

**42QQ-1.001 Establishment.**

The Villages of Westport Community Development District is hereby established.

*Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History–New 6-14-04.*

**42QQ-1.002 Boundary.**

The boundaries of the District are as follows:

A portion of Sections 25, 26, 35, 36 and the D. BLOODWORTH DONATION, SECTION 38, TOWNSHIP 1 NORTH, RANGE 25 EAST, together with a portion of 31, Township 1 North, Range 26 East, all lying in the City of Jacksonville, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the common corner of said Sections 25, 26 and 38, Township 1 North, Range 25 East, said point being the POINT OF BEGINNING; thence North 00°01'57" East, along the East line of said Section 26, Township 1 North, Range 25 East, a distance of 2,095.58 feet to the Northwest corner of the South 3/4 of the Southwest 1/4 of said Section 25; thence North 88°35'23" East, along the North line of the said South 3/4 of the Southwest 1/4 of said Section 25 distance of 2,709.56 feet to the Northeast corner thereof, said point also being on the West line of Government Lot 2, said Section 25, thence South 00°16'17" West, along said West line of Government Lot 2, a distance of 665.00 feet to the Northwest corner of the South 1/2 of Government Lot 2 of said Section 38; thence North 89°17'07" East along the North line of said South 1/2 of Government Lot 2, a distance of 1,013.00 feet to its intersection with the Westerly right of way line of Braddock road (a 66 foot right of way); thence North 87°36'21" East, along said Northerly right of way line, a distance of 378.97 feet; thence South 00°22'12" West, along the Easterly line of said Government Lot 2, a distance of 1,341.58 feet to the Southeast corner of said Government Lot 2, Section 25, also being the Southwest corner of Forest View Estates, as shown on plat recorded in Plat Book 49, Pages 52 through 52C, Current Public Records of said county; thence South 01°24'17" West along the West line of the East 1/2 of the Northeast 1/4 of said Bloodworth Donation, Section 38, a distance of 2,707.55 feet to the Southwest corner thereof; thence North 88°50'25" East, along the South line of said East 1/2 of the Northeast 1/4, a distance of 1,351.88 feet to the Northwest corner of said Section 31; thence North 89°58'41" East along the north line of said Section 31, a distance of 1,321.03 feet to the Northeast corner of the West 1/2 of the Northwest 1/4 of said Section 31; thence South 00°10'52" East along the East line of said West 1/2 of the Northwest 1/4 of Section 31, a distance of 2,648.06 feet to the Southeast corner thereof; thence North 88°57'35" East along the north line of the East 1/2 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4, said Section 31, a distance of 2,666.89 feet to a point on the West line of Angel Lakes Phase I, as shown on plat recorded in Plat Book, 53, Pages 87 through 87b, of said Current Public Records; thence South 00°14'31" West, along said West line, distance of 2,541.97 feet to the intersection of said West line of Angel Lakes Phase I with the Northerly right of way line of a 150 foot wide Jacksonville Electric Authority (now JEA) right of way by deed recorded in the said Current Public Records in Official Records Volume 2738, Page 557; thence South 88°54'50" West, along said Northerly right of way line, a distance of 1,278.77 feet; thence South 89°23'14" West, continuing along said Northerly right of way line, a distance of 2,680.74 feet; thence South 89°42'00" West, continuing along said Northerly right of way line, a distance of 5,576.99 feet to a point situate on the West line of said Section 36; thence North 02°05'32" East, along the West line of said Section 36, a distance of 738.81 feet; thence South 67°10'46" West, a distance of 518.48 feet; thence North 29°01'19" West, a distance of 1,057.47 feet; thence North 25°55'03" East, a distance of 930.98 feet; thence North 89°57'08" East, a distance of 616.58 feet; thence North 01°39'01" East, a distance of 262.86 feet; thence North 59°03'21" West, a distance of 639.85 feet to the point of curvature of a non-tangent curve to the right, being concave Northerly and having a radius of 1,040.00 feet; thence westerly along the arc of said curve to the right, through a central angle of 03°48'40", an arc distance of 69.18 feet, said curve being subtended by a chord bearing and distance of North 82°35'28" West, 69.16 feet to the point of tangency; thence North 80°41'08" West, a distance of 1,206.62 feet to the point of curvature of a curve concave Southeasterly and having a radius of 895.00 feet; thence Westerly along the arc of said curve to the left, through a central angle of 30°41'03" an arc distance of 479.31 feet, said curve being subtended by a chord bearing and distance of South 83°58'21" West, 473.60 feet to the point of tangency; thence South 68°37'50" West, a distance of 349.75 feet; thence South 23°37'50" West, a distance of 35.87 feet to a point on the Easterly right of way line of U.S. Highway No. 1 (New Kings Road); thence North 21°22'10" West, along said Easterly right of way line, a distance of 314.01 feet; thence North 69°40'05" East, departing said Easterly right of way line, a distance of 242.46 feet; thence South 00°06'48" East, a distance of 176.24 feet; thence North 68°37'50" East, a distance of 196.59 feet to the point of curvature of curve concave Southeasterly and having a radius of 1,015.00 feet; thence Easterly along the arc of said curve to the right, through a central angle of 30°41'03" an arc distance of 543.57 feet, said curve being subtended by a chord bearing and distance of North 83°58'21" East, 537.10 feet to the point of tangency; thence South 80°41'08" East, a distance of 1,206.62 feet to the point of curvature of a curve concave Northerly and having a radius of 920.00 feet; thence Easterly along the arc of said curve to the left, having a central angle of 43°06'26" an arc distance of 692.17 feet, said curve being subtended by a chord bearing and distance of North 77°45'39" East, 675.96 feet to a point on the West boundary of said Bloodworth Donation, Section 38; thence North 03°20'25" East, along said West boundary, a distance of 560.39 feet; thence North 66°18'16" West, departing said

West boundary, a distance of 1,638.30 feet; thence North 01°28'41" West, a distance of 1,500.00 feet; thence North 88°31'19" East, a distance of 1,599.81 feet to a point on said West boundary of said Bloodworth Donation, Section 38; thence North 01°29'30" West, along said West boundary, a distance of 1,105.18 feet; thence South 88°27'17" West, departing said West boundary, a distance of 847.98 feet; thence North 01°51'50" East, a distance of 742.26 feet; thence South 88°08'10" East, a distance of 805.91 feet to the POINT OF BEGINNING.

LESS AND EXCEPT (EXCEPTION TO PARCEL "B")

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD (A 66 FOOT PUBLIC ROAD RIGHT OF WAY) AND THE NORTHERLY LINE OF A 100 FOOT JEA EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6752, PAGE 352 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 29°27'58" WEST A DISTANCE OF 1,680.27 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THUS DESCRIBED RUN THENCE NORTH 00°16'20" EAST A DISTANCE OF 609.45 FEET; RUN THENCE SOUTH 89°51'20" WEST A DISTANCE OF 288.63 FEET; RUN THENCE SOUTH 00°08'40" EAST A DISTANCE OF 10.00 FEET; RUN THENCE SOUTH 06°58'23" EAST A DISTANCE OF 461.07 FEET; RUN THENCE SOUTH 00°06'24" WEST A DISTANCE OF 139.72 FEET; RUN THENCE SOUTH 89°40'03" EAST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING. LANDS DESCRIBED ABOVE CONTAIN 154,062 SQUARE FEET OR 3.54 ACRES, MORE OR LESS IN AREA.

Overall parcel containing 65,189,638 square feet or 1,493.01 acres, more or less (after exception above).

*Specific Authority 190.005, 190.046 FS. Law Implemented 190.004, 190.005, 190.046 FS. History—New 6-14-04, Amended 4-16-07.*

**42QQ-1.003 Supervisors.**

The following five persons are designated as the initial members of the Board of Supervisors: Nat Hughes, Andy Hagan, Cindy Jones, Mark Ambach and Maurice Rudolph.

*Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History—New 6-14-04.*