

## Legal Description

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That certain tract or parcel of land being a part of the Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida and being more particularly described as:

Commencing at the beginning of the fifth course of the Westerly line of said Section 56; thence North  $88^{\circ}48'59''$  East, a distance of 164.02 feet to the Easterly right of way line of Philips Highway (U. S. Highway No. 1, a 150 foot right of way); thence South  $36^{\circ}13'04''$  East, along said Easterly right of way line, a distance of 39.41 feet to the point of curvature of a curve concave to the Southwest and having a radius of 5817.08 feet; thence Southeasterly along the arc of said curve and continuing along said Easterly right of way line, an arc distance of 1031.35 feet, making a central angle of  $10^{\circ}09'30''$  and having a chord bearing and distance of South  $31^{\circ}08'19''$  East, 1030.00 feet; thence continuing along said Easterly right of way line, South  $26^{\circ}04'51''$  East,

776.87 feet to the Southwest corner of the lands described in Official Records Volume 16253, Page 1288 of the Current Public Records of said County; thence North  $88^{\circ}48'59''$  East, along the Southerly line of said lands described in Official Records Volume 16253, Page 1288 and along the southerly line of the lands described in Official Records Volume 8483, Page 1103 of said Current Public Records, a distance of 2178.02 feet to a point for the point of beginning;

Thence North  $01^{\circ}11'01''$  West, 19.36 feet; thence North  $88^{\circ}48'59''$  East, 500.54 feet to a point in the Westerly right of way line of Baymeadows Way (a 100 foot right of way); thence along a curve to the right in said Westerly right of way line, said curve being concave to the West and having a radius of 450.00 feet, a distance of 61.18 feet, as measured along a chord bearing South  $17^{\circ}49'58''$  West; thence continuing along said Westerly right of way line, South  $21^{\circ}40'57''$  West,

97.20 feet; thence continuing along said Westerly right of way line, along a curve to the left, said curve being concave to the East and having a radius of 749.99 feet, a distance of 299.85 feet, as measured along a chord bearing South  $10^{\circ}17'23''$  West; thence continuing along said Westerly right of way line, South  $00^{\circ}43'08''$  East, 77.60 feet to the Southeast corner of said lands described in Official Records Volume 8483, Page 1103; thence departing said Westerly right of way line, South  $88^{\circ}48'59''$  West, along the Southerly line of said lands described in Official Records Volume 8483, Page 1103, a distance of 382.56 feet to the Southwest corner of aforementioned lands; thence North  $01^{\circ}11'01''$  West, along the Westerly line of said lands described in Official Records Volume 8483, Page 1103, a distance of 499.49 feet to the point of beginning.

Legal Description Dated: 11/26/19