

LEGAL DESCRIPTION

March 8, 2021

A part of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 1 North, Range 27 East, Duval County, Florida, and being more particularly described as follows:

Beginning at the intersection of the Westerly line of the said Southwest 1/4 of the Northeast 1/4 with the Northerly right of way line of Cedar Point Road, a 60-foot right of way as now established (County Road No. 54); thence along the Westerly line of said Southwest 1/4 of the Northeast 1/4, run North 00 degrees 20 minutes 00 seconds West, 627.33 feet to the Northwestern corner thereof; thence along the Northerly line of the said Southwest 1/4 of the Northeast 1/4, run North 89 degrees 10 minutes 30 seconds East, 216.83 feet; thence South 00 degrees 22 minutes 35 seconds East, 588.76 feet to a point on the aforementioned Northerly right of way line of Cedar Point Road, said point being in a curve, said curve being concave Southerly and having a radius of 1939.86 feet; thence Southwesterly along and around said curve an arc distance of 221.00 feet to the POINT OF BEGINNING.