

LEGAL DESCRIPTION

AS RECORDED IN PLAT BOOK 3, PAGE 86, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. EXCEPTING THEREFROM ANY PORTION OF THE SAME SHOWN AS STREETS OR ALLEYS ON THE PLAT OF BROOKFIELD, AS RECORDED IN PLAT BOOK 6, PAGE 20, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY. THE SAID PROPERTY BEING ALSO KNOWN AS BLOCK TWELVE (12), BROOKFIELD, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 20, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF TRACT 8, CEDAR CREEK FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 86 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERLY RIGHT-OF-WAY LINE OF LAKESHORE BOULEVARD, (A VARIABLE WIDTH RIGHT-OF-WAY, AS FOUND MONUMENTED); THENCE SOUTH 01°30'13" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 682.85 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 01°30'13" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RADIO LANE (A VARIABLE WIDTH RIGHT-OF-WAY, AS FOUND MONUMENTED); THENCE NORTH 89°31'12" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 629.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LASOTA AVENUE, ALSO KNOWN AS DE SOTO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY, AS FOUND MONUMENTED); THENCE NORTH 00°36'20" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 299.00 FEET; THENCE SOUTH 89°36'46" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 629.92 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINING 4.33 ACRES, MORE OR LESS