

## LEGAL DESCRIPTION:

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PARCEL #1

THE WEST 230.40 FEET OF THE FOLLOWING PARENT TRACT OF LAND:

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING A PART OF THE NORTHWEST $\frac{1}{4}$  OF THE NORTHEAST $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF JONES ROAD, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COMMONWEALTH AVENUE (BOTH BEING 80-FOOT RIGHTS-OF-WAY AS NOW ESTABLISHED); THENCE N89°12'39"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONWELATH AVENUE, 150.00 FEET FOR A POINT OF BEGINNING; THENCE N00°16'12"W, 350.00 FEET; THENCE N89°12'48"E, 584.70 FEET; THENCE S0°08'13"W, 350.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONWEALTH AVENUE, 582.21 FEET TO THE POINT OF BEGINNING.