

## Legal Description

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A PORTION OF FARM 4, AS SHOWN ON THE UNRECORDED IN PLAT OF DINSMORE AND DINSMORE FARMS WITHIN THE RAIN & BAILET GRANT, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF A 60 FOOT UNNAMED ROADWAY ABUTTING THE NORTH LINE OF SAID FARM 4 AS SHOWN ON SAID UNRECORDED PLAT OF DINSMORE AND DINSMORE FARMS (CLOSED BY CITY ORDINANCE NO. 69-345-254) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE CENTERLINE OF NEW DUNNS AVENUE RELOCATION NORTH OF TROUT RIVER WITH A SOUTHWESTERLY PROLONGATION OF THAT PART OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 RIGHT OF WAY AS NOW ESTABLISHED), WHICH LIES WITHIN SAID FARM 4, THENCE NORTH 20°51'48" WEST, 760.44 FEET; THENCE NORTH 89°44'59" EAST ALONG THE SOUTHERLY LINE OF SAID FARM 4, 160.19 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1 AND THE POINT OF BEGINNING, THENCE NORTH 20°51'48" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 702.63 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE NORTH 89°56'20" EAST, 402.94 FEET TO THE NORTHEASTERLY CORNER OF SAID FARM 4, THENCE SOUTH 00°05'12" EAST ALONG THE EASTERLY LINE OF SAID FARM 4, 654.63 FEET TO THE SOUTHEAST CORNER OF SAID FARM 4, THENCE SOUTH 89°07'14" WEST, 153.71 FEET TO THE POINT OF BEGINNING.