

## Legal Description

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A portion of the Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For a point of reference. commence at the point of intersection of the Northeasterly right of way line of Phillips Highway (U.S. Highway No. 1, a 150 foot right of way, as now established, and the Northerly right of way of Baymeadows Road (an established 100 foot right of way) and run North 89°44'00" East, along said Northerly right of way line and its Easterly prolongation, a distance of 2,960.73 feet to a point lying on the former right of way line of said Baymeadows Road; run thence North 00°16'00" West, a distance of 14.00 feet to a point lying on the current right of way line of said Baymeadows Road (A variable width right of way, as now established), said point also being the Point of Beginning.

From the Point of Beginning thus described, run North 45°16'00" West, along the Easterly right of way line of Baymeadows Way (a 100 foot right of way, as established by Official Records Volume 3358, Page 746, of the current Public Records of said County). A distance of 49.50 feet to a point of tangency; run thence North 00°16'00" West, along said Easterly right of way line, a distance of 401.00 feet to a point of curvature of a curve leading Northwesterly; run thence along said Easterly right of way line and along and around the arc of-a curve, concave Westerly, and having a radius of 1,126.70 feet, an arc length of 230.52 feet, said curve being subtended by a chord bearing and distance of North 06°07'40" West, 230.12 feet to a point lying on said curve, said point also being the Southwesterly corner-of that certain tract described in Deed recorded in Official Records Volume 5813, Page 508, of the current Public Records of said County; run thence North 88°00'08" East, along the Southerly boundary of said tract, a distance of 264.03 feet to the Southeasterly corner of said tract; run thence South 01°59'52" East along the Westerly boundary of that certain tract described in Deed recorded in Official Records Volume 1722, Page 353, of the current Public Records of said County, a distance of 673.19 feet to a point lying on the aforementioned currently Northerly right of way line of Baymeadows Road; run thence South 89°44'00" West, along said current right of way line a distance of 225.75 feet to the Point of Beginning.