

August 1, 2023

LEGAL DESCRIPTION
EXHIBIT "A"

PART OF TRACT 111, SHERWOOD FOREST SHOPPING CENTER, TOGETHER WITH A PART OF THE FORMER RIGHT-OF-WAY OF ARCHER AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 64 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SOUTEL DRIVE (A 66.0 FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY LINE OF ARCHERY AVENUE (A 70.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY PLAT BOOK 28, PAGES 69 AND 69A); THENCE SOUTH 35°27'20" WEST, 780.00 FEET, ALONG THE WESTERLY LINE OF SAID SOUTEL DRIVE; THENCE NORTH 54°32'40" WEST, 150.00 FEET; THENCE NORTH 54°32'40" WEST, 150.00 FEET; THENCE NORTH 35°27'20" EAST, 80.00 FEET; THENCE NORTH 54°32'40" WEST, 91.00 FEET; THENCE SOUTH 35°27'20" WEST, 230.00 FEET; THENCE SOUTH 54°32'40" EAST, 241.00 FEET, TO THE WESTERLY LINE OF SAID SOUTEL DRIVE; THENCE SOUTH 35°27'20" WEST, 540.97 FEET, ALONG THE WESTERLY LINE OF SAID SOUTEL DRIVE; THENCE NORTH 54°32'40" WEST, 298.75 FEET; THENCE SOUTH 81°57'40" WEST, 209.21 FEET, TO THE EASTERLY LINE OF SIBBALD ROAD (AN 80.0 FOOT RIGHT-OF-WAY); THENCE NORTH 08°02'20" WEST, 324.97 FEET, ALONG THE EASTERLY LINE OF SAID SIBBALD ROAD; THENCE NORTH 81°57'40" EAST, 215.00 FEET; THENCE NORTH 35°27'20" EAST, 414.08 FEET; THENCE NORTH 08°02'20" WEST, 744.03 FEET, TO THE SOUTHERLY LINE OF SAID ARCHERY AVENUE; THENCE NORTH 81°57'40" EAST, 190.22 FEET, ALONG THE SOUTHERLY LINE OF SAID ARCHERY AVENUE TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 531.41 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE SOUTHERLY LINE OF SAID ARCHERY AVENUE, THROUGH A CENTRAL ANGLE OF 43°29'40", AN ARC DISTANCE OF 403.40 FEET (CHORD BEARING AND DISTANCE OF SOUTH 76°17'30" EAST, 393.78 FEET), TO ITS POINT OF TANGENCY; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID ARCHERY AVENUE, SOUTH 54°32'40" EAST, 526.93 FEET, TO THE POINT OF BEGINNING.

**BEING A PORTION OF THE ABOVE DESCRIBED LANDS LYING EASTERLY
OF THE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN
OFFICIAL RECORDS BOOK 11517, PAGE 248 AND NORTHERLY OF THE
LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL
RECORDS BOOK 14978, PAGE 971.**