

## LEGAL DESCRIPTION

---

Tract Six (6) in the SW 1/4 of the NE 1/4 of Section Twenty-three (23), Township Two (2) South, Range Twenty-four (24) East, of JACKSONVILLE FARMS, according to the map or plat thereof made by Ellis, Curtis, and Kooker, Civil Engineers and Surveyors, and recorded in Plat Book 3, page 41 of the public records of Duval County, Florida, May the 29, 1909;

LESS AND EXCEPT the property taken by the State of Florida, Department of Transportation, as more particularly described as follows:

COMMENCE at a half inch iron pipe (no I. D. ) marking the Northwest corner of Section 23, Township 2 South, Range 24 East, Duval County, Florida; Thence South 00°40'50" West, along the West line of said Section 23, a distance of 3040.41 feet to the centerline of survey of State Road No. 10 (Beaver Street) (a right of way of varying width) as shown on Florida Department of Transportation right of way map Section 72016, F. P. No. 2096592; Thence North 83°42'59" East, along said centerline of survey, a distance of 3309.07 feet; Thence North 06°17'01" West, departing said centerline of survey, a distance of 80.37 feet; Thence North 01°31'13" East, a distance of 9.15 feet to the Northerly Existing right of way line of a 30.00 foot unnamed street as depicted on the plat of Jacksonville Farms, according to the plat thereof as recorded in Plat Book 3, Page 41, of the Current Public Records of Duval County, Florida, and the POINT OF BEGINNING; Thence South 89°08'36" West, along said Northerly Existing right of way line, a distance OE 316.92 feet; Thence North 00°06'23" West, departing said Northerly Existing right of way line, a distance of 53.03 feet to a point on a curve concave Southerly having a radius of 5839.00 feet, and a central angle of 03°07'25"; Thence Northeasterly, East, and Southeasterly, and along the arc of said curve, an arc distance of 318.32 feet, said arc subtended by a chord bearing of North 89°53'05" East, and a chord distance of 318 .28 feet; Thence South 01°31'13" West a distance of 48.95 feet to the POINT OF BEGINNING.

Containing 16,650 square feet, more or less.

BEING PAR OF TAX PARCEL NO. 001774-0000