

Legal Description

A parcel of land situated in Farm Lot 31 and 32 of Section 35, Township 3 South, Range 23 East of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the public records of Duval County, Florida and more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 35 and run N 00 deg 20 min 06 sec W, along the east line of said Section 35 and the east line of said Farm Lot 32, a distance of 396.0 feet to an Iron Pipe at the Northeast corner of lands described in Official Records Book 3205 on Page 853 of the public records of said county; thence continue N 00 deg 20 min 06 sec W, along the east line, 94.10 feet to an Iron Rod and the Point of Beginning;

Thence continue N 00 deg 20 min 06 sec W, along said east line, 152.48 feet to an Iron Rod; thence run N 80 deg 11 min 34 sec W, 1007.02 feet to a Iron Rod on the easterly right of way line of McClelland Road, a 60 foot county right of way; thence run S 32 deg 15 min 17 sec W, along said right of way line, 162.41 feet to an Iron Rod; thence leave said right of way line and run S 80 deg 11 min 34 sec E, 1095.88 feet to the Point of Beginning.

November 14, 2018

Exhibit 1
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