

A PART OF TRACT 1 AND 3, BLOCK 4, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "C", EDINBURGH VILLAGE, AS RECORDED IN PLAT BOOK 57, PAGES 78 AND 78A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A POINT IN THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHAFFEE ROAD, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°34' 50" WEST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A POINT ON THE BASELINE OF SURVEY OF SAID CHAFFEE ROAD; THENCE NORTH 00°25'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, AND SAID BASELINE OF SURVEY, A DISTANCE OF 1332.68 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID CHAFFEE ROAD, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247, OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH 88°41'21" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 891.42 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°41'21" WEST, ALONG THE LAST SAID LINE, A DISTANCE OF 52.25 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247; THENCE NORTH 00°15'37" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 618.26 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247; THENCE NORTH 88°42'03" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 341.38 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE SOUTH 00°25'10" WEST, ALONG LAST SAID 112.84 FEET; THENCE SOUTH 00°25'10" WEST, A DISTANCE OF 112.66 FEET; THENCE NORTH 89°34'50" WEST, A DISTANCE OF 174.86 FEET; THENCE SOUTH 00°12'40" WEST, A DISTANCE OF 115.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3.808 ACRES, MORE OR LESS.