

## **LEGAL DESCRIPTION**

BEING A PORTION SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 306, PAGE 407 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THEN SOUTH 89° 16' 20" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 488.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOMPI DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE; COURSE NO. 1: THENCE SOUTH 19° 21' 00" WEST, A DISTANCE OF 81.68 FEET TO AN ANGLE POINT; COURSE NO. 2: THENCE SOUTH 09° 16' 05" WEST, A DISTANCE OF 36.76 FEET TO AN ANGLE POINT; COURSE NO. 3: THENCE SOUTH 19° 21' 40" WEST, A DISTANCE OF 26.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 242.00 FEET; COURSE NO. 4; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 77.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10° 11' 39" WEST, 76.97 FEET, TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10844, PAGE 1320 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 34' 40" EAST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 238.41 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00° 32' 20" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 17.00 FEET; THENCE NORTH 89° 27' 40" EAST, DEPARTING LAST SAID EASTERLY LINE, A DISTANCE OF 233.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1652.25 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 372.26 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83° 00' 24" EAST, 371.47 FEET; THENCE NORTH 76° 33' 08" EAST, A DISTANCE OF 392.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 88.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.19 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37° 58' 13" EAST, 110.38 FEET; THENCE NORTH 00° 36' 41" WEST, A DISTANCE OF 19.01 FEET; THENCE SOUTH 89° 16' 20" WEST, A DISTANCE OF 746.12 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 5.58 ACRES, MORE OR LESS.

**Legal Dated January 18, 2019**