

Legal Description

March 3, 2022

A portion of Big Island Drive, as recorded in Plat Book 0057, Pages 040, 040A through 040D of the current Public Records of Duval County, Florida.

More particularly described as follows: COMMENCE at an 3/8" Iron Rod and Cap at the Northwest Corner of the lands described in Official Records Book 15866,

Page 16101 of the Current Public Records of Duval County, Florida, thence North 89°34'51" East, a distance of 10.00 feet; thence North 00°16'09" West, a distance of 11.80 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING; run the next fifteen (15) courses;

thence South 89°43'52" West, a distance of 243.58 feet; thence North 00°49'42" West, a distance of 146.48 feet; thence North 02°43'04" West, a distance of 49.14 feet; thence North 06°27'50" West, a distance of 29.70 feet;

thence North 00°43'38" West, a distance of 32.88 feet; thence North 15°25'50" West, a distance of 8.67 feet; thence North 01°26'39" East, a distance of 2.80 feet; thence North 13°55'52" West, a distance of 9.41 feet;

thence North 00°24'21" West, a distance of 124.05 feet; thence North 10°47'56" East, a distance of 8.43 feet; thence North 00°25'48" East, a distance of 3.37 feet; thence North 01°49'49" West, a distance of 75.44 feet;

thence North 00°16'10" West, a distance of 247.84 feet; thence North 89°43'52" East, a distance of 250.03 feet; thence South 00°20'57" East, a distance of 737.20 feet to the POINT OF BEGINNING.

Said Parcel Containing 183,174.1± Square Feet, or 4.2± Acres