

## Legal Description

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A PORTION OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AS THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00°29'22" WEST, ALONG THE WEST LINE OF SAID SECTION 26, 2390.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°29'22" WEST, ALONG SAID WEST LINE, 254.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 26 SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9567, PAGE 1991, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°45'00" EAST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST ¼ OF SAID SECTION 26, AND ALONG THE SOUTH BOUNDARY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 10818, PAGE 297, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 808.26 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150.00 FOOT RIGHT OF WAY); THENCE SOUTH 21°19'28" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 272.45 FEET; THENCE SOUTH 89°45'00" WEST, 905.17 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.00 ACRES MORE OR LESS.