

## LEGAL DESCRIPTION

A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER TOGETHER WITH A PORTION OF GOVERNMENT LOT 4, ALL LYING IN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 39- 45' 00" EAST, ALONG THE NORTHERLY LINE OF SAID WEST HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 39- 45' 00" EAST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 624.88 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE NUMBER 95, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 42' 39' 1 0" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.72 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3168, PAGE 878, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 5r 40' 50" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 193.87 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 33- 19' 1 0" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 421 .47 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE NORTH 5r 40' 50" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 205.35 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS, SAID CORNER ALSO LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NUMBER 95; THENCE SOUTH 33' 35' 40" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 125.20 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WEST ONE HALF OF THE NORTHEAST ONE QUARTER OF SECTION 31; THENCE SOUTH or 07' 50" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 719.09 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF EMERSON STREET (COUNTY ROAD 595, AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 43' 13' 40" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 99.00 FEET; THENCE NORTH 40- 58' 36" WEST, A DISTANCE OF 142.72 FEET; THENCE SOUTH 55- 1 0' 20" WEST, A DISTANCE OF 476.17 FEET; THENCE NORTH 39- 01' 34" WEST, A DISTANCE OF 1140.66 FEET; THENCE SOUTH 5r 42' 10" WEST, A DISTANCE OF 43.50 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31 ; THENCE SOUTH 01- 08' 00" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 70.00 FEET TO A CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICE RECORDS VOLUME 5923, PAGE 918, SAID PUBLIC RECORDS; THENCE SOUTH 54- 22' 52" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 170.08 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY (US HIGHWAY 1, STATE ROAD 5, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11,521.44 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 61 .40 FEET, THROUGH A CENTRAL ANGLE OF 00- 18' 19", AND A CHORD BEARING AND DISTANCE OF NORTH 38' 46' 25" WEST, 61 .40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, NORTH 33- 55' 35" WEST, A DISTANCE OF 94.52 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 18334, PAGE 1487, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, THE FOLLOWING FIVE COURSES: COURSE 1, NORTH 54- 17' 00" EAST, A DISTANCE OF 30.00 FEET; COURSE 2, NORTH 35' 43' 00" WEST, A DISTANCE OF 4.00 FEET; COURSE 3, NORTH 54- 17' 00" EAST, A DISTANCE OF 301.05 FEET; COURSE 4, NORTH 51- 08' 20" EAST, A DISTANCE OF 80.98 FEET; COURSE 5, NORTH 5r 42' 10" EAST, A DISTANCE OF 402.21 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 33- 17' 50" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 161 .26 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 27.71 ACRES, MORE OR LESS.