

## Legal Description

May 3, 2022

---

PART OF FARMS 28 AND 29, BOWDEN FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 91 AND PART OF LOTS 7 AND 8, LOVEGROVE GARDENS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 19, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF UNIVERSITY BOULEVARD (WIDTH VARIES) WITH THE EAST LINE OF CAGLE ROAD (A 60.0 FOOT RIGHT OF WAY), THENCE SOUTH  $31^{\circ}11'06''$  EAST, 305.45 FEET, ALONG THE EAST LINE OF SAID CAGLE ROAD TO THE POINT OF BEGINNING. THENCE NORTH  $58^{\circ}47'24''$  EAST 137.35 FEET TO A POINT ON THE SOUTHWEST LINE OF INTERSTATE HIGHWAY NO. 95 (A VARIABLE WIDTH RIGHT OF WAY), THENCE SOUTH  $74^{\circ}23'47''$  EAST 393.69 FEET ALONG THE SOUTHWEST LINE OF SAID INTERSTATE HIGHWAY NO. 95 TO AN ANGLE POINT, THENCE SOUTH  $58^{\circ}50'44''$  EAST 113.88 FEET ALONG SAID LINE, THENCE SOUTH  $58^{\circ}33'24''$  WEST 123.37 FEET ALONG THE SOUTH LINE OF LOT 8 OF SAID LOVEGROVE GARDENS TO ITS SOUTHWEST CORNER, THENCE SOUTH  $31^{\circ}25'06''$  EAST 92.21 FEET, THENCE SOUTH  $58^{\circ}51'38''$  WEST 299.42 FEET TO THE EAST LINE OF SAID CAGLE ROAD, THENCE NORTH  $31^{\circ}11'06''$  WEST 440.49 FEET ALONG THE EAST LINE OF SAID CAGLE ROAD TO THE POINT OF BEGINNING.