

LEGAL DESCRIPTION

12/8/22

EXHIBIT A

THE EAST 35.90 FEET OF LOT 38 A1 D ALL OF LOT 39, BLOCK 17, ARLINGWOOD UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 62, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 39; THENCE SOUTH 01 DEGREES 29 MINUTES 40 SECONDS EAST, 160.00 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 50 SECONDS WEST, 84.10 FEET; THENCE NORTH 63 DEGREES 43 MINUTES 20 SECONDS WEST, 40.57 FEET; THENCE NORTH 01 DEGREES 29 MINUTES 40 SECONDS WEST, 140.86 FEET; THENCE NORTH 88 DEGREES 07 MINUTEST 50 SECONDS EAST 120.02 FEET TO THE

POINT OP BEGINNING, LESS AND EXCEPT PART IN OFFICIAL RECORDS BOOK 10659, PAGE 372.