

LEGAL DESCRIPTION

April 20, 2021

A portion of Tract 1, Acreage Replat of Part of Dixie Farms, according to the plat thereof, as recorded in Plat Book 14, page 100, of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the West corner of Philip's Place, as recorded in Plat Book 20, page 43, of said current Public Records, said corner lying on the Northeasterly right of way line of Old Kings Road, a 66 foot right of way as presently established; thence North 33°04'36" West, along last said line, 1027.38 feet to its intersection with the Easterly right of way line of Old St. Augustine Road, a variable width right of way as presently established; thence North 02°32'47" West, along last said line, 275.61 feet to the Southwest corner of those lands described and recorded in Official Records Book 8427, page 43, of said current Public Records; thence South 86°29'45" East, along the Southerly line thereof, 631.00 feet to the Southeast corner thereof; thence North 02°32'47" West, along the Easterly line thereof, 300.00 feet to a point lying on the Southerly right of way line of Dupont Avenue, a 75 foot right of way as presently established; thence South 86°29'45" East, along last said line, 415.15 feet to a point of cusp lying on the Westerly line of those lands described and recorded in Official Records Book 16841, page 702, of said current Public Records; thence Southwesterly along said Westerly line and along the arc of a curve concave Southeasterly having a radius of 30.00 feet, through a central angle of 90°00'35", an arc length of 47.13 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 48°29'53" West, 42.43 feet; thence South 03°29'53" West, continuing along said Westerly line, along a non-tangent line, 321.67 feet to the Southwest corner thereof; thence South 86°30'07" East, along the Southerly line thereof, 563.55 feet to a point lying on the Southwesterly line of those lands described and recorded in Official Records Book 4670, page 958, of said current Public Records; thence South 32°51'56" East, along last said line, 44.32 feet to the South corner thereof; thence North 58°29'49" East, along the Southeasterly line thereof, 849.49 feet to a point lying on the Southwesterly line of those lands described and recorded in Official Records Book 14271, page 2212, of said current Public Records; thence South 31°27'19" East, along last said line, 39.85 feet to the North Corner of those lands described and recorded in Official Records Book 12647, page 1483, of said current Public Records; thence South 58°32'30" West, along the Northwesterly line thereof, 848.74 feet to the West corner thereof; thence South 32°27'56" East, along the Southwesterly line thereof, 249.46 feet to the North corner of said Philip's Place; thence South 58°21'00" West, along the Northwesterly line thereof, 1348.65 feet to the Point of Beginning.

Containing 29.51 acres, more or less.