

LEGAL DESCRIPTION

A portion of the Frederick Hartley Grant, Section 44, together with a portion of the Charles F. Sibbald Grant, Section 39, all lying in Township 1 South, Range 26 East, Duval County, Florida and being more particularly described as follows:

Begin at the Southwest corner of Floradale Unit 7 as recorded in Plat Book 29, Pages 100 and 100A of the Public Records of said County; thence South $44^{\circ} 46' 10''$ West, 266.45 feet; thence North $45^{\circ} 14' 00''$ West, 179.4 feet; thence South $44^{\circ} 46' 10''$ West, 187.32 feet to a point lying on the Easterly right-of-way line of U. S. Highway 1 (State Road #15 - a 120 foot right-of-way as now established) also being a point on a curve leading to the right; thence along and around the arc of said curve and along said right-of-way line, being concave Northeasterly and having a radius of 5659.65 feet, an arc distance of 784.31 feet, said arc being subtended by a chord bearing and distance of North $36^{\circ} 39' 25''$ West, 786.68 feet to a point on said curve; thence North $65^{\circ} 19' 37''$ East along the Westerly prolongation of the Southerly line of Kinnard Unit Three, as recorded in Plat Book 31, Page 7 of the Public Records of said County, 647.56 feet to a point lying on the Westerly line of said Floradale Unit 7; thence South $24^{\circ} 53' 53''$ East along last said line, 775.24 feet to the Point of Beginning.

Less and except any part recorded in Official Records of Duval County, Official Records Book 3379, Page 404, Official Records Book 5124, Page 913, Official Records Book 5877, Page 629 and Official Records Book 6962, Page 1933.