

## Legal Description

---

A portion of Section 31, Township 3 South, Range 25 East, Duval County, Florida, being a portion of Parcel 3 as described and recorded in Official Records Volume 7546, page 1491, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Oakleaf Town Center, as recorded in Plat Book 63, pages 82 through 93, of said current Public Records, said corner also being the Northeasterly corner of Merchants Way, a variable width right of way as presently established; thence North  $89^{\circ}27'30''$  West, along the Northerly terminus of said Merchants Way, 137.00 feet to the Northwesterly corner of said Merchants Way; thence South  $00^{\circ}52'41''$  West, along the Westerly right of way line of said Merchants Way, 787.40 feet to a point on a curve concave Southeasterly having a radius of 150.00 feet; thence Southwesterly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of  $76^{\circ}23'47''$ , an arc length of 200.01 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $23^{\circ}13'33''$  West, 185.52 feet.

From said Point of Beginning, thence Southerly, continuing along said Westerly right of way line of Merchants Way, the following 3 courses: Course 1, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 150.00 feet, through a central angle of  $44^{\circ}41'45''$ , an arc length of 117.01 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $37^{\circ}19'13''$  East, 114.07 feet; Course 2, thence South  $00^{\circ}52'41''$  West, 417.07 feet; Course 3, thence Due West, 9.55 feet to a point lying on the Northerly limited access right of way line of Argyle Forest Boulevard, a variable width limited access right of way as presently established; thence North  $89^{\circ}29'48''$  West, departing said Westerly right of way line and along said Northerly limited access right of way line, 493.58 feet; thence North  $85^{\circ}39'25''$  West, continuing along said Northerly limited access right of way line, 182.01 feet to the Southeasterly corner of Pond Site # 4 as described and recorded in Official Records Book 16785, page 207, of said current Public Records; thence North  $15^{\circ}44'15''$  West, departing said Northerly limited access right of way line and along the Easterly line of said Pond Site # 4, a distance of 515.50 feet; thence South  $89^{\circ}30'22''$  East, departing said Easterly line, 761.68 feet to the Point of Beginning.

6/3/19