORATION NAME (S) AND DOCUMENT NUMBER (S):

Westland Umbrella Association, Inc.

NO10000007760

Filing Evidence

☐ Plain/Confirmation Copy

☒ Certified Copy

Retrieval Request

☐ Photocopy

☐ Certified Copy

Type of Document

☐ Certificate of Status

☐ Certificate of Good Standing

☐ Articles Only

☐ All Charter Documents to Include
Articles & Amendments

☐ Fictitious Name Certificate

☐ Other

NEW FILINGS	
	Profit
X	Non Profit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of RA Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Reports
	Fictitious Name
	Name Reservation
	Reinstatement

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Liability
	Reinstatement
	Trademark
	Other

RECEIVED
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DIVISION OF CORPORATION

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-11/01/01-01013-006
*****18.75 *****18.75

J. BRYAN NOV - 1 2001

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
WESTLAND UMBRELLA ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned hereby files these Articles of Incorporation for the purpose of forming a corporation not-for-profit and does hereby certify:

ARTICLE I

NAME

The name of the corporation is Westland Umbrella Association, Inc. ("Association").

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located at 9471 Baymeadows Road, Suite 402, Jacksonville, Florida 32256.

ARTICLE III

REGISTERED AGENT AND ADDRESS

James R. Young whose address is 9471 Baymeadows Road, Suite 402, Jacksonville, Florida 32256 is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof and the specific purposes for which it is formed are to provide for the operation, repair, maintenance and preservation of the Entries, Common Areas and Stormwater Management System within the development known as Westland Plantation and

any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in these Articles as the same may be amended from time to time;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments in connection with the Entries, Common Areas and Stormwater Management System; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. (see EXHIBIT "A") and applicable District rules.

(d) operate and maintain the Common Areas.

(e) levy and collect adequate assessments against Class B members of the Association for the costs of operation and maintenance of the Entries, Common Areas and Stormwater Management System;

(f) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(g) borrow money and, with the assent of fifty-one percent (51%) of the members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(h) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property, provided that any such merger,

consolidation or annexation shall have the assent of fifty-one percent (51%) of the members; and

(i) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

The members of the Association shall be Willow Lake Realty Investments, Ltd. ("Willow Lake"); Westland Communities Association, Inc., which shall govern the Lakes at Westland and the Villages at Westland; and Greens at Westland Communities Association, Inc. which shall govern the Greens at Westland (Westland Communities Association, Inc. and Greens at Westland Communities, Inc. shall hereafter be referred to as the "Sub-Associations").

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. The sole Class A member shall be Willow Lake and it shall be entitled to all the votes of the Association (one vote for each Sub-Association) until the earlier of (i) such time as it voluntarily relinquishes its rights as the sole Class A member or (ii) such time as Willow Lake shall own less than three (3) acres of the real property located in Duval County, Florida described on EXHIBIT "B" attached hereto.

Class B. The Class B member shall be the Sub-Associations until such time as the Class A member voluntarily relinquishes its rights as the sole Class A member. At that time, the Class B membership shall cease and be converted to Class A membership and the Sub-Associations shall be entitled to all the votes of the Association (one vote each).

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) directors who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
James R. Young	9471 Baymeadows Road Suite 402 Jacksonville, FL 32257
Mark Stapp	6106 South 32nd Street Phoenix, AZ 85040
William R. Howell, II	Post Office Box 60 Ortega Station Jacksonville, FL 32210

Willow Lake Realty Investments, Ltd. shall select any successor or replacement director as necessary until the Sub-Associations become the members of the Association. At the first annual meeting following such time as the Sub-Associations become the members of the Association, the members shall elect one (1) director for a term of one (1) year, one (1) director for a term of two (2) years and one (1) director for a term of three (3) years and at each annual meeting thereafter the members shall elect one (1) director for a term of three (3) years.

ARTICLE VIII

TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one or more of its directors or officers or between the Association and any other corporation, partnership, association or other

organization in which one or more of its directors or officers are directors or officers or in which they have a financial interest shall be invalid, void or voidable solely for this reason or solely because the director or officer is present at or participates in the meeting of the Board or committee thereof which authorizes the contract or transaction or solely because his/her or their votes are counted for such purpose. All such contracts or transactions shall, however, be fair and reasonable and upon terms reasonably comparable to those which could be obtained in arms length transactions with unrelated entities. No director or officer of the Association shall incur liability by reason of the fact that he/she is or may be interest in any such contract or transaction.

Interested directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

ARTICLE IX

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than fifty-one percent (51%) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes. In all events upon termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Stormwater Management System must be transferred to and accepted by an entity which would comply with Section 40C-42.027, Florida Administrative Code, and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X

DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE XI

AMENDMENTS

Amendment of these Articles shall require the consent of fifty-one percent (51%) of the entire membership.

ARTICLE XII

DEFINITIONS

All defined terms contained in these Articles shall have the same meanings assigned to them by the Bylaws.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporator(s) of this Association have executed these Articles of Incorporation as of the 19 day of September, 2001.


James R. Young

STATE OF FLORIDA }
 }SS
COUNTY OF DUVAL }

The foregoing Articles of Incorporation were acknowledged before me this 19th day of September, 2001, by **James R. Young**, as Incorporator.

Lynn S. Bidleman

Lynn S. Bidleman

(Print Name)

LYNN S. BIDLEMAN

NOTARY PUBLIC

NOTARY PUBLIC, STATE OF FLORIDA

State of Florida My commission expires June 2, 2005

Commission #

Commission No. DD016085

My Commission Expires:

Personally known ☒

or Produced I.D. ☐

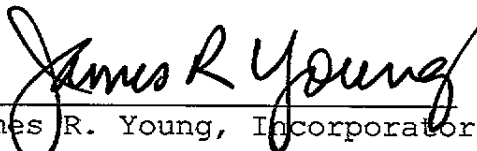
[check one of the above]

Type of Identification Produced

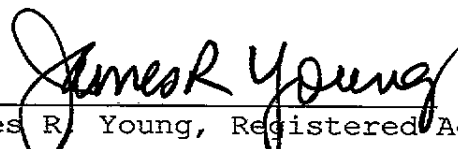
**CERTIFICATE NAMING AGENT UPON WHOM PROCESS
MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

Westland Umbrella Association, Inc., a corporation duly organized and existing under the laws of the State of Florida, with principal office, as indicated in the Articles of Incorporation at City of Jacksonville, County of Duval, State of Florida, hereby names James R. Young located at 9471 Baymeadows Road, Suite 402, Jacksonville, Florida 32256, as its agent to accept service of process within this state.


James R. Young, Incorporator
Date: September 19, 2001

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with provisions relative to said office.


James R. Young, Registered Agent
Date: September 19, 2001

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "A"

St. Johns River Water Management District Permits:

No. 4-031-0488 wetland permitting)	Lakes at Westland Units 1, 2A, 2B, 3A, and 3B (on-site and
No. 12-031-0239 permitting)	Lakes at Westland Units 1, 2A, 2B, 3A and 3B (mitigation
No. 40-031-0937ERP permitting)	Villages at Westland Units 1 and 2 (on-site and wetland
No. 4-031-63842-1	Greens at Westland Unit 1
No. 4-031-63842-2	Greens at Westland Unit 1 and Entrance Road Lakes
No. 40-031-64905-1	Plantation Bay Apartments (on-site for all 3 parcels)

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TALLAHASSEE, FLORIDA

EXHIBIT “B”

(Legal description of all property within the Umbrella Association attached)



LAND SURVEYORS

WORK ORDER NO. 93-6177-12
MAY 19, 1994 (REVISED JANUARY 9, 1997)
REVISED FEBRUARY 20, 1998

(Lakes at Westland Units
One, Two A, Two B,
Three A and Three B.)

OVERALL PARCEL - THE LAKES AT WESTLAND PARCEL 8

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST TOGETHER WITH TRACT 10 AND PORTIONS OF TRACTS 9, 11 AND 12, BLOCK 2, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 30, SAID POINT BEING SITUATE IN THE CENTERLINE OF COLLINS ROAD, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $00^{\circ} 22' 17''$ EAST DEPARTING SAID CENTERLINE OF COLLINS ROAD AND ALONG THE WESTERLY LINE OF SAID SECTION 30, A DISTANCE OF 1321.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $00^{\circ} 22' 17''$ EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 98.63 FEET TO A POINT SITUATE IN A CURVE LEADING NORTHEASTERLY, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1058.33 FEET AND A CHORD BEARING AND DISTANCE OF NORTH $85^{\circ} 34' 47''$ EAST, 155.14 FEET; THENCE ALONG AND AROUND SAID CURVE AND DEPARTING SAID WESTERLY LINE OF SECTION 30, AN ARC DISTANCE OF 155.28 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH $89^{\circ} 46' 58''$ EAST, A DISTANCE OF 54.26 FEET; THENCE NORTH $00^{\circ} 13' 02''$ WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH $89^{\circ} 46' 58''$ EAST, A DISTANCE OF 153.57 FEET; THENCE NORTH $00^{\circ} 13' 02''$ WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH $48^{\circ} 02' 48''$ EAST, A DISTANCE OF 117.52 FEET; THENCE NORTH $28^{\circ} 50' 17''$ WEST, A DISTANCE OF 751.84 FEET; THENCE NORTH $14^{\circ} 05' 09''$ WEST, A DISTANCE OF 323.48 FEET TO A POINT SITUATE IN SAID WESTERLY LINE OF SECTION 30; THENCE CONTINUE ALONG SAID WESTERLY LINE NORTH $00^{\circ} 22' 17''$ EAST, A DISTANCE OF 770.75 FEET; THENCE NORTH $79^{\circ} 51' 07''$ EAST DEPARTING SAID WESTERLY LINE OF SECTION 30, A DISTANCE OF 900.76 FEET; THENCE SOUTH $80^{\circ} 40' 22''$ EAST, A DISTANCE OF 485.06 FEET; THENCE SOUTH $50^{\circ} 48' 01''$ EAST, A DISTANCE OF 223.22 FEET; THENCE SOUTH $02^{\circ} 47' 58''$ EAST, A DISTANCE OF 140.85 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 240.00 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 32.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $84^{\circ} 11' 13''$ EAST, 32.00 FEET; THENCE SOUTH $88^{\circ} 00' 35''$ EAST, A DISTANCE OF 91.21 FEET TO AN ANGLE POINT; THENCE SOUTH $89^{\circ} 59' 13''$ EAST, A DISTANCE OF



LAND SURVEYORS

52.25 FEET; THENCE SOUTH 00° 10' 13" EAST, A DISTANCE OF 221.50 FEET; THENCE NORTH 89° 57' 56" WEST, A DISTANCE OF 360.25 FEET; THENCE SOUTH 00° 12' 20" EAST, A DISTANCE OF 171.68 FEET TO A POINT SITUATE IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DU-CLAY FOREST DRIVE SOUTH, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID CURVED RIGHT-OF-WAY LINE LEADING SOUTHWESTERLY, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 64° 00' 26" WEST, 30.50 FEET; THENCE ALONG AND AROUND SAID CURVED NORTHWESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 30.55 FEET TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 58° 44' 35" WEST, A DISTANCE OF 147.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 160.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 29° 28' 35" WEST, 156.38 FEET; THENCE ALONG AND AROUND SAID CURVED RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 163.39 FEET TO THE POINT OF TANGENCY THEREOF, SAID POINT BEING SITUATE IN THE WESTERLY RIGHT-OF-WAY LINE OF DU-CLAY FOREST DRIVE WEST, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00° 11' 45" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 77.27 FEET; THENCE NORTH 89° 46' 50" WEST, A DISTANCE OF 159.99 FEET; THENCE SOUTH 45° 13' 23" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 00° 13' 23" WEST, A DISTANCE OF 628.98 FEET; THENCE SOUTH 89° 46' 29" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00° 13' 23" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89° 46' 29" EAST, A DISTANCE OF 353.23 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 00° 11' 49" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 526.14 FEET; THENCE SOUTH 89° 46' 58" WEST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 1320.45 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 56.78 ACRES, MORE OR LESS.

LESS AND EXCEPT FROM THE FOREGOING PARCEL 8 THE FOLLOWING PIECES OR PARCELS OF LAND DESCRIBED IN DEEDS FROM WILLOW LAKE REALTY INVESTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, TO EACH OF THE GRANTEEES AS DESCRIBED HEREINBELOW:

- (1) Quit Claim Deed in favor of Ian V. Perth and Jacqueline P. Perth, his wife, recorded in Official Records Book 8922, at Page 435 of the current Public Records of Duval County, Florida
- (2) Quit Claim Deed in favor of John W. Schneider and Mildred D. Schneider, his wife, recorded in Official Records Book 8922, at Page 438 of the current Public Records of Duval County, Florida
- (3) Quit Claim Deed in favor of Katherine Rogers f/k/a Katherine R. Zunell, recorded in Official Records Book 8922, at Page 441 of the current Public Records of Duval County, Florida
- (4) Quit Claim Deed in favor of John J. Will and Esther Lorene Will, his wife, recorded in Official Records Book 8922, at Page 444 of the current Public Records of Duval County, Florida
- (5) Quit Claim Deed in favor of Horace Joseph Fleming and Barbara W. Fleming, recorded in Official Records Book 8922, at Page 447 of the current Public Records of Duval County, Florida



LAND SURVEYORS

WORK ORDER NO. 92-3145-20 - REFERENCE WORK ORDER NO. 92-3145-6
(REVISED FEBRUARY 25, 1998) MARCH 4, 1993

THE VILLAGES AT WILLOW LAKES UNIT ONE
(PARCEL 9-C)

(Villages at Westland
Unit One)

A PORTION OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID SECTION 30, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWNSEND ROAD, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00° 21' 30" WEST, ALONG SAID WESTERLY BOUNDARY LINE OF SECTION 30, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00° 22' 17" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 1747.90 FEET; THENCE NORTH 79° 51' 07" EAST, DEPARTING FROM SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 900.76 FEET; THENCE SOUTH 80° 40' 22" EAST, A DISTANCE OF 377.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27° 13' 01" WEST, A DISTANCE OF 128.50 FEET; THENCE NORTH 21° 45' 01" EAST, A DISTANCE OF 27.00 FEET; THENCE NORTH 34° 28' 36" EAST, A DISTANCE OF 121.73 FEET; THENCE NORTH 54° 19' 11" EAST, A DISTANCE OF 60.17 FEET; THENCE NORTH 33° 45' 06" EAST, A DISTANCE OF 250.91 FEET TO A POINT SITUATE ON THE WESTERLY BOUNDARY LINE OF WILLOW LAKES CONDOMINIUMS PARCEL "A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4299, PAGES 232 THROUGH 278, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE IN A SOUTHWESTERLY AND NORTHEASTERLY DIRECTION ALONG THE WESTERLY AND SOUTHERLY BOUNDARY LINES OF SAID WILLOW LAKES CONDOMINIUMS, THE FOLLOWING TWO COURSES AND DISTANCES; COURSE NO. 1) THENCE SOUTH 00° 11' 47" WEST, 181.44 FEET; COURSE NO. 2) THENCE NORTH 89° 35' 47" EAST, 731.32 FEET TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF AN INGRESS AND EGRESS EASEMENT, PARCEL "B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4299, PAGE 253, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00° 11' 33" EAST, ALONG SAID WESTERLY BOUNDARY LINE OF SAID EASEMENT, A DISTANCE OF 612.93 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DU-CLAY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 89° 59' 13" WEST, ALONG SAID NORTHERLY



LAND SURVEYORS

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RIGHT-OF-WAY LINE AND A WESTERLY PROLONGATION THEREOF, A DISTANCE OF 531.74 FEET; THENCE NORTH 88° 00' 35" WEST, A DISTANCE OF 91.21 FEET TO THE POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 84° 11' 13" WEST, 32.00 FEET; THENCE AROUND AND ALONG SAID CURVE, AN ARC DISTANCE OF 32.03 FEET; THENCE NORTH 02° 47' 58" WEST, DEPARTING SAID CURVE, A DISTANCE OF 140.85 FEET; THENCE NORTH 50° 48' 01" WEST, A DISTANCE OF 223.22 FEET; THENCE NORTH 80° 40' 22" WEST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 11.86 ACRES, MORE OR LESS.



LAND SURVEYORS

WORK ORDER NO. 92-3145-20 - REFERENCE WORK ORDER NO. 92-3145-9
(REVISED FEBRUARY 25, 1998) MAY 28, 1993

THE VILLAGES AT WILLOW LAKES UNIT TWO
(PARCEL 9-B)

(Villages at Westland
Units Two A, Two B
and Two C)

A PORTION OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID SECTION 30, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWNSEND ROAD, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00° 21' 30" WEST, ALONG SAID WESTERLY BOUNDARY LINE OF SECTION 30, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00° 22' 17" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE 715.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 22' 17" WEST, A DISTANCE OF 1032.90 FEET; THENCE NORTH 79° 51' 07" EAST, DEPARTING FROM SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 900.76 FEET; THENCE SOUTH 80° 40' 22" EAST, A DISTANCE OF 377.06 FEET; THENCE NORTH 27° 13' 01" WEST, A DISTANCE OF 128.50 FEET; THENCE NORTH 21° 45' 01" EAST, A DISTANCE OF 27.00 FEET; THENCE NORTH 34° 28' 36" EAST, A DISTANCE OF 121.73 FEET; THENCE NORTH 54° 19' 11" EAST, A DISTANCE OF 60.17 FEET; THENCE NORTH 33° 45' 06" EAST, A DISTANCE OF 250.91 FEET TO A POINT SITUATE ON THE WESTERLY BOUNDARY LINE OF WILLOW LAKES CONDOMINIUMS PARCEL "A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4299, PAGES 232 THROUGH 278, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID WESTERLY BOUNDARY OF WILLOW LAKES CONDOMINIUMS PARCEL "A"; COURSE NO. 1) NORTH 00° 11' 47" EAST, 98.56 FEET; COURSE NO. 2) SOUTH 89° 58' 17" WEST, 38.23 FEET; COURSE NO. 3) NORTH 00° 24' 11" EAST, 721.08 FEET; THENCE SOUTH 86° 17' 17" WEST, DEPARTING FROM SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 301.20 FEET; THENCE SOUTH 46° 13' 00" WEST, A DISTANCE OF 221.93 FEET; THENCE SOUTH 66° 38' 40" WEST, A DISTANCE OF 499.25 FEET; THENCE NORTH 89° 37' 50" WEST, A DISTANCE OF 508.54 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 33.93 ACRES, MORE OR LESS.



LAND SURVEYORS

WORK ORDER NO. 93-6177-11-3
WILLOW LAKES GOLF CLUB
APRIL 7, 1994 (REVISED JULY 16, 1994)

PARCEL "4"

(Greens at Westland Unit One)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25, SAID POINT BEING SITUATE IN THE CENTERLINE OF COLLINS ROAD, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $00^{\circ} 22' 17''$ EAST, ALONG THE EAST LINE OF SAID SECTION 25 AND DEPARTING SAID CENTERLINE, A DISTANCE OF 33.00 FEET TO A POINT SITUATE IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COLLINS ROAD; THENCE SOUTH $89^{\circ} 31' 30''$ WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND DEPARTING THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 1307.86 FEET; THENCE NORTH $00^{\circ} 28' 30''$ WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 76.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 511.38 FEET AND A CHORD BEARING AND DISTANCE OF NORTH $10^{\circ} 36' 40''$ EAST, 196.66 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 197.89 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH $21^{\circ} 41' 50''$ EAST, A DISTANCE OF 81.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 239.63 FEET AND A CHORD BEARING AND DISTANCE OF NORTH $10^{\circ} 36' 40''$ EAST, 92.15 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 92.73 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH $00^{\circ} 28' 30''$ WEST, A DISTANCE OF 348.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 265.93 FEET AND A CHORD BEARING AND DISTANCE OF NORTH $19^{\circ} 43' 58''$ EAST, 183.72 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 187.58 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH $39^{\circ} 56' 26''$ EAST, A DISTANCE OF 90.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 241.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH $24^{\circ} 46' 37''$ EAST, 126.47 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 127.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 231.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH $12^{\circ} 14' 34''$ EAST, 21.24 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF

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21.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 73° 17' 46" WEST, DEPARTING SAID CURVE, A DISTANCE OF 715.96 FEET; THENCE NORTH 32° 35' 37" EAST, A DISTANCE OF 545.01 FEET; THENCE SOUTH 57° 48' 56" EAST, A DISTANCE OF 824.41 FEET; THENCE SOUTH 13° 48' 55" WEST, A DISTANCE OF 65.08 FEET TO A POINT SITUATE IN A CURVE LEADING NORTHWESTERLY, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 141.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 76° 44' 01" WEST, 7.49 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 7.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 231.42 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 59° 49' 43" WEST, 327.03 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 363.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.47 ACRES, MORE OR LESS.

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LAND SURVEYORS

WORK ORDER NO. 93-6177-11-5
WILLOW LAKES GOLF CLUB
APRIL 29, 1994

RESIDENTIAL PARCEL NO. 6

(Greens at Westland Units Two and Three)

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL BEING IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25, SAID POINT BEING SITUATE IN THE CENTERLINE OF COLLINS ROAD, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00° 22' 17" EAST, ALONG THE EAST LINE OF SECTION 25 AND DEPARTING SAID CENTERLINE, A DISTANCE OF 33.00 FEET TO A POINT SITUATE IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COLLINS ROAD; THENCE SOUTH 39° 31' 30" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND DEPARTING THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 1733.51 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00° 36' 15" WEST, A DISTANCE OF 17.00 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 85° 30' 24" WEST, A DISTANCE OF 589.65 FEET TO AN INTERSECTION WITH THE CURVED NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 295, (A 300 FOOT LIMITED ACCESS AS NOW ESTABLISHED), SAID CURVE LEADING NORTHWESTERLY, BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5579.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 39° 09' 38" WEST, 528.05 FEET; THENCE ALONG AND AROUND SAID CURVED RIGHT-OF-WAY LINE AND DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD, AN ARC DISTANCE OF 528.25 FEET TO AN INTERSECTION WITH THE EAST LINE OF BLOCK 3, AS SHOWN ON MAP OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01° 29' 45" EAST, ALONG SAID EAST LINE AND DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 295, A DISTANCE OF 1467.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01° 29' 45" EAST, ALONG SAID EAST LINE OF BLOCK 3, A DISTANCE OF 667.80 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 20° 55' 56" EAST DEPARTING SAID EAST LINE, A DISTANCE OF 9.36 FEET; THENCE NORTH 40° 33' 28" EAST, A DISTANCE OF 355.85 FEET; THENCE SOUTH 49° 26' 32" EAST, A DISTANCE OF 113.38 FEET TO A POINT

8789 SAN JOSE BLVD., SUITE 301 • JACKSONVILLE, FLORIDA 32217 • PHONE: 904/739-2217



LAND SURVEYORS

SITUATE IN A CURVE LEADING NORTHEASTERLY, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 373.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 63° 24' 37" EAST, 195.14 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 197.43 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 78° 33' 01" EAST, A DISTANCE OF 158.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.13 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 23° 33' 44" EAST, 245.92 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 288.16 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 31° 25' 33" WEST, A DISTANCE OF 45.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 223.69 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65° 46' 55" WEST, 252.47 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 268.26 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 79° 51' 43" WEST, A DISTANCE OF 88.38 FEET; THENCE SOUTH 14° 05' 23" WEST, A DISTANCE OF 109.66 FEET; THENCE SOUTH 79° 51' 43" WEST, A DISTANCE OF 945.00 FEET; THENCE SOUTH 72° 18' 48" WEST, A DISTANCE OF 75.42 FEET; THENCE NORTH 78° 03' 57" WEST, A DISTANCE OF 89.64 FEET; THENCE NORTH 57° 12' 11" WEST, A DISTANCE OF 89.64 FEET; THENCE NORTH 36° 20' 26" WEST, A DISTANCE OF 89.64 FEET; THENCE NORTH 15° 28' 40" WEST, A DISTANCE OF 89.64 FEET; THENCE NORTH 05° 23' 05" EAST, A DISTANCE OF 89.64 FEET; THENCE NORTH 26° 20' 40" EAST, A DISTANCE OF 90.46 FEET; THENCE NORTH 29° 13' 54" EAST, A DISTANCE OF 60.57 FEET; THENCE NORTH 48° 32' 07" EAST, A DISTANCE OF 63.48 FEET; THENCE NORTH 71° 25' 14" EAST, A DISTANCE OF 63.48 FEET; THENCE SOUTH 85° 41' 39" EAST, A DISTANCE OF 63.48 FEET; THENCE SOUTH 62° 48' 31" EAST, A DISTANCE OF 63.48 FEET; THENCE SOUTH 35° 33' 58" EAST, A DISTANCE OF 62.62 FEET; THENCE SOUTH 19° 45' 59" EAST, A DISTANCE OF 62.30 FEET; THENCE SOUTH 10° 08' 17" EAST, A DISTANCE OF 70.47 FEET; THENCE NORTH 79° 51' 43" EAST, A DISTANCE OF 741.23 FEET; THENCE SOUTH 25° 23' 35" EAST, A DISTANCE OF 114.02 FEET; THENCE NORTH 79° 51' 43" EAST, A DISTANCE OF 196.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 273.69 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 30° 36' 56" EAST, 182.92 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 186.51 FEET; THENCE NORTH 22° 25' 05" EAST, DEPARTING SAID CURVE, A DISTANCE OF 104.42 FEET; THENCE NORTH 38° 15' 00" EAST, A DISTANCE OF 43.74 FEET; THENCE SOUTH 70° 41' 26" EAST, A DISTANCE OF 48.07 FEET; THENCE SOUTH 45° 30' 09" EAST, A DISTANCE OF 152.39 FEET; THENCE SOUTH 04° 23' 21" WEST, A DISTANCE OF 103.76 FEET; THENCE SOUTH 63° 29' 02" WEST, A DISTANCE OF 97.69

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FEET TO A POINT SITUATE IN A CURVE LEADING SOUTHWESTERLY, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.13 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 29° 23' 03" WEST, 302.84 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 343.47 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 78° 33' 01" WEST, A DISTANCE OF 158.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 323.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71° 37' 36" WEST, 78.01 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 78.20 FEET; THENCE SOUTH 26° 49' 58" EAST, DEPARTING SAID CURVE, A DISTANCE OF 95.00 FEET; THENCE SOUTH 43° 36' 17" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 43° 15' 04" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 40° 33' 28" WEST, A DISTANCE OF 290.00 FEET; THENCE SOUTH 01° 29' 45" WEST, A DISTANCE OF 466.67 FEET; THENCE SOUTH 52° 06' 40" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 78° 17' 38" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 23° 25' 06" EAST, A DISTANCE OF 74.13 FEET TO A POINT SITUATE IN A CURVE LEADING NORTHEASTERLY, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 49° 50' 08" EAST, 72.45 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 72.98 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 37° 53' 20" EAST, 30.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 249.30 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 55° 13' 17" EAST, 148.54 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 150.83 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 72° 33' 14" EAST, A DISTANCE OF 13.12 FEET; THENCE NORTH 35° 27' 01" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 45° 16' 34" EAST, A DISTANCE OF 63.11 FEET; THENCE NORTH 77° 48' 59" EAST, A DISTANCE OF 132.26 FEET; THENCE SOUTH 15° 42' 04" WEST, A DISTANCE OF 115.31 FEET TO A POINT SITUATE IN A CURVE LEADING SOUTHEASTERLY, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 335.03 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 88° 17' 00" EAST, 73.34 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 73.48 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 82° 00' 00" EAST, A DISTANCE OF 68.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 167.87 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55° 53' 19" EAST, 147.76 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 153.01 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 29° 46' 38" EAST, A DISTANCE OF 65.67 FEET TO A POINT SITUATE IN THE NORTHWESTERLY LINE OF MULTI-FAMILY PARCEL NO. 4; THENCE SOUTH 32° 35' 37" WEST, ALONG SAID NORTHWESTERLY LINE OF MULTI-FAMILY PARCEL NO. 4,



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TALLAHASSEE, FLORIDA

A DISTANCE OF 56.44 FEET; THENCE NORTH 29° 46' 38" WEST, DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 91.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 117.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 55° 53' 19" WEST, 103.75 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 107.43 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 82° 00' 00" WEST, A DISTANCE OF 68.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 285.03 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 85° 16' 37" WEST, 125.55 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 126.59 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 72° 33' 14" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 199.30 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66° 47' 59" WEST, 39.96 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 40.03 FEET; THENCE SOUTH 33° 15' 16" EAST DEPARTING SAID CURVE, A DISTANCE OF 88.70 FEET; THENCE SOUTH 37° 53' 20" WEST, A DISTANCE OF 180.00 FEET; THENCE NORTH 84° 23' 53" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 56° 27' 40" WEST, A DISTANCE OF 91.80 FEET TO A POINT SITUATE IN A CURVE LEADING SOUTHWESTERLY, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 80° 03' 50" WEST, 10.00 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 10.00 FEET; THENCE SOUTH 03° 59' 22" WEST, DEPARTING SAID CURVE, A DISTANCE OF 105.21 FEET; THENCE NORTH 86° 00' 38" WEST, A DISTANCE OF 108.95 FEET; THENCE NORTH 20° 41' 07" WEST, A DISTANCE OF 62.41 FEET; THENCE NORTH 03° 59' 22" EAST, A DISTANCE OF 60.00 FEET TO A POINT SITUATE IN A CURVE LEADING NORTHWESTERLY, BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 225.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 57° 51' 50" WEST, 45.11 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 45.18 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 52° 06' 40" WEST, A DISTANCE OF 383.05 FEET TO A POINT SITUATE IN THE EAST LINE OF BLOCK 3 AND THE POINT OF BEGINNING.

PARCEL THUS DESCRIBED CONTAINS 19.44 ACRES, MORE OR LESS.