

LEGAL DESCRIPTION

Parcel A:

A Part of the Rubin Hogan Grant, Section 42, Township 2 South, Range 27 East, being those lands described in Official Records Volume 2913, Page 943, of the Public Records of Duval County, Florida, except the Westerly 79 feet thereof, being more particularly described as follows:

Commence at the intersection of the Easterly line of Mayfair Place, recorded in Plat Book 17, pages 29 and 29A and the Southerly line of Atlantic Boulevard; thence along the Southerly line of Atlantic Boulevard, North 83 degrees 22 minutes East, 832.8 feet to an iron at the Point of Curve, concave to the North having a radius of 1474.04 feet; thence Easterly along said curve a chord bearing the distance of North 79 degrees 20 minutes 05 seconds East 210.57 feet; thence continue along said curve and being along the Southerly right of way line of said Atlantic Boulevard a chord bearing and distance of North 73 degrees 30 minutes 30 seconds East 79.05 feet to the Point of Beginning; thence continue along said curve and being along the Southerly right of way line of said Atlantic Boulevard a chord bearing and distance of North 70 degrees 18 minutes 50 seconds East 87.45 feet; thence South 15 degrees 42 minutes 30 seconds East 150.0 feet; thence South 71 degrees 45 minutes 30 seconds West 80.1 feet; thence North 18 degrees 30 minutes 30 seconds West 147.58 feet to the Point of Beginning.

Parcel B

Together with an easement to use for all purposes for which driveways and streets are commonly used, except parking, in common with others entitled to the use thereof, the existing 15-foot-wide driveway adjacent to the Easterly property line of the above described property.