

Legal Description

Parcel I

A part of the Northeast $\frac{1}{4}$ of Section 34, Township 2 South, Range 24 East, Duval County, Florida, more particularly described as follows:

Commence at the center line intersection of Interstate No. 10 and US No. 301; thence South $0^{\circ}40'05''$ East, 1,156.88 feet along the center line of said US No. 301 to the Point of Curve of a curve concave to the West and having a radius of 2,864.79 feet; thence around and long said curve a chord bearing and distance of South $8^{\circ}52'10''$ West, 949.35 feet to its Point of Tangency; thence North $71^{\circ}35'35''$ West, 136.0 feet to an iron in the West line of said US No. 301 and the Point of Beginning; thence South $18^{\circ}24'25''$ West, 26.41 feet along the Westerly line of said US No. 301 to an iron; thence North $79^{\circ}14'$ West, 480.0 feet to an iron; thence North $14^{\circ}38'21''$ East, 409.62 feet to an iron in the Southerly line of the lands described in Official Records Volume 2828, page 262 of the Current Public Records of said County; thence South $79^{\circ}14'$ East, 480.0 feet along the Southerly line of the last mentioned deed to an iron in the Westerly line of US No. 301, said iron being in a curve concave to the West and having a radius of 2,728.79 feet; thence around and along said curve a chord bearing and distance of South $14^{\circ}22'48''$ West, 383.27 feet to the Point of Beginning.

Parcel II

A part of the Northeast $\frac{1}{4}$ of Section 34, Township 2 South, Range 23 East, Duval County, Florida, more particularly described as follows:

Commence at the center line intersection of Interstate No. 10 and US No. 301; thence South $0^{\circ}40'05''$ East, 1,156.88 feet along the center line of said US No. 301 to the Point of Curvature of a curve concave to the West and having a radius of 2,864.79 feet; thence around and along said curve a chord bearing and distance of South $8^{\circ}52'10''$ West, 949.35 feet to its Point of Tangency; thence North $71^{\circ}35'35''$ West, 136.0 feet to an iron in the West line of said US No. 301; thence South $18^{\circ}24'25''$ West, 26.41 feet along the Westerly line of said US No. 301 to an iron; thence North $79^{\circ}14'00''$ West, 400.00 feet to an iron and the Point of Beginning; thence South $18^{\circ}24'25''$ West, 90.81 feet to an iron; thence North $79^{\circ}14'00''$ West, 258.32 feet to an iron; thence North $18^{\circ}55'33''$ East, 4.82 feet to an iron; thence North $00^{\circ}24'27''$ East, 502.10 feet to an iron; thence South $79^{\circ}14'00''$ East, 307.66 feet; thence South $14^{\circ}38'21''$ West, 409.62 feet; thence South $79^{\circ}14'00''$ East, 80.00 feet to the Point of Beginning.