

LEGAL DESCRIPTION

A portion of Section 29, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8425, page 889, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southerly most corner of Baymeadows Road East, a variable width right of way as depicted on Baymeadows Road East Extension, recorded in Plat Book 56, pages 74, 74A through 74D, of said current Public Records; thence North 00°58'11" West, along the Southerly terminus of said Baymeadows Road East, 167.63 feet to the Northerly corner of said Southerly terminus, said corner lying on the Northerly right of way line of Baymeadows Road, a variable width right of way as presently established, and the Point of Beginning.

From said Point of Beginning, thence South 89°01'49" West, along said Northerly right of way line of Baymeadows Road, 299.99 feet to a point lying on the Easterly limited access right of way line of Interstate No. 295 (State Road No. 9A), a variable width limited access right of way as presently established; thence North 11°45'02" West, departing said Northerly right of way line and along said Easterly limited access right of way line, 95.49 feet; thence North 07°58'10" West, continuing along said Easterly limited access right of way line, 432.60 feet to the Southwesterly corner of Galleria Club, as described and recorded in Official Records Book 17068, page 2069, of said current Public Records; thence North 89°02'07" East, departing said Easterly limited access right of way line and along the Southerly line of said Galleria Club, 371.24 feet; thence North 54°28'48" East, continuing along said Southerly line, 234.79 feet to the Westerly most corner of Segment "A", as described and recorded in Official Records Book 17068, page 2076, of said current Public Records; thence South 34°45'58" East, departing said Southerly line and along the Southwesterly line of said Segment "A", 37.63 feet to the point of curvature of a curve concave Northeasterly having a radius of 825.00 feet; thence Southeasterly, along said Southwesterly line, along the Southwesterly line of Segment "B", as described and recorded in said Official Records Book 17068, page 2076, and along the arc of said curve, through a central angle of 15°11'50", an arc length of 218.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 42°21'53" East, 218.18 feet; thence South 35°46'02" East, continuing along said Southwesterly line of Segment "B", 86.16 feet; thence South 56°57'20" East, continuing along said Southwesterly line, 97.54 feet to the Southerly most corner thereof, said corner lying on the Westerly right of way line of said Baymeadows Road East; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence Southerly along the arc of a non-tangent curve concave Westerly having a radius of 25.00 feet, through a central angle of 92°52'16", an arc length of 40.52 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 09°51'49" East, 36.23 feet; Course 2, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 820.00 feet, through a central angle of 39°46'07", an arc length of 569.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 56°27'52" West, 557.80 feet; Course 3, thence South 89°01'49" West, along a non-tangent line, 24.78 feet to the Point of Beginning.

October 19, 2021