

LEGAL DESCRIPTION

A PART OF THE F.M. ARRENDONDO GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND A PART OF THE MOSES HARROLD GRANT, SECTION 46 TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF BONEY ROAD AND STARRATT ROAD; THENCE N80°26'44"W, ALONG SAID CENTERLINE OF STARRATT ROAD, A DISTANCE OF 901.80 FEET; THENCE N09°33'16"E, DEPARTING LAST SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STARRATT ROAD AND THE POINT OF BEGINNING; THENCE N01°55'01"W, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1891.73 FEET TO REFERENCE POINT "X"; THENCE S01°55'01"E, A DISTANCE OF 1891.73 FEET, RETURNING TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, N80°26'44"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 101.88 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1116.30 FEET; THENCE WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 257.50 FEET TO A POINT OF TANGENCY IN SAID NORTHERLY RIGHT OF WAY LINE, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N73°50'14"W, 256.93 FEET; THENCE N19°08'48"W, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1527 FEET, MORE OR LESS TO THE CENTER OF AN EXISTING BRANCH; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID EXISTING BRANCH, A DISTANCE OF 1013 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE WATERS OF EDWARDS CREEK; THENCE NORTHEASTERLY ALONG SAID WATERS OF EDWARDS CREEK, A DISTANCE OF 226 FEET, MORE OR LESS TO A POINT THAT IS N00°08'55"W, 305 FEET, MORE OR LESS FROM SAID REFERENCE POINT "X"; THENCE S00°08'55"E, A DISTANCE OF 305 FEET, MORE OR LESS TO SAID REFERENCE POINT "X"; THENCE S01°55'01"E, A DISTANCE OF 1891.73 FEET TO SAID NORTHERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINING 25.00 ACRES, MORE OR LESS.