

LEGAL DESCRIPTION

December 17, 2020

A portion of the Northeast One-Quarter of the Southeast One-Quarter of Section 13, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Northeast One-Quarter of the Southeast One-Quarter of Section 13, also being the Southwest corner of Lot 22, as shown on the plat of Greenland Business Park, as recorded in Plat Book 45, Pages 3, 3A through 3C, inclusive of the current public records of said county; Thence South $00^{\circ}30'23''$ East, along the East line of said Section 13, a distance of 1289.52 feet, to the South line of said Northeast One-Quarter of the Southeast One-Quarter of Section 13; Thence South $89^{\circ}44'07''$ West, along last said line, 1307.11 feet, to the West line of said Northeast One-Quarter of the Southeast One-Quarter of Section 13; Thence North $00^{\circ}57'49''$ West, along last said line, 1298.63 feet, to the north line of said Northeast One-Quarter of the Southeast One Quarter of Section 13; Thence South $89^{\circ}52'20''$ East, along last said line, 1218.60 feet, to the Southerly right of way line of Columbia Park Court (a cud-de-sac with a 45.00 foot radius, as shown on said plat of Greenland Business Park), and the arc of a curve to the Southeast; Thence Southeasterly, along said Southerly right of way line, and along and around the arc of said curve, concave Northerly, having a radius of 45.00 feet, an arc distance of 106.64 feet, said arc being subtended by a chord bearing and distance of South $89^{\circ}52'20''$ East, 83.38 feet, to the aforesaid North line of the Northeast One-Quarter of the Southeast One-Quarter of Section 13; Thence South $89^{\circ}52'20''$ East, along last said line, 15.56 feet, to the point of beginning.

Together with an easement for ingress and egress as recorded in Official Records Book 9270, page 1255, Current Public Records of Duval County, Florida.