

LEGAL DESCRIPTION

September 22, 2022

A portion of Section 25, Township 3 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:

Commence at the northeast corner of Tract "A" of Royal Lakes Unit 1 as shown on plat thereof recorded in Plat Book 34, pages 15 and 15A of the current public records of said County, said point lying on the westerly right-of-way line of Southside Boulevard (U.S. Highway No. 1, State Road No. 115, a 300 foot right-of-way as now established); thence North 0°01'50" West along said westerly right-of-way line 50.02 feet to the point of beginning; thence continue North 00°01'50" West along said westerly right-of-way line 264.95 feet to the southerly right-of-way line of Baymeadows By-pass Road (as described and recorded in Official Records Volume 8040, page 1804, Parcel No. 103, of the current public records of said County); thence North 85°28'12" West along said southerly-right-of-way line 75.79 feet; thence North 74°09'37" West along said southerly right-of-way line 50.99 feet to the southerly right-of-way line of said Baymeadows By-pass Road (as described and recorded in Official Records Volume 4105, page 349 of the current public records of said County); thence North 85°28'12" West along said southerly right-of-way line 224.53 feet to the point of curvature of a curve to the right; thence continue along said southerly right-of-way line and along and around the arc of a curve concave northeasterly and having a radius of 1,959.86 feet, an arc distance of 452.45 feet, said arc being subtended by a chord bearing and distance of North 80°23'01" West 451.45 feet to a point on said curve; thence South 00°01'50" East 358.19 feet to the northerly line of those lands as described and recorded in Official Records Volume 4797, page 634 of the current public records of said County; thence South 88°34'20" East along last said line 793.16 feet to the point of beginning.

RE Parcel No. 148633-5400