

### Legal Description

Part of the Western Isaac Hendricks Grant, Section 41, Township 2 South, Range 26 East, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of the Easterly line of Stockton Street (as formerly established for a 60 feet right-of-way) and the Southerly line of Beaver Street (of formerly established for a 60 foot right-of-way); thence South 01 degrees, 12 minutes, 00 seconds East, 59.47 feet along the former East line of said Stockton Street to an iron on the present right-of-way line of said Stockton Street; thence continue South 01 degrees, 12 minutes East, 401.73 feet along the East line of said Stockton Street to an iron; thence along a curve concave to the Southwest and having a radius of 1,960.08 feet to a chord bearing and distance of North 89 degrees, 20 minutes, 46 seconds East, 345.34 feet to the Point of Beginning; thence continue along and around said curve, a chord bearing and distance of South 81 degrees, 35 minutes, 02 seconds East, 274.67 feet; thence South 82 degrees, 43 minutes East, 25.64 feet to an iron; thence North 10 degrees 26 minutes, 00 seconds West, 605.73 feet to an iron in the Southerly line of said Beaver Street, said iron being in a curve concave to the Southeast and having a radius of 5696.578 feet; thence around and along said curve and the Southerly line of said Beaver Street, a chord bearing and distance of South 76 degrees, 34 minutes, 31 seconds West 34.91 feet to an iron at the point of reverse curvature of a curve concave to the Northwest and having a radius of 5,762.58 feet; thence around and along said curve a chord bearing and distance of South 77 degrees, 46 minutes, 18 seconds West, 275.95 feet; thence South 10 degrees, 30 minutes, 57 seconds East, 490.54 feet to the Point of Beginning.

Less and except that part as contained in Warranty Deed to the State of Florida Department of Transportation, recorded September 20, 1999 in Official Records Book 9415, Page 96, of the Public Records of Duval County, Florida, and less and except railroad.