

MAP SHOWING BOUNDARY SURVEY OF

TRACTS 5 AND 6 OF LOT 3, COMMISSIONER'S SUBDIVISION OF LOT 8, A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 15422, PAGE 2355 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF VICTORIA POINTE, AS RECORDED IN PLAT BOOK 58, PAGES 102 THROUGH 107 (INCLUSIVE) OR SAID CURRENT PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 6, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF DUVAL ROAD, BEING A 60 FOOT RIGHT OF WAY; THENCE NORTH 38°09'44" EAST, ALONG LAST SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 552.34 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5, ALSO BEING THE SOUTHWEST CORNER OF TRACT 4 OF SAID COMMISSIONER'S SUBDIVISION; THENCE NORTH 88°57'04" EAST, DEPARTING LAST SAID EASTERLY RIGHT OF WAY LINE, AND ALONG THE NORTH LINE OF SAID TRACT 5, ALSO BEING THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 1309.19 FEET TO THE NORTHEAST CORNER OF SAID TRACT 5, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 4, SAID POINT LYING ON THE WEST LINE OF TRACT "A", PARKER PLACE, AS RECORDED IN PLAT BOOK 57, PAGES 67 THROUGH 67J (INCLUSIVE) OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°34'50" EAST, ALONG SAID WEST LINE, ALSO BEING THE EAST LINE OF SAID TRACTS 5 AND 6, A DISTANCE OF 441.70 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 6, ALSO BEING THE NORTHEAST CORNER OF SAID VICTORIA POINTE; THENCE SOUTH 89°25'34" WEST, ALONG THE NORTH LINE OF SAID VICTORIA POINT, ALSO BEING THE SOUTH LINE OF SAID TRACT 6, A DISTANCE OF 1654.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 14.82 ACRES, MORE OR LESS.