

## Legal Description

May 3, 2022

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PART OF FARMS 28 AND 29, BOWDEN FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 91 AND PART OF LOTS 7 AND 8, LOVEGROVE GARDENS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 19, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF UNIVERSITY BOULEVARD (WIDTH VARIES) WITH THE EAST LINE OF CAGLE ROAD (A 60.0 FOOT RIGHT OF WAY), THENCE SOUTH 31°11'06" EAST, 305.45 FEET, ALONG THE EAST LINE OF SAID CAGLE ROAD TO THE POINT OF BEGINNING. THENCE NORTH 58°47'24" EAST 137.35 FEET TO A POINT ON THE SOUTHWEST LINE OF INTERSTATE HIGHWAY NO. 95 (A VARIABLE WIDTH RIGHT OF WAY), THENCE SOUTH 74°23'47" EAST 393.69 FEET ALONG THE SOUTHWEST LINE OF SAID INTERSTATE HIGHWAY NO. 95 TO AN ANGLE POINT, THENCE SOUTH 58°50'44" EAST 113.88 FEET ALONG SAID LINE, THENCE SOUTH 58°33'24" WEST 123.37 FEET ALONG THE SOUTH LINE OF LOT 8 OF SAID LOVEGROVE GARDENS TO ITS SOUTHWEST CORNER, THENCE SOUTH 31°25'06" EAST 92.21 FEET, THENCE SOUTH 58°51'38" WEST 299.42 FEET TO THE EAST LINE OF SAID CAGLE ROAD, THENCE NORTH 31°11'06" WEST 440.49 FEET ALONG THE EAST LINE OF SAID CAGLE ROAD TO THE POINT OF BEGINNING.