

#### LEGAL DESCRIPTION

A PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, RE# 167727-1700, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHEASTERLY CORNER OF GATE PARKWAY, A VARIABLE WIDTH RIGHT -OF -WAY, AT THIS POINT, ACCORDING TO PLAT RECORDED IN THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, IN PLAT BOOK 47, PAGES 59 AND 58A-591, SAID POINT BEING THE MOST NORTHERLY CORNER OF A LIMITED ACCESS RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS VOLUME 6818, PAGE 384, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 06°07'49" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GATE PARKWAY A DISTANCE OF 64.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 06°07' 49" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.21 FEET; THENCE NORTH 88°37'48" EAST, LEAVING SAID RIGHT -OF-WAY LINE A DISTANCE OF 256.92 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°41'04" EAST AND A CHORD DISTANCE OF 36.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°15'39" WEST, A DISTANCE OF 98.65 FEET; THENCE NORTH 88°37'48" EAST, A DISTANCE OF 24.82 FEET; THENCE NORTH 88°40'21" EAST, A DISTANCE OF 743.72 FEET; THENCE SOUTH 01°22'00" EAST A DISTANCE OF 809.82 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LIMITED ACCESS RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS VOLUME 6818, PAGE 384; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: FIRST COURSE, NORTH 85°39'54" WEST A DISTANCE OF 672.57 FEET TO A POINT; SECOND COURSE, NORTH 53°52'12" WEST A DISTANCE OF 126.18 FEET TO A POINT; THENCE NORTH 01°14'23" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 456.53 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.33 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 46°18'17" WEST AND A CHORD DISTANCE OF 35.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°37'48" WEST, A DISTANCE OF 245.36 FEET TO THE POINT OF BEGINNING.