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## Legal Description

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THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 27 EAST, EXCEPT THAT PART IN NEW BERLIN ROAD, AND EXCEPT THAT PART DESCRIBED IN OFFICIAL RECORDS VOLUME 6079, PAGE 1232 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

LESS AND ACCEPT:

A part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 1, Township 1 South, Range 27 East, and being more particularly described as follows:

COMMENCE at the intersection of the South line of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 1, and the East Right-of-Way line of New Berlin Road (a 60 foot Right-of-Way as now established) for the Point of Beginning; from the Point of Beginning run thence North 0 degrees 15 minutes 10 seconds East along said East Right-of-Way line of New Berlin Road a distance of 250 feet to a point; thence run North 89 degrees 43 minutes East parallel to the South line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  a distance of 400 feet to a point; Run thence South 0 degrees 15 minutes 10 seconds West, parallel to East line of New Berlin Road a distance of 250 feet to a Point on the South line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence run South 89 degrees 43 minutes West, 400 feet to the Point of Beginning.

AND BEING the same property conveyed to Continental Cablevision of Jacksonville, Inc. from Northside New Berlin Land Company by Warranty Deed dated January 30, 1986 and recorded January 31, 1986 in Deed Book 6079, Page 1232.

Tax Parcel No. 108433-0100

RE NO: 108433-0000

TOGETHER WITH

RE NO: 108433-0200

A PORTION OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE SOUTHERLY LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ ; THENCE NORTH 89°43'00" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED;

THENCE NORTH 00°15'10" EAST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 1311.85 FEET TO A POINT SITUATE IN THE NORTHERLY LINE OF SAID SECTION 1; THENCE NORTH 89°27'25" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 775.47 FEET TO THE NORTHEASTERLY CORNER OF SAID NORTHEAST ¼ OF THE NORTHWEST ¼; THENCE SOUTH 00°34'24" EAST, ALONG THE EASTERLY LINE OF SAID NORTHEAST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 1315.32 FEET TO A POINT SITUATE IN SAID SOUTHERLY LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼; THENCE SOUTH 89°43'00" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 794.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 100.00 FOOT EASEMENT FOR INGRESS AND EGRESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CURVED EASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE NORTHERLY LINE OF SAID SECTION 1; THENCE NORTH 89°27'25" EAST, ALONG SAID NORTHERLY LINE AND DEPARTING SAID CURVED EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 512.28 FEET; THENCE SOUTH 00°15'10" WEST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 100.01 FEET; THENCE SOUTH 89°27'25" WEST, A DISTANCE OF 506.77 FEET TO A POINT SITUATE IN SAID CURVED EASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, SAID CURVED RIGHT OF WAY LINE LEADING NORTHWESTERLY, BEING CONCAVE WESTERLY, HAVING A RADIUS OF 2925.44 FEET, A CENTRAL ANGLE OF 01°57'49", A CHORD BEARING AND DISTANCE OF NORTH 04°37'04" WEST, 100.25 FEET; THENCE NORTHWESTERLY, AROUND AND ALONG SAID CURVED RIGHT OF WAY LINE, AN ARC DISTANCE OF 100.26 FEET TO A POINT IN SAID NORTHERLY LINE OF SECTION 1 AND THE POINT OF BEGINNING