

# LEGAL DESCRIPTION

August 20, 2020

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED NORTHEAST CORNER OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, AND RUN THENCE, SOUTH 02°14'37" EAST, ALONG THE MONUMENTED EASTERLY LINE OF SAID SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, A DISTANCE OF 433.06 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "CEDAR POINT ROAD", (FORMERLY KNOWN AS "SAWPIT ROAD./ COUNTY ROAD No. 54), A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "CEDAR POINT ROAD", THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE No. 1: RUN THENCE, NORTH 78°36'29" WEST, A DISTANCE OF 707.89 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTH WESTERLY; COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 983.39 FEET, THROUGH A CENTRAL ANGLE OF 13°15'00" TO THE LEFT, AN ARC DISTANCE OF 227.41 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°13'59" WEST, 226.91 FEET; COURSE No. 3: RUN THENCE, SOUTH 88°08'32" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 468.94 FEET, TO A POINT ON THE MONUMENTED EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1377, PAGE 407 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 02°29'37" WEST, ALONG THE AFORESAID MONUMENTED EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1377, PAGE 407 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 295.65 FEET, TO A POINT ON THE MONUMENTED NORTHERLY LINE OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SAID SECTION 31; RUN THENCE, NORTH 87°56'38" EAST, ALONG THE AFORESAID MONUMENTED NORTHERLY LINE OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SAID SECTION 31, A DISTANCE OF 76.63 FEET, TO THE MONUMENTED COMMON BOUNDARY CORNER BETWEEN SECTIONS 31 AND 32, TOWNSHIP 1 NORTH, RANGE 28 EAST; RUN THENCE, SOUTH 89°36'43" EAST, ALONG THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 32, A DISTANCE OF 1,308.11 FEET, TO THE MONUMENTED NORTHEAST CORNER OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 451,413 SQUARE FEET OR 10.36 ACRES, MORE OR LESS, IN AREA.