

REVISED LEGAL DESCRIPTION

September 16, 2022

A PORTION OF LAND LYING IN SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF LEM TURNER ROAD, A VARIABLE WIDTH RIGHT OF WAY, AND THE SOUTH RIGHT OF WAY LINE OF PERCY ROAD, A 60.00 FOOT RIGHT OF WAY; THENCE RUN N 89° 05' 19" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 194.38 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN S 00° 49' 17" E, A DISTANCE OF 697.71 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89° 34' 30" E FOR A DISTANCE OF 1321.91 FEET; THENCE RUN S 01° 14' 37" E FOR A DISTANCE OF 1192.95 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 295 (STATE ROAD 9A) A 200.00 FOOT WIDE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 72001-2410; THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE RUN S 69° 11' 27" W FOR A DISTANCE OF 180.39 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 3725.72 FEET, WITH A CHORD BEARING OF S 74° 10' 55" W, AND A CHORD DISTANCE OF 483.41 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 26' 21.55" FOR A DISTANCE OF 483.75 FEET TO A POINT OF TANGENCY; THENCE RUN S 77° 54' 07" W FOR A DISTANCE OF 463.41 FEET; THENCE RUN N 57° 14' 12" W FOR A DISTANCE OF 191.89 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF LEM TURNER ROAD; THENCE RUN N 18° 47' 32" W FOR A DISTANCE OF 258.90 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N 00° 50' 51" W FOR A DISTANCE OF 187.11 FEET; THENCE RUN S 89° 25' 07" W FOR A DISTANCE OF 60.69 FEET, RETURNING TO SAID EAST RIGHT OF WAY LINE; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE RUN N 18° 47' 32" W FOR A DISTANCE OF 147.22 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5678.58 FEET, WITH A CHORD BEARING OF N 10° 50' 02" W, AND A CHORD DISTANCE OF 46.46 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 28' 07.41" FOR A DISTANCE OF 46.46 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N 82° 02' 37" E FOR A DISTANCE OF 115.16 FEET; THENCE RUN N 00° 49' 17" W A DISTANCE OF 739.55 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,816,656 SQUARE FEET, OR 41.70 ACRES, MORE OR LESS.