

PREPARED BY AND RETURN TO:

Christian F. O’Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**SECOND SUPPLEMENTAL DECLARATION
TO COMMUNITY DECLARATION FOR SEATON CREEK**

THIS SECOND SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR SEATON CREEK (this “**Second Supplement**”) is made by LENNAR HOMES, LLC, a Florida limited liability company (the “**Declarant**”), joined by MILLROSE PROPERTIES FLORIDA, LLC, a Florida limited liability company (“**Millrose**”), and joined by SEATON CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the “**Association**”).

RECITALS

A. The Declarant recorded that certain COMMUNITY DECLARATION FOR SEATON CREEK as Document Number 2023168251 in O.R. Book 20778, Page 1, as supplemented by the FIRST SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR SEATON CREEK, recorded as Document Number 2024052864, as amended by the FIRST AMENDMENT TO COMMUNITY DECLARATION FOR SEATON CREEK AND BYLAWS AMENDMENT, recorded as Document Number 2024273646, all in the Public Records of Duval County, Florida (as amended and/or supplemented, the “**Declaration**”).

B. Pursuant to Section 5.1 of the Declaration, the Declarant may annex additional land by recording a Supplemental Declaration with the joinder and consent of the record title owner of such additional lands and the joinder and consent of AG (as defined in the Declaration), so long as AG is the record title owner of any Lot or other portion of SEATON CREEK. As of the date of this Second Supplement, AG does not own a Lot or other portion of SEATON CREEK and AG’s consent is not required for this Second Supplement.

C. Declarant and Millrose are the record title owners of the Additional Property (as defined below) and hereby consent to this Second Supplement.

D. The Declarant wishes, in accordance with Section 5.1 of the Declaration, to file of record this Second Supplement for the purpose of annexing additional land to the Declaration and SEATON CREEK.

NOW THEREFORE, the Declarant hereby supplements the Declaration as set forth herein.

1. Recitals and Defined Terms. The foregoing recitals are true and correct and are incorporated into and form a part of this Second Supplement. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

2. Conflicts. In the event there is a conflict between this Second Supplement and the Declaration, this Second Supplement shall control. Whenever possible, this Second Supplement and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. Annexation. The Declaration is hereby amended by the addition of the real property legally described in **Schedule A**, attached hereto and incorporated herein by this reference (the "**Additional Property**"). The Additional Property shall be subject to each and every term, condition, covenant, easement and restriction of the Declaration as it exists and as it may be amended from time to time.

4. Ratification. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

5. Covenant. This Second Supplement shall be a covenant running with the land and shall be effective immediately upon its recording in Duval County, Florida.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Declarant has caused this Second Supplement to be executed by its duly authorized representative as of this 11th day of December, 2025.

WITNESSES:

"DECLARANT"

[Signature]
Print Name: Wala Barnett
Address: 7411 Fullerton St St 220
Jacksonville, FL 32256

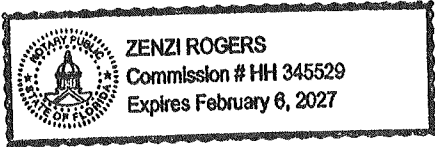
LENNAR HOMES, LLC, a Florida limited liability company

[Signature]
By: _____
Name: Scott Keilung
Title: VP
Address: 7411 Fullerton St St 220
Jacksonville FL 32256

[Signature]
Print Name: Melissa Hancock
Address: 7411 Fullerton St St 220
Jacksonville FL 32256

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of December, 2025, by Scott Keilung, as VP of LENNAR HOMES, LLC, a Florida limited liability company. He/She is personally known to me or has produced _____ as identification.



[Signature]
Notary Public
Print Name: Zenzi Rogers
My Commission Expires: 2/6/27

JOINDER AND CONSENT

MILLROSE PROPERTIES FLORIDA, LLC, a Florida limited liability company ("Millrose"), does hereby join in the SECOND SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR SEATON CREEK (the "Second Supplement"), to which this Joinder and Consent is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Millrose agrees this Joinder and Consent is for the purpose of subjecting the Additional Property (as such term is defined in the Second Supplement), which shall run with such property, and for the purpose of evidencing Millrose's consent to the Second Supplement in accordance with Section 5.1 of the Declaration.

1st IN WITNESS WHEREOF, the undersigned has executed this Joinder and Consent on this day of December, 2025.

WITNESSES:

"MILLROSE"

[Signature]
Print Name: Talca Bennett
Address: 7411 Fullerton St St 220
Jacksonville FL 32256

MILLROSE PROPERTIES FLORIDA, LLC, a Florida limited liability company

By: [Signature]
Name: Scott Keeling
Title: VP

[Signature]
Print Name: Melissa Agness
Address: 7411 Fullerton St St 220
JACKSONVILLE FL 32256

Address: 7411 Fullerton St St 220
Jacksonville FL 32256

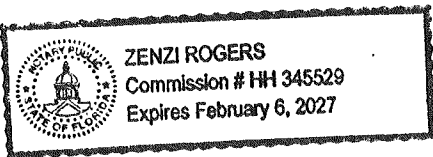
[Seal]

STATE OF FLORIDA)
COUNTY OF Duval)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of December, 2025, by Scott Keeling, as VP of MILLROSE PROPERTIES FLORIDA, LLC, a Florida limited liability company, for and on behalf thereof. He/She is personally known to me or has produced _____ as identification.

(SEAL)

[Signature]
NOTARY PUBLIC
Print Name Zenzi Rogers



JOINDER

SEATON CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in the SECOND SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR SEATON CREEK (the "**Second Supplement**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this Joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the Second Supplement and does not affect the validity of the Second Supplement as the Association has no right to approve the Second Supplement.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 11th day of December, 2025.

WITNESSES:

SEATON CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

[Signature]
Print Name: Tara Burnett
Address: 741 Fullerton St St 220
Jacksonville FL 32256

By: [Signature]
Name: Erin Rogers
Title: President

Address: 741 Fullerton St St 220
Jacksonville, FL 32256


[Signature]
Print Name: Melissa Kyness
Address: 741 Fullerton St St 220
Jacksonville FL 32256

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of December, 2025, by Erin Rogers, as President of SEATON CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, ~~on behalf of the corporation.~~ He/She is personally known to me or has produced _____ as identification.

My commission expires:
2/6/2029

[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: Gina Melton

 GINA MELTON
Notary Public
State of Florida
Comm# HH630632
Expires 2/6/2029

Schedule A

Legal Description

PHASE 4A DESCRIPTION:

A parcel of land situated in Section 42, Township 1 North, Range 26 East, City of Jacksonville, Duval County, Florida, also being a portion of Tison's Subdivision, according to Plat Book 1, page 150 of the Former Public Records of said County; said parcel being more particularly described as follows:

Begin at the Northeast corner of Lot 91, SEATON CREEK RESERVE PHASE 1, according to Plat Book 81, pages 130 through 143, of the Current Public Records of said County; thence along the Southerly line of Parcel 2, as described in Official Records Book 20191, page 1779, of the Official Records of said county, also being the Northerly line of last said plat, N84°07'32"W, 358.45 feet to the Southwesterly corner of said Parcel 2; thence along the Westerly line of said Parcel 2, and then along the Westerly line of Parcel 1, as described in said Official Records Book 20191, page 1779, N00°52'59"E, 797.28 feet to the angle point in said Westerly line of Parcel 1; thence continuing along last said line, N00°25'02"W, 990.59 feet; thence departing said line, S89°43'48"E, 35.94 feet to a point on a curve concave to the Southeast and having a radius of 540.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N31°24'31"E, 267.49 feet, an arc distance of 270.31 feet to the point of reverse curvature of a curve concave to the West and having a radius of 25.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N03°30'14"E, 33.62 feet, an arc distance of 36.87 feet; thence N51°23'56"E, 60.00 feet to a point on a curve concave to the North and having a radius of 25.00 feet; thence Easterly along the arc of said curve, subtended by a chord bearing and distance of S80°54'36"E, 33.57 feet, an arc distance of 36.80 feet to the point of reverse curvature of a curve concave to the Southeast and having a radius of 540.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N66°45'52"E, 184.62 feet, an arc distance of 185.53 feet to the point of reverse curvature of a curve concave to the Northwest and having a radius of 410.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N66°01'24"E, 150.61 feet, an arc distance of 151.47 feet to the point of tangency; thence N55°26'22"E, 165.91 feet to the point of curvature of a curve concave to the West and having a radius of 25.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N09°47'28"E, 35.75 feet, an arc distance of 39.84 feet; thence N55°58'52"E, 59.84 feet to a point on a curve concave to the North and having a radius of 25.00 feet; thence Easterly along the arc of said curve, subtended by a chord bearing and distance of S79°33'38"E, 35.36 feet, an arc distance of 39.27 feet to the point of tangency; thence N55°26'22"E, 51.15 feet to the point of curvature of a curve concave to the Southeast and having a radius of 490.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N64°55'06"E, 161.39 feet, an arc distance of 162.13 feet to the point of reverse curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N29°12'53"E, 35.47 feet, an arc distance of 39.43 feet; thence N75°56'19"E, 60.06 feet to a point on a curve concave to the East and having a radius of 25.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S14°41'07"E, 1.12 feet, an arc distance of 1.12 feet to the point of tangency; thence S15°58'03"E, 9.48 feet to the point of curvature of a curve concave to the Northeast and having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S54°31'41"E, 31.17 feet, an arc distance of 33.65 feet to the point of tangency; thence N86°54'42"E, 168.56 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N47°32'56"E, 31.71 feet, an arc distance of 34.35 feet; thence N85°55'51"E, 55.26 feet to a point on a curve concave to the Northeast and having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S54°25'59"E, 33.08 feet, an arc distance of 36.15 feet to the point of compound curvature of a curve concave to the Northwest and having a radius of 335.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N58°12'09"E, 293.04 feet, an arc distance of 303.29 feet to the point of compound curvature of a curve concave to the West and having a radius of 25.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N20°28'20"W, 39.79 feet, an arc distance of 46.02 feet;

thence N16°47'21"E, 60.00 feet; thence S73°12'39"E, 11.24 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N61°47'21"E, 35.36 feet, an arc distance of 39.27 feet to the point of tangency; thence N16°47'21"E, 140.34 feet to the point of curvature of a curve concave to the East and having a radius of 430.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N20°47'39"E, 60.07 feet, an arc distance of 60.12 feet to the point of reverse curvature of a curve concave to the West and having a radius of 25.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N16°11'22"W, 32.80 feet, an arc distance of 35.77 feet; thence N30°50'43"E, 60.04 feet to a point on a curve concave to the North and having a radius of 25.00 feet; thence Easterly along the arc of said curve, subtended by a chord bearing and distance of N80°45'16"E, 33.50 feet, an arc distance of 36.71 feet to the point of reverse curvature of a curve concave to the Southeast and having a radius of 430.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N47°25'34"E, 130.66 feet, an arc distance of 131.16 feet to the point of reverse curvature of a curve concave to the West and having a radius of 25.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N19°40'50"E, 29.73 feet, an arc distance of 31.84 feet to the point of tangency; thence N16°48'12"W, 19.36 feet; thence N73°11'48"E, 60.00 feet to a point on a curve concave to the Northeast and having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S63°16'10"E, 36.25 feet, an arc distance of 40.55 feet to the point of reverse curvature of a curve concave to the South and having a radius of 430.00 feet; thence Easterly along the arc of said curve, subtended by a chord bearing and distance of N80°20'42"E, 150.52 feet, an arc distance of 151.30 feet to the point of tangency; thence S89°34'30"E, 33.47 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N36°48'39"E, 40.25 feet, an arc distance of 46.79 feet; thence N73°11'48"E, 60.00 feet; thence S16°48'12"E, 21.44 feet; thence N73°11'31"E, 0.07 feet to an angle point in the Westerly line of "East Parcel", as described in Official Records Book 20191, page 1787, of said Official Records, said line also being the Westerly line of Exception Parcel A to said Parcel 1 as described in Official Records Book 20191, page 1779; thence along said line, run the following 2 courses: 1) S16°48'29"E, 19.06 feet to the point of curvature of a curve concave to the West and having a radius of 430.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S09°06'53"E, 115.13 feet, an arc distance of 115.48 feet; thence departing said line, S88°27'53"W, 59.52 feet to a point on a curve concave to the Southwest and having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N45°38'43"W, 34.69 feet, an arc distance of 38.34 feet to the point of tangency; thence N89°34'30"W, 61.33 feet to the point of curvature of a curve concave to the Southeast and having a radius of 350.00 feet; thence Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S53°36'26"W, 419.49 feet, an arc distance of 449.82 feet to the point of tangency; thence S16°47'21"W, 68.15 feet; thence S50°06'42"E, 98.48 feet; thence N80°56'29"E, 59.05 feet to the point of curvature of a curve concave to the Northwest and having a radius of 35.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N60°14'51"E, 24.74 feet, an arc distance of 25.28 feet to the point of tangency; thence N39°33'14"E, 21.74 feet to the point of curvature of a curve concave to the West and having a radius of 35.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N20°56'14"E, 22.35 feet, an arc distance of 22.74 feet to the point of tangency; thence N02°19'13"E, 105.63 feet to the point of curvature of a curve concave to the Southeast and having a radius of 35.00 feet; thence Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N46°22'22"E, 48.67 feet, an arc distance of 53.82 feet to the point of tangency; thence S89°34'30"E, 95.91 feet; thence S00°25'30"W, 5.00 feet; thence S89°34'30"E, 101.58 feet to a point on a non-tangent curve concave to the Southwest and having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S27°47'47"E, 28.37 feet, an arc distance of 29.55 feet to the point of tangency; thence S00°25'30"W, 68.85 feet to the point of curvature of a curve concave to the West and having a radius of 55.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S10°38'41"W, 19.52 feet, an arc distance of 19.62 feet to the point of tangency; thence S20°51'51"W, 145.14 feet to the point of curvature of a curve concave to the Northwest and having a radius of 55.00 feet; thence Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S41°43'09"W, 39.16 feet, an arc distance of 40.04 feet to the point of tangency; thence S62°34'27"W, 199.73 feet to the point of curvature of a curve concave to the North and having a radius of 35.00 feet; thence Westerly along the arc of said

curve, subtended by a chord bearing and distance of N86°57'13"W, 35.50 feet, an arc distance of 37.23 feet to the point of tangency; thence N56°28'53"W, 105.81 feet to the point of curvature of a curve concave to the East and having a radius of 35.00 feet; thence Northerly along the arc of said curve, subtended by a chord bearing and distance of N22°20'56"W, 39.28 feet, an arc distance of 41.70 feet; thence N73°12'39"W, 71.25 feet to a point on a curve concave to the Northwest and having a radius of 415.00 feet; thence Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S28°20'06"W, 106.02 feet, an arc distance of 106.31 feet to the point of reverse curvature of a curve concave to the East and having a radius of 25.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S05°35'54"W, 25.06 feet, an arc distance of 26.25 feet; thence S33°31'07"W, 63.80 feet; thence N56°28'53"W, 5.03 feet to the point of curvature of a curve concave to the South and having a radius of 25.00 feet; thence Westerly along the arc of said curve, subtended by a chord bearing and distance of S86°52'34"W, 29.84 feet, an arc distance of 31.98 feet to the point of reverse curvature of a curve concave to the Northwest and having a radius of 415.00 feet; thence Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S58°00'32"W, 112.29 feet, an arc distance of 112.64 feet; thence S56°28'53"E, 232.10 feet; thence S33°31'07"W, 5.00 feet; thence S56°28'53"E, 87.05 feet to the point of curvature of a curve concave to the West and having a radius of 45.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S09°09'20"W, 81.99 feet, an arc distance of 103.10 feet; thence S18°40'10"W, 13.56 feet to the Northerly line of said "East Parcel", as described in Official Records Book 20191, page 1787, of said Official Records, said line also being the Northerly line of said Exception Parcel A to said Parcel 1 as described in Official Records Book 20191, page 1779; thence along said line, run the following 4 courses: 1) S70°13'57"W, 84.32 feet; 2) S74°27'46"W, 310.15 feet; 3) S07°46'51"W, 46.96 feet; thence S25°33'28"E, 190 feet, more or less, to the centerline of Williamson Branch; thence Southwesterly along said centerline, following the meanderings thereof, 2420 feet, more or less, to the centerline of a creek, said centerline being the Easterly line of said Parcel 1; thence Southerly along last said centerline, following the meanderings thereof, 22 feet, more or less, to the Northerly line of said Parcel 2; thence along said line, S87°52'01"E, 10 feet, more or less, to said centerline of Williamson Branch; thence Southeasterly along said centerline, following the meanderings thereof, 1700 feet, more or less, to the Southerly line of Lot 1, said Tison's Subdivision, also being the Southerly line of said Parcel 2; thence along said line, N83°55'33"W, 526 feet, more or less, to the POINT OF BEGINNING of the parcel herein described.

Containing 43 acres, more or less.

Said lands situated, lying and being in Duval County, Florida.

TOGETHER WITH:

PHASE 4B DESCRIPTION:

A parcel of land situated in Section 42, Township 1 North, Range 26 East, City of Jacksonville, Duval County, Florida, also being a portion of Tison's Subdivision, according to Plat Book 1, page 150 of the Former Public Records of said County; said parcel being more particularly described as follows:

Begin at the most Northerly corner of Tract "I", SEATON CREEK RESERVE PHASE 4A, according to Plat Book 84, pages 181 through 196, of the Current Public Records of said County; said corner being on the Southeasterly right-of-way line of Seaton Creek Drive, according to said plat of SEATON CREEK RESERVE PHASE 4A, and on a curve concave to the Northwest and having a radius of 415.00 feet; thence along said right-of-way line run the following 6 courses: 1) Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N58°00'32"E, 112.29 feet, an arc distance of 112.64 feet to the point of reverse curvature of a curve concave to the South and having a radius of 25.00 feet; 2) Easterly along the arc of said curve, subtended by a chord bearing and distance of N86°52'34"E, 29.84 feet, an arc distance of 31.98 feet to the point of tangency; 3) S56°28'53"E, 5.03 feet; 4) N33°31'07"E, 63.80 feet to a point on a curve concave to the East and having a radius of 25.00 feet; 5) Northerly along the arc of said curve, subtended by a chord bearing and distance of N05°35'54"E, 25.06 feet, an arc distance of 26.25 feet

to the point of reverse curvature of a curve concave to the Northwest and having a radius of 415.00 feet; 6) Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N28°20'06"E, 106.02 feet, an arc distance of 106.31 feet to the Southerly line of Tract "D", said SEATON CREEK RESERVE PHASE 4A; thence along the boundaries thereof, run the following 20 courses: 1) S73°12'39"E, 71.25 feet to a point on a curve concave to the East and having a radius of 35.00 feet; 2) Southerly along the arc of said curve, subtended by a chord bearing and distance of S22°20'56"E, 39.28 feet, an arc distance of 41.70 feet to the point of tangency; 3) S56°28'53"E, 105.81 feet to the point of curvature of a curve concave to the North and having a radius of 35.00 feet; 4) Easterly along the arc of said curve, subtended by a chord bearing and distance of S86°57'13"E, 35.50 feet, an arc distance of 37.23 feet to the point of tangency; 5) N62°34'27"E, 199.73 feet to the point of curvature of a curve concave to the Northwest and having a radius of 55.00 feet; 6) Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N41°43'09"E, 39.16 feet, an arc distance of 40.04 feet to the point of tangency; 7) N20°51'51"E, 145.14 feet to the point of curvature of a curve concave to the West and having a radius of 55.00 feet; 8) Northerly along the arc of said curve, subtended by a chord bearing and distance of N10°38'41"E, 19.52 feet, an arc distance of 19.62 feet to the point of tangency; 9) N00°25'30"E, 68.85 feet to the point of curvature of a curve concave to the Southwest and having a radius of 30.00 feet; 10) Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N27°47'47"W, 28.37 feet, an arc distance of 29.55 feet; 11) N89°34'30"W, 101.58 feet; 12) N00°25'30"E, 5.00 feet; 13) N89°34'30"W, 95.91 feet to the point of curvature of a curve concave to the Southeast and having a radius of 35.00 feet; 14) Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S46°22'22"W, 48.67 feet, an arc distance of 53.82 feet to the point of tangency; 15) S02°19'13"W, 105.63 feet to the point of curvature of a curve concave to the West and having a radius of 35.00 feet; 16) Southerly along the arc of said curve, subtended by a chord bearing and distance of S20°56'14"W, 22.35 feet, an arc distance of 22.74 feet to the point of tangency; 17) S39°33'14"W, 21.74 feet to the point of curvature of a curve concave to the Northwest and having a radius of 35.00 feet; 18) Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S60°14'51"W, 24.74 feet, an arc distance of 25.28 feet to the point of tangency; 19) S80°56'29"W, 59.05 feet; 20) N50°06'42"W, 98.48 feet to said Southeasterly right-of-way line of Seaton Creek Drive; thence along said right-of-way line, run the following 5 courses: 1) N16°47'21"E, 68.15 feet to the point of curvature of a curve concave to the Southeast and having a radius of 350.00 feet; 2) Northeasterly along the arc of said curve, subtended by a chord bearing and distance of N53°36'26"E, 419.49 feet, an arc distance of 449.82 feet to the point of tangency; 3) S89°34'30"E, 61.33 feet to the point of curvature of a curve concave to the Southwest and having a radius of 25.00 feet; 4) Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S45°38'43"E, 34.69 feet, an arc distance of 38.34 feet; 5) N88°27'53"E, 59.52 feet to a point on the Westerly line of "East Parcel", as described in Official Records Book 20191, page 1787, of the Official Records of said county, said line also being the Westerly line of Exception Parcel "A" to Parcel 1 as described in Official Records Book 20191, page 1779, of said Official Records, said point also being on a curve concave to the West and having a radius of 430.00 feet; thence Southerly along said Westerly line and along the arc of said curve, subtended by a chord bearing and distance of S00°46'29"E, 9.70 feet, an arc distance of 9.70 feet to an angle point in said "East Parcel"; thence along the boundaries of said "East Parcel" and Exception Parcel "A", run the following 16 courses: 1) N89°52'18"E, 145.00 feet; 2) S00°23'12"W, 729.35 feet; 3) S53°07'30"W, 6.04 feet; 4) S62°11'15"W, 102.48 feet to a point on a curve concave to the Northwest and having a radius of 350.00 feet; 5) Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S44°57'12"W, 74.77 feet, an arc distance of 74.91 feet to the point of tangency; 6) S51°05'06"W, 56.14 feet to the point of curvature of a curve concave to the North and having a radius of 350.00 feet; 7) Westerly along the arc of said curve, subtended by a chord bearing and distance of S69°55'36"W, 226.07 feet, an arc distance of 230.19 feet; 8) S71°31'15"W, 40.79 feet; 9) N80°05'32"W, 39.65 feet; 10) N79°48'59"W, 37.88 feet; 11) N76°17'41"W, 63.31 feet; 12) S86°24'54"W, 31.27 feet; 13) N23°15'56"W, 12.83 feet; 14) N56°27'09"W, 15.05 feet; 15) N68°44'12"W, 3.75 feet; 16) N84°54'52"W, 20.00 feet to the Easterly line of Tract "C", said SEATON CREEK RESERVE PHASE 4A; thence along said line, run the following 4 courses: 1) N18°40'10"E, 13.56 feet to a point on a curve concave to the West and having a radius of 45.00 feet; 2) Northerly along the arc of said curve, subtended by a chord bearing and distance of N09°09'20"E, 81.99 feet, an arc distance of 103.10 feet to the point of tangency; 3) N56°28'53"W, 87.05 feet; 4) N33°31'07"E, 5.00 feet; thence along said Easterly line and then along the Easterly line of said Tract "I", SEATON CREEK RESERVE PHASE 4A, N56°28'53"W, 232.10 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 11.66 acres, more or less.

Said lands situated, lying and being in Duval County, Florida.