

FILE: SM1825

EXHIBIT "A"

A part of Lot 5, MILLAGE RYERS SUBDIVISION, NO. 2, according to plat thereof as recorded in Plat Book 8, page 7, Current Public Records of Duval County, Florida, more particularly described as follows: Commencing at the Southerly corner of said Lot 5, the same being the Northerly Right-of-Way line of Beach Boulevard as now established; thence North 70° 39' 50" West, along the Southerly line of said Lot 5, 10.61 feet to the Westerly Right-of-Way line of Ryar Road as now established, for the Point of Beginning; thence continuing along the Southerly line of said Lot 5, North 70° 39' 50" West, 124.45 feet; thence North 04° 45' 00" East 130 feet; thence South 82° 14' 10" East, 120.44 feet to the Westerly Right-of-Way line of said Ryar Road; thence South 04° 45' 00" West, along said Right-of-Way line, 155 feet to the Point of Beginning. EXCEPTING THEREFROM ANY PORTION LYING WITHIN RYAR ROAD AND BEACH BOULEVARD.

September 17, 2020