

Legal Description

The part of Tract 16, Block 4, Section 25, Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, page 93, current public records of Duval County, Florida, more particularly described as follows: Commence at a concrete monument at the Southeast corner of said Section 25; thence North 0°35'20" East, along the Easterly boundary of Section 25, 85.05 feet to an intersection with the Northerly right-of-way line of Brannan Field Road, South 88°35'40" West, along the Northerly right-of-way 234.69 feet to the point of beginning; thence continue North 89°28'46" West, along the Northerly right-of-way line of Brannan Field Road, 436.46 feet; thence North 0°37'10" East 167.12 feet; thence South 89°28'46" East 436.46 feet; thence South 0°45'10" West 167.12 feet to the point of beginning.

Together with a Non-exclusive Easement for ingress and egress over that part of the aforesaid Tract 16, more particularly described on Exhibit "A" attached hereto.

Commence at a Concrete monument at the Southeast corner of said Section 25; thence North $0^{\circ}35'20''$ East, along the Easterly boundary of said Section 25, 85.05 feet to the intersection with the Northerly right of way line of Brannan Field Road; thence South $88^{\circ}35'40''$ West, along said Northerly right of way 174.65 feet to a point for the point of beginning; thence continue South $88^{\circ}35'40''$ West along said Northerly right of way line of Brannan Field Road, 60.04 feet; thence North $0^{\circ}45'10''$ East 579.97 feet to an intersection with the North line of said Tract 16, Block 4; thence North $88^{\circ}16'40''$ East along said North line of Tract 16, 60.06 feet; thence South $0^{\circ}45'10''$ West, 580.30 feet to the point of beginning.