

JUNE 20,2023

**LEGAL DESCRIPTION**

**EXHIBIT 'A'**

**Parcel 1**

**A part of Block 4, Section 31, Township 3 South, Range 26 East Jacksonville Heights, Duval County, Florida (Formerly Clay County, Florida, being more particularly described as follows:**

**Commence at the intersection of the centerline of Interstate I-295 (State Road 9-A, a 300 foot right-of-way as now established) with the base line of survey of Blanding Boulevard as established by the Department of Transportation right-of-way plans 72170-2508( a 260 foot right-of-way as now established); thence South 00° 02' 42" East, along said base line 895.19 feet; thence North 89° 57' 18" East, 90 feet to the Department Of Transportation right-of-way marker on the easterly right-of-way line of Blanding West, Boulevard; thence South 00° 02' 42" East along said right-of-way 260.00 feet to the point of Beginning; thence North 89° 57' 18" East, 300 feet; thence South 00° 02' 42" East, 104.44 feet; thence South 89° 57' 18" West, 35.00 feet, thence South 00° 02' 42" East, 57.42 feet; thence North 87° 23' 57" West, 132.14 feet; thence South 00° 02' 42" East, 14.15 feet; thence South 89° 57' 18" West, 133.00 feet to the Easterly right-of-way line of Blanding Boulevard; thence North 00° 02' 42" West, along said Easterly right-of-way line, 169.91 feet to the Point of Beginning.**

**Parcel 2**

**A part of Block 4, Section 31, Township 3 South, Range 26 East, JACKSONVILLE HEIGHTS, according to Plat Book 5,page 93 of the Current Public Records of Duval County, Florida, more particularly described as follows:**

**Commence at the intersection of the centerline of Interstate 295 (State Road 9-A with base line station 383+ 35.06 Blanding Boulevard (State Road 21) Section 72170-2508 thence South 00° 02' 42" East along said base line of Blanding Boulevard 895.19 feet to the end of Limited Access right-of-way station 374 + 39.87; thence North 89° 57' 18" East, 90.0 feet to a Department of Transportation right-of-way marker on the Easterly right-of-way line**

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Of Blanding thence South 00° 02' 42" East along the said Easterly right-of-way line of Blanding Boulevard 60.0 feet to the Point of Beginning; thence continue South 00° 02' 42" East along said Easterly right-of-way line 200.0 feet; thence North 89° 57' 18" East, 300.0 feet; thence South 00° 02' 42" East, 149.44 feet; thence North 76° 39' 26" East, 21.67 feet; thence North 70° 18' 53" East, 39.12 feet; thence South 78° 32' 40" East, 52.95 feet; thence North 63° 28' 26" East, 48.30 feet; thence South 89° 16' 35" East, 47.88 feet; thence South 85° 04' 44" East, 55.77 feet; thence South 74° 20' 36" East, 113.60 feet; thence North 27° 08' 49" East, 137.28 feet; thence North 05° 38' 54" East, 63.46 feet; thence North 24° 54' 58" East, 101.96 feet; thence North 55° 34' 48" East, 40.90 feet; thence North 28° 50' 50" East, 51.74 feet; thence North 44° 49' 58" East, 61.70 feet; thence North 27° 45' 13" East, 33.96 feet; thence North 70° 54' 39" West, 248.66 feet; thence South 12° 16' 10" West, 125.63 feet to its intersection with a curve concave Westerly and having a radius of 50 feet; thence Easterly, Southeasterly, Southerly, Southwesterly along and around said curve an arc distance of 163.43 feet to a point of tangency of said curve; thence North 77° 43' 48" West, 359.10 feet; thence South 89° 57' 18" West, 268.42 feet to the point of beginning. LESS AND EXCEPT THAT PART AS DESCRIBED IN DEED IN OFFICIAL RECORDS BOOK 12031 AT PAGE 1648 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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