

November 1, 2018

Legal Description

A portion of Sections 16, 27 and 34, a portion of Section 42 of the Sam Fairbanks Grant and a portion of Section 48 of the Christopher Minchen Grant, together with all of Sections 15 and 22, all of Section 41 of the G.I.F. Clarke Grant, all of Section 43 of the James Hall Grant, all of Section 50 of the James Hall or Cocifacio Grant and all of Section 56 of the Pedro Cocifacio Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northwesterly line of said Section 41 and the Northerly line of said Section 16; thence North $53^{\circ}38'49''$ East, along said Northwesterly line of Section 41, a distance of 3677.28 feet to the Northeasterly comer thereof; thence South $35^{\circ}03'40''$ East, along the Northeasterly line of said Section 41, a distance of 2392.01 feet to a point lying on the Northerly line of said Section 15; thence North $88^{\circ}38'21''$ East, departing said Northeasterly line and along said Northerly line, 1657.58 feet to the Northeasterly comer thereof; thence South $01^{\circ}05'50''$ East, along the Easterly line of said Section 15, a distance of 4700.48 feet to a point lying on the Northerly line of said Section 43; thence North $49^{\circ}17'18''$ East, along said Northerly line, 705.34 feet to the Northeasterly comer thereof; thence South $41^{\circ}25'38''$ East, along the Easterly line of said Section 43, a distance of 3897.14 feet; thence South $48^{\circ}20'32''$ West, continuing along said Easterly line and along the Southerly line of said Section 50, a distance of 4377.95 feet to a point lying on the Easterly line of said Section 22; thence South $02^{\circ}49'11''$ East, departing said Southerly line of Section 50 and along said Easterly line of Section 22, a distance of 388.42 feet to the Southeasterly comer of said Section 22, said comer also being the Northeasterly comer of Section 44 of the G.I.F. Clarke Grant, said Township and Range; thence South $72^{\circ}49'04''$ West, along the Northerly line of said Section 44, a distance of 2978.51 feet to the Northwesterly comer thereof; thence South $16^{\circ}16'53''$ East, along the Westerly line of said Section 44, a distance of 3684.61 feet to the Southwesterly comer thereof; thence North $74^{\circ}56'10''$ East, along the Southerly line of said Section 44 and along the Northerly line of said Section 56, a distance of 3384.01 feet; thence South $68^{\circ}05'38''$ West, along the Southerly line of said Section 56 and along the Northerly line of Section 47 of the G.I.F. Clarke Grant, said Township and Range, 4304.68 feet to the Northwesterly comer of said Section 47; thence South $20^{\circ}30'17''$ East, along the Westerly line of said Section 47, a distance of 4644.19 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 9494, page 905, of the current Public Records of said county; thence South $75^{\circ}56'59''$ West, departing said Westerly line of Section 47 and along said Northerly line, 2315.68 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 12718, page 1001, of said current Public Records; thence along said boundary line of Official Records Book 12718, page 1001, the following 5 courses: Course 1, thence North $52^{\circ}07'37''$ East, departing said Northerly line, 415.14 feet; Course 2, thence North $50^{\circ}27'20''$ West, 658.35 feet; Course 3, thence South $39^{\circ}32'40''$ West,

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611.00 feet; Course 4, thence South 48°40'16" West, 234.00 feet; Course 5, thence South 41°19'44" East, 256.16 feet to a point lying on said Northerly line of Official Records Book 9494, page 905; thence South 75°56'59" West, departing said boundary line and along said Northerly line, 187.90 feet to a point lying on the Northeasterly right of way line of U.S. Highway No. 1, a variable width right of way as presently established; thence North 41°19'43" West, departing said Northerly line and along said Northeasterly right of way line, 1441.87 feet to the Southwesterly comer of those lands as described and recorded in Official Records Book 16861, page 1255, of said current Public Records; thence North 48°32'52" East, departing said Northeasterly right of way line and along the Southeasterly line of last said lands, 636.34 feet to the Southeasterly comer thereof; thence North 41°19'43" West, along the Northeasterly line of last said lands, 884.51 feet; thence North 41°01'38" West, continuing along said Northeasterly line, 1067.10 feet to the Northeasterly comer thereof, said comer lying on the Southerly line of those lands described and recorded in Official Records Book 18360, page 68, of said current Public Records; thence North 69°09'47" East, along said Southerly line, 610.39 feet to the Southeasterly comer thereof; thence North 01°11'27" West, along the Easterly line of last said lands, 1177.31 feet to the Northeasterly comer thereof, said comer also being the Southwesterly comer of those lands described and recorded in Official Records 12530, page 327, of said current Public Records; thence North 89°25'54" East, along the Southerly line of last said lands and along the Southerly line of those lands described and recorded in Official Records Volume 3305, page 288, of said current Public Records, 667.64 feet to the Southeasterly comer of said Official Records Volume 3305, page 288; thence North 00°14'06" West, along the Easterly line of last said lands, along the Easterly line of those lands described and recorded in Official Records Book 17918, page 2139, and along the Easterly line of those lands described and recorded in Official Records Book 13512, page 1204, all of said current Public Records, 1338.35 feet to the Northeasterly comer of said Official Records Book 13512, page 1204; thence South 89°25'54" West, along the Northerly line of last said lands, 667.64 feet to the Northwesterly comer thereof, said comer lying on the Westerly line of said Section 27; thence North 00°14'06" West, along said Westerly line and along the Westerly line of said Section 22, a distance of 4673.06 feet to a point lying on the Southerly line of said Section 43; thence South 61°35'57" West, departing said Westerly line of Section 22 and along said Southerly line, 180.32 feet to the Southwesterly comer of said Section 43; thence North 25°00'00" West, along the Westerly line of said Section 43, a distance of 3969.10 feet to the Northwesterly comer thereof; thence North 64°59'59" East, along said Northerly line of Section 43, a distance of 1936.67 feet to a point lying on said Westerly line of Section 22; thence North 00°36'48" West, departing said Northerly line and along said Westerly line, 390.79 feet to the Northwesterly comer thereof, said comer also being the Southeasterly comer of said Section 16; thence South 89°01'48" West, along the Southerly line of said Section 16, a distance of 1142.48 feet to a point lying on the Southeasterly line of said Section 42; thence South 53°04'26" West, departing said Southerly line and along said Southeasterly line, 2355.69 feet; thence North 00°34'30" West, departing said Southeasterly line, 6738.36 feet to a point lying on said Northerly line of Section 16; thence North 89°01'43" East, along said Northerly line, 2388.75 feet to the Point of Beginning.

Containing 2795.50 acres, more or less.