

## Legal Description

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THOSE PARCELS AS DESCRIBED IN OFFICIAL RECORD BOOK 6491, PAGE 478 TOGETHER WITH OFFICIAL RECORD BOOK 8934, PAGE 1106 AND TOGETHER WITH PART OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 6106, PAGE 2255 ALL OF THE CURRENT PUBLIC RECORDS ALL OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE FORMER SOUTH RIGHT OF WAY OF ATLANTIC BOULEVARD, A 100 FOOT RIGHT OF WAY WITH THE EAST RIGHT OF WAY OF ARLINGTON ROAD SOUTH, A 60 FOOT RIGHT OF WAY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 'C', UEBELHOER TRACT, AS RECORDED IN PLAT BOOK 7 PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 03°50'27" EAST, ALONG THE EAST LINE OF SAID ARLINGTON ROAD SOUTH A DISTANCE OF 840 FEET TO THE SOUTHWEST CORNER OF SAID TRACT C; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY SOUTH 03°50'27" EAST, A DISTANCE OF 203.59 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL AS RECORDED IN OFFICIAL RECORD 17320, PAGE 1240, AND ON THE NORTHERLY LINE OF THE SUBJECT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 8934, PAGE 1106 OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING:

THENCE FROM SAID POINT OF BEGINNING, DEPARTING SAID EAST RIGHT OF WAY AND ALONG LAST SAID COMMON LINE, NORTH 85°37'05" EAST, A DISTANCE OF 332.81 FEET TO AN INTERSECTION WITH THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 6981, PAGE 478 AND AN INTERSECTION WITH THE SOUTHWEST CORNER OF THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5242, PAGE 404; THENCE DEPARTING THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 17320, PAGE 1240 AND ALSO DEPARTING THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 8934, PAGE 1106, CONTINUE ALONG SAID SUBJECT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6941, PAGE 478 AND THE SOUTH LINE OF THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5242, PAGE 404, RUN NORTH 86°10'22" EAST A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5242, PAGE 404; THENCE RUN ALONG SAID COMMON LINE NORTH 03°45'32" WEST A DISTANCE OF 198.27 FEET TO THE NORTH EAST CORNER OF THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5242, PAGE 404 AND AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SUBJECT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6941, PAGE 478 WITH THE SOUTHERLY LINE OF THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6106, PAGE 2255; THENCE DEPARTING SAID NORTHERLY LINE AND CONTINUING ALONG SAID SUBJECT PARCEL ALONG A NEW LINE IN THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6106, PAGE 2255 RUN THE FOLLOWING TWO COURSES, NORTH 03°45'32" WEST A DISTANCE OF 88.00 FEET TO A POINT; THENCE NORTH 86°10'22" EAST A DISTANCE OF 152.76 FEET TO THE WEST LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE RIGHT OF WAY PER SECTION 72100-2505, SHEET NUMBER 6: THENCE RUN SOUTH 10°16'40" EAST, ALONG SAID DRAINAGE RIGHT OF WAY A DISTANCE OF 88.56 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6941, PAGE 478; THENCE CONTINUE SOUTH 10°16'40" EAST ALONG THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6941, INTERSECTION WITH ARLIA PLACE AS RECORDED IN PLAT BOOK 74, PAGE 175 OF SAID NORTHERLY LINE SOUTH 43°25'09" WEST, A DISTANCE OF 332.31 FEET TO THE EAST LINE OF SILVER CREEK ESTATES, UNIT NO. 3 AS RECORDED IN PLAT BOOK 18, PAGE 36 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG SAID EAST LINE NORTH 04°08'58" WEST A

DISTANCE OF 156.87 FEET TO AN INTERSECTION WITH THE NORTH LINE THEREOF; THENCE RUN SOUTH 85°35'45" WEST, ALONG SAID NORTH LINE A DISTANCE OF 144.29 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 8934, PAGE 1106; THENCE CONTINUING ALONG SAID NORTH LINE RUN SOUTH ARLINGTON ROAD SOUTH; THENCE RUN NORTH 03°39'09" WEST, ALONG LAST SAID EAST LINE A DISTANCE OF 102.00 FEET TO A THE POINT OF BEGINNING,

HAVING AN AREA OF 132290.2 SQUARE FEET, 3.037 ACRES