

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LONE STAR ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE EAST RIGHT-OF-WAY LINE OF TRACY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01°35'57" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 300.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°35'57" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 164.47 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7248, PAGE 443 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°46'33" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 305.57 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS AND A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5597, PAGE 176 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°36'09" WEST, ALONG SAID WEST LINE, A DISTANCE OF 165.08 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS AND A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9394, PAGE 422 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°53'26" WEST, ALONG SAID SOUTH LINE AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 305.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.16 ACRES, MORE OR LESS.