

LEGAL DESCRIPTION

PARCEL A-1:

A PORTION OF THE SOUTH ¼ OF LOT 7, BLOCK 32, EXCEPT THE WESTERLY 200 FEET THEREOF, TOGETHER WITH A PORTION OF LOT 8, BLOCK 32, SOUTHSIDE ESTATES UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 91 THROUGH 91A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 88°24'38" EAST ALONG THE SOUTH LINE OF SAID LOT 7; 200.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°35'22" WEST, 100.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 7; THENCE NORTH 88°24'38" EAST ALONG SAID NORTH LINE, 395.24; THENCE SOUTH 43°1'38" WEST, 567.91 FEET; THENCE NORTH 46°48'22" WEST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF LAKE DRIVE (A 60-FOOT-WIDE PUBLIC RIGHT OF WAY), 27.00 FEET; THENCE NORTH 43°11'38" EAST, 205.00 FEET; THENCE NORTH 46°48'22" WEST, 163.10 FEET; THENCE NORTH 12°45'54" WEST, 24.12 FEET TO THE POINT OF BEGINNING.