

November 30, 2018

Legal Description

A portion of Section 1, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the centerline intersection of San Pablo Parkway and Crosswater Boulevard, both variable width rights of way as presently established; thence North 89°30'21" East, along the Easterly prolongation of said centerline of Crosswater Boulevard, 70.00 feet to a point lying on the Easterly right of way line of said San Pablo Parkway; thence Southerly along said Easterly right of way line and along the arc of a curve concave Easterly having a radius of 1430.00 feet, through a central angle of 00°09'27", an arc length of 3.93 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 00°31'48" East, 3.93 feet.

From said Point of Beginning, thence South 88°12'13" East, departing said Easterly right of way line of San Pablo Parkway, 346.50 feet; thence South 01°47'47" West, 508.00 feet; thence North 88°12'13" West, 226.85 feet to a point lying on said Easterly right of way line of San Pablo Parkway; thence North 33°57'51" West, along said Easterly right of way line, 13.74 feet to a point on a curve concave Easterly having a radius of 1430.00 feet; thence Northerly continuing along said Easterly right of way line and along the arc of said curve, through a central angle of 20°30'47", an arc length of 511.97 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 10°51'55" West, 509.24 feet.

Containing 3.55 acres, more or less.