

## Legal Description

May 5, 2021

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A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF HARTLEY ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 77° 16' 50" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF HARTLEY ROAD, 256.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 77° 16' 50" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF HARTLEY ROAD, 589.11 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4383, PAGE 972, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THEN NORTH 00° 47' 09" EAST, ALONG LAST SAID LINE 652.56 FEET TO THE SOUTHERLY LINE OF AN EXISTING PRIVATE LANE LOCALLY KNOWN AS DEER HOLLOW LANE (A 24 FOOT RIGHT OF WAY AS PER LOCAL RECOGNITION AND MONUMENTATION); THEN SOUTH 80° 17' 35" EAST, ALONG LAST SAID LINE, 733.39 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD; THEN SOUTH 00° 54' 38" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 365.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THEN CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 686.62 FEET, AN ARC DISTANCE OF 65.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03° 39' 46" EAST, 65.94 FEET; THENCE SOUTH 79° 19' 15" WEST, 92.93 FEET; THEN SOUTH 46° 15' 53" WEST, 55.0 FEET; THENCE SOUTH 11° 53' 04" WEST, 175.53 FEET TO THE POINT OF BEGINNING.