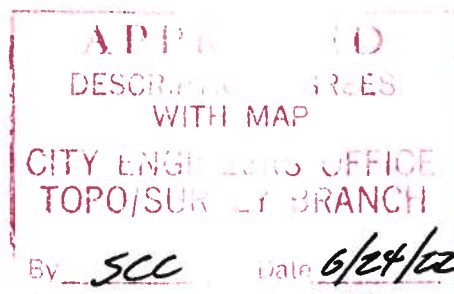
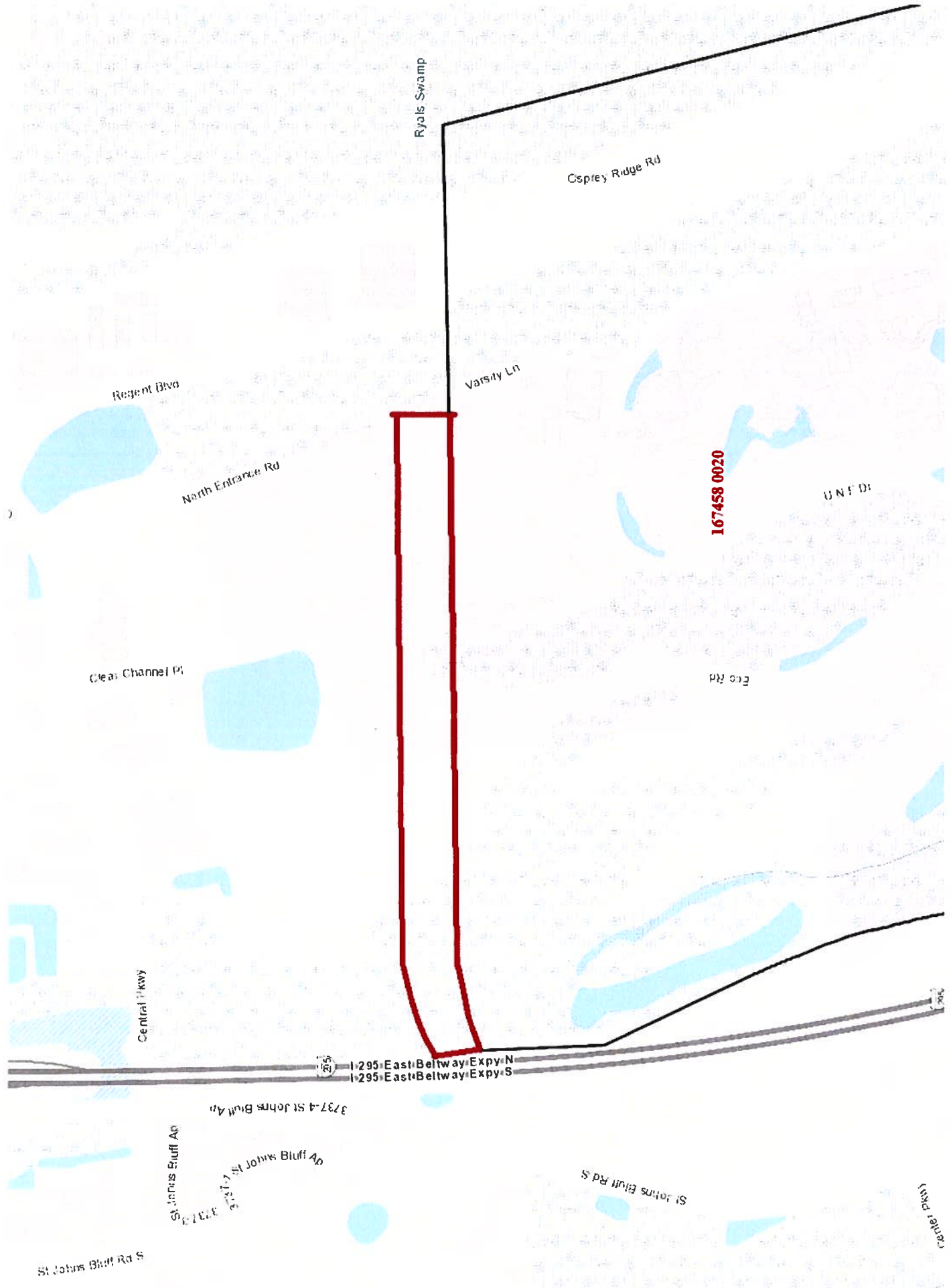


A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3035, PAGE 41, PARCEL 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALUMNI WAY (A 150 FOOT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS 3035, PAGE 41, PARCEL 4) WITH THE WESTERLY LINE OF HUFFMAN BOULEVARD (A 200 FOOT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS 3035, PAGE 41, PARCEL 3); THENCE SOUTH 88°56'40" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1375.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'40" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 3644.21 TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 1834.86 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, AN ARC DISTANCE OF 725.64 FEET TO A POINT IN THE EASTERLY LINE OF STATE ROAD NO. 9-A (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72002-2549), SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°36'54" WEST, 720.92 FEET; THENCE NORTH 02°54'23" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 159.60 FEET TO A POINT IN THE NORTHERLY LINE OF SAID ALUMNI WAY, SAID POINT BEING IN THE ARC OF A CURVE HAVING A RADIUS OF 1984.86 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, AN ARC DISTANCE OF 726.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°26'00" EAST, 724.18 FEET; THENCE NORTH 88°56'40" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 3603.30 FEET TO THE SOUTHWEST CORNER OF REGENT BOULEVARD AS RECORDED IN PLAT BOOK 50, PAGES 77, 77A THROUGH 77E OF SAID PUBLIC RECORDS; THENCE SOUTH 16°18'38" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 155.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 14.98 ACRES, MORE OR LESS.





Ryals Swamp

Csprey Ridge Rd

Varsity Ln

Regent Blvd

North Entrance Rd

Clear Channel Pl

Central Pkwy

167458 0020

UNFD

Eco Rd

295 East Beltway Expy N
295 East Beltway Expy S

3737-4 St Johns Bluff Ap

St Johns Bluff Ap

St Johns Bluff Ap

St Johns Bluff Rd S

St Johns Bluff Rd S

St Johns Bluff Rd S

