



Eagle Landing Pkwy

Deer View Ln

Oakleaf Plantation Pkwy

23

Armstrong Community Development District

Discovery Dr

Challenger Dr

Brown St

Pool St



Parcel "A"

A portion of Lot 1, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59 pages 34 through 38 of the public records of said county, said portion being more particularly described as follows:

Commence at the northwest corner of said Lot 1; thence on the north line thereof, North 87 degrees 38 minutes 38 seconds East, 2924.57 feet to the east line thereof; thence on said east line, South 02 degrees 14 minutes 51 seconds East, 283.24 feet to the point of beginning; thence South 76 degrees 16 minutes 03 seconds West, 137.18 feet; thence North 77 degrees 01 minutes 38 seconds West, 58.12 feet; thence South 87 degrees 49 minutes 35 seconds West, 127.71 feet; thence South 53 degrees 04 minutes 15 seconds West, 17.54 feet; thence northwesterly, along the arc of a curve concave southwesterly and having a radius of 55.00 feet, an arc distance of 23.12 feet, said arc being subtended by a chord bearing and distance of North 80 degrees 19 minutes 05 seconds West, 22.95 feet; thence South 87 degrees 38 minutes 13 seconds West, 416.86 feet; thence South 01 degree 46 minutes 00 seconds East, 60.16 feet; thence South 88 degrees 14 minutes 00 seconds West, 110.00 feet; thence North 84 degrees 37 minutes 42 seconds West, 50.39 feet; thence South 88 degrees 14 minutes 00 seconds West, 121.68 feet; thence northwesterly, along the arc of a curve concave southwesterly and having radius of 65.00 feet, an arc distance of 87.95 feet, said arc being subtended by a chord bearing and distance of North 53 degrees 36 minute 01 seconds West, 81.39 feet; thence South 87 degrees 38 minutes 13 seconds West, 362.10 feet; thence South 02 degrees 21 minutes 47 seconds East, 86.36 feet; thence southwesterly, along the arc of a curve concave southeasterly and having a radius of 290.00 feet, an arc distance of 476.87 feet, said arc being subtended by a chord bearing and distance of South 37 degrees 19 minutes 08 seconds West, 424.93 feet; thence South 09 degrees 47 minutes 21 seconds East, 394.98 feet to the north line of Royal Pines Drive, according to plat thereof recorded in Plat Book 59 pages 27 through 33 of the public records of said county; thence on said north line, run the following 7 courses: 1) North 85 degrees 23 minutes 11 seconds East, 377.55 feet; 2) northeasterly, along the arc of a curve concave northwesterly and having a radius of 960.00 feet, an arc distance of 415.36 feet, said arc being subtended by a chord bearing and distance of North 72 degrees 59 minutes 29 seconds East, 412.12 feet; 3) North 60 degrees 35 minutes 48 seconds East, 265.19 feet; 4) northeasterly, along the arc of a curve concave southeasterly and having a radius of 540.00 feet, an arc distance of 255.98 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 10 minutes 35 seconds East, 253.59 feet; 5) North 87 degrees 49 minutes 35 seconds East, 232.33 feet; 6) North 79 degrees 54 minutes 50 seconds East, 108.97 feet; 7) North 87 degrees 49 minutes 35 seconds East, 99.93 feet to said east line of Lot 1; thence on said east line, North 02 degrees 14 minutes 51 seconds West, 509.30 feet to the point of beginning; being 24.50 acres, more or less, in area.

Parcel "B"

A portion of Lot 2, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59 pages 34 through 38 of the public records of said county, said parcel being more particularly described as follows:

Begin at the northeast corner of said Lot 2; thence on the south line of Royal Pines Drive according to plat thereof recorded in Plat Book 59, pages 27 through 33 of the public records of said county, run the following 7 courses: 1) South 87 degrees 49 minutes

35 seconds West, 99.66 feet; 2) North 84 degrees 24 minutes 30 seconds West, 111.02 feet; 3) South 87 degrees 49 minutes 35 seconds West, 230.17 feet; 4) southwesterly along the arc of a curve concave southeasterly and having a radius of 460.00 feet, an arc distance of 218.05 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 10 minutes 35 seconds West, 216.02 feet; 5) South 60 degrees 35 minutes 48 seconds West, 265.19 feet; 6) southwesterly along the arc of a curve concave northwesterly and having a radius of 1,040.00 feet, an arc distance of 449.97 feet, said arc being subtended by a chord bearing and distance of South 72 degrees 59 minutes 29 seconds West, 446.47 feet; 7) South 85 degrees 23 minutes 11 seconds West, 89.19 feet; thence South 07 degrees 26 minutes 25 seconds East, 381.81 feet to the north line of Upland Buffer No. 3, as per Official Records Book 2937, page 184 of said public records; thence on the boundaries thereof, run the following 35 courses: 1) North 74 degrees 18 minutes 55 seconds East, 86.30 feet; 2) South 64 degrees 54 minutes 30 seconds East, 11.95 feet; 3) South 15 degrees 41 minutes 05 seconds East, 13.51 feet; 4) South 28 degrees 08 minutes 32 seconds West, 10.95 feet; 5) South 67 degrees 27 minutes 53 seconds West, 13.37 feet; 6) South 16 degrees 42 minutes 03 seconds West, 2.70 feet; 7) southeasterly along the arc of a curve concave northeasterly and having a radius of 710.00 feet, an arc distance of 129.66 feet, said arc being subtended by a chord bearing and distance of South 39 degrees 16 minutes 04 seconds East, 129.48 feet; 8) South 44 degrees 29 minutes 57 seconds East, 33.36 feet; 9) southeasterly along the arc of a curve concave southwesterly and having a radius of 640.00 feet, an arc distance of 174.04 feet, said arc being subtended by a chord bearing and distance of South 36 degrees 42 minutes 31 seconds East, 173.51 feet; 10) South 49 degrees 01 minutes 59 seconds East, 33.04 feet; 11) South 15 degrees 03 minutes 28 seconds East, 56.81 feet; 12) South 32 degrees 03 minutes 24 seconds East, 64.97 feet; 13) South 17 degrees 42 minutes 30 seconds East, 27.60 feet; 14) southeasterly along the arc of a curve concave northeasterly and having a radius of 1,055.00 feet, an arc distance of 150.14 feet, said arc being subtended by a chord bearing and distance of South 33 degrees 09 minutes 01 seconds East, 150.01 feet; 15) South 76 degrees 06 minutes 51 seconds East, 23.87 feet; 16) North 89 degrees 21 minutes 44 seconds East, 47.98 feet; 17) South 58 degrees 19 minutes 30 seconds East, 58.99 feet; 18) South 55 degrees 01 minutes 32 seconds East, 38.19 feet; 19) South 76 degrees 30 minutes 46 seconds East, 42.61 feet; 20) South 76 degrees 55 minutes 47 seconds East, 60.65 feet; 21) South 45 degrees 35 minutes 34 seconds East, 109.11 feet; 22) southeasterly, along the arc of a curve concave southwesterly and having a radius of 175.00 feet, and arc distance of 40.67 feet, said arc being subtended by a chord bearing and distance of South 38 degrees 57 minutes 53 seconds East, 40.58 feet; 23) South 13 degrees 51 minutes 33 seconds East, 62.93 feet; 24) South 01 degrees 01 minutes 13 seconds East, 2.99 feet; 25) South 13 degrees 16 minutes 05 seconds West, 71.73 feet; 26) South 65 degrees 02 minutes 43 seconds West, 4.41 feet; 27) South 80 degrees 12 minutes 08 seconds West, 87.51 feet; 28) South 87 degrees 58 minutes 33 seconds West, 61.91 feet; 29) North 84 degrees 39 minutes 04 seconds West, 79.56 feet; 30) North 82 degrees 17 minutes 36 seconds West, 65.84 feet; 31) South 88 degrees 28 minutes 44 seconds West, 63.57 feet; 32) South 45 degrees 08 minutes 39 seconds West, 57.44 feet; 33) South 45 degrees 02 minutes 15 seconds West, 41.12 feet; 34) South 21 degrees 46 minutes 07 seconds West, 83.30 feet; 35) South 12 degrees 48 minutes 36 seconds East, 38.35 feet to the south line of said Lot 2; thence on said south line, North 88 degrees 58 minutes 49 seconds East, 1211.38 feet; thence North 32 degrees

34 minutes 03 seconds West, 97.29 feet; thence North 49 degrees 52 minutes 06 seconds East, 21.02 feet; thence North 24 degrees 51 minutes 43 seconds East, 38.67 feet; thence North 21 degrees 57 minutes 24 seconds East, 50.59 feet to the south line of Upland Buffer No. 1 as per Official Records Book 2937, page 184 of said public records; thence on the boundaries thereof, run the following 41 courses: 1) North 68 degrees 01 minute 06 seconds West, 14.94 feet; 2) North 21 degrees 57 minutes 22 seconds East, 44.09 feet; 3) North 26 degrees 54 minutes 26 seconds East, 75.06 feet; 4) North 26 degrees 17 minutes 55 seconds East, 80.98 feet; 5) North 20 degrees 16 minutes 18 seconds East, 16.17 feet; 6) North 21 degrees 21 minutes 43 seconds West, 70.52 feet; 7) North 26 degrees 51 minutes 08 seconds West, 44.31 feet; 8) North 55 degrees 32 minutes 15 seconds West, 57.54 feet; 9) South 69 degrees 47 minutes 24 seconds West, 38.54 feet; 10) North 69 degrees 17 minutes 51 seconds West, 97.25 feet; 11) South 85 degrees 14 minutes 35 seconds West, 74.89 feet; 12) South 85 degrees 14 minutes 35 seconds West, 122.59 feet; 13) South 62 degrees 33 minutes 09 seconds West, 73.37 feet; 14) South 79 degrees 19 minutes 39 seconds West, 133.11 feet; 15) South 78 degrees 02 minutes 51 seconds West, 54.33 feet; 16) South 60 degrees 12 minutes 49 seconds West, 20.95 feet; 17) South 85 degrees 54 minutes 26 seconds West, 30.98 feet; 18) North 63 degrees 20 minutes 02 seconds West, 22.00 feet; 19) North 63 degrees 24 minutes 01 seconds West, 60.46 feet; 20) North 45 degrees 35 minutes 34 seconds West, 9.54 feet; 21) North 02 degrees 09 minutes 34 seconds East, 17.17 feet; 22) North 20 degrees 50 minutes 35 seconds West, 68.84 feet; 23) North 19 degrees 35 minutes 27 seconds West, 43.72 feet; 24) North 10 degrees 37 minutes 12 seconds West, 59.62 feet; 25) thence North 06 degrees 08 minutes 05 seconds West, 56.57 feet; 26) North 22 degrees 01 minutes 58 seconds East, 33.52 feet; 27) northeasterly along the arc of a curve concave southeasterly and having a radius of 315.00 feet, an arc distance of 122.12 feet, said arc being subtended by a chord bearing and distance of North 33 degrees 08 minutes 20 seconds East, 121.36 feet; 28) North 52 degrees 50 minutes 04 seconds East, 16.18 feet; 29) North 55 degrees 15 minutes 12 seconds East, 45.88 feet; 30) North 64 degrees 28 minutes 21 seconds East, 54.73 feet; 31) North 63 degrees 17 minutes 49 seconds East, 37.28 feet; 32) North 51 degrees 40 minutes 47 seconds East, 28.96 feet; 33) North 65 degrees 50 minutes 11 seconds East, 53.85 feet; 34) North 79 degrees 32 minutes 09 seconds East, 32.66 feet; 35) North 73 degrees 45 minutes 29 seconds East, 57.66 feet; 36) North 65 degrees 08 minutes 03 seconds East, 36.47 feet; 37) North 71 degrees 59 minutes 57 seconds East, 48.00 feet; 38) North 76 degrees 48 minutes 36 seconds East, 50.02 feet; 39) South 86 degrees 31 minutes 33 seconds East, 30.74 feet; 40) North 86 degrees 57 minutes 14 seconds East, 40.82 feet; 42) South 76 degrees 32 minutes 34 seconds East, 10.58 feet to the east line of said Lot 2; thence on said east line, North 02 degrees 13 minutes 02 seconds West, 726.66 feet to the point of beginning; being 37.78 acres, more or less, in area.