

Buffalo Avenue Parcel A

A PORTION OF TRACT NO. 1, TELFAIR STOCKTON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF LOT 26, LAWTON'S SUBDIVISION OF PANAMA PARK, AS RECORDED IN DEED BOOK AB, PAGE 560, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY. BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT NO. 1, TELFAIR STOCKTON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE N14°16'55"W ALONG THE EASTERLY LINE OF SAID TRACT NO.1 A DISTANCE OF 346.33' TO A POINT; THENCE N06°29'05"E A DISTANCE OF 91.45' TO A POINT; THENCE N89°31'00"W ALONG A LINE 50' SOUTH OF AND PARALLEL TO THE NORTHERLY LINE OF SAID TRACT NO. 1 A DISTANCE OF 890.82' TO A POINT; THENCE S00°29'00"W A DISTANCE OF 39.00' TO A POINT; THENCE N89°31'00"W ALONG A LINE 89' SOUTH OF AND PARALLEL TO SAID NORTHERLY LINE A DISTANCE OF 135.48' TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 14'; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.14', SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S24°43'11"W 25.53', TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 779.10'; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 535.10', SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S60°43'11"E 524.64', TO A POINT; THENCE S09°27'46"W A DISTANCE OF 89.00' TO THE SOUTHERLY LINE OF SAID TRACT NO. 1; THENCE S87°33'19"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 670.00' TO THE POINT OF BEGINNING.

\*LESS AND EXCEPT A PORTION OF THE PROPERT MEASURING 90 FEET WIDE, RUNNING THE ENTIRE LENGTH OF THE NORTHERN BOUNDARY OF THE ABOVE DESCRIBED PROPERTY THAT RUNS ALONG EAST 55TH STREET.\*

SUBJECT TO A 20' EASEMENT FOR DRIVEWAY PURPOSES TO A.C.L. RAILROAD.