

May 2, 2018

## Legal Description

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A portion of Sections 17 and 18, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 16870, page 1044, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 17; thence North  $88^{\circ}14'52''$  East, along the Southerly line of said Section 17, a distance of 93.05 feet to the Point of Beginning.

From said Point of Beginning, thence North  $01^{\circ}45'08''$  West, departing said Southerly line of Section 17, a distance of 240.59 feet; thence North  $40^{\circ}59'10''$  West, 215.17 feet; thence North  $49^{\circ}00'50''$  East, 67.00 feet to a point lying on the Westerly line of said Section 17; thence North  $00^{\circ}37'26''$  West, along said Westerly line, 203.57 feet; thence South  $89^{\circ}22'34''$  West, departing said Westerly line, 20.00 feet; thence North  $00^{\circ}37'26''$  West, along a line 20 feet Westerly of and parallel with said Westerly line of Section 17, a distance of 121.00 feet; thence North  $89^{\circ}22'34''$  East, 20.00 feet to a point lying on said Westerly line of Section 17; thence North  $00^{\circ}37'26''$  West, along said Westerly line, 60.55 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 16713, page 2484, said current Public Records; thence Easterly along said Southerly line the following 3 courses: Course 1, thence North  $89^{\circ}23'17''$  East, departing said Westerly line, 114.81 feet; Course 2, thence North  $00^{\circ}36'43''$  West, 193.61 feet; Course 3, thence North  $89^{\circ}23'17''$  East, 250.00 feet to the Southeast corner thereof, said corner lying on the Westerly right of way line of Gate Parkway, a variable width right of way as presently established; thence Southerly along said Westerly right of way line the following 4 courses: Course 1, thence Southerly along the arc of a curve concave Easterly having a radius of 1060.00 feet, through a central angle of  $30^{\circ}08'02''$ , an arc length of 557.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $15^{\circ}40'44''$  East, 551.09 feet; Course 2, thence South  $18^{\circ}35'58''$  East, 51.43 feet to a point on a curve concave Northeasterly having a radius of 1072.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of  $07^{\circ}26'23''$ , an arc length of 139.20 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $37^{\circ}09'13''$  East, 139.10 feet; Course 4, thence Southerly along the arc of a curve concave Westerly having a radius of 50.00 feet, through a central angle of  $84^{\circ}52'07''$ , an arc length of 74.06 feet to a point lying on the Westerly right of way line of Point Meadows Drive, a variable width right of way as presently established, said arc being subtended by a chord bearing and distance of South  $01^{\circ}33'39''$  West, 67.47 feet; thence South  $43^{\circ}59'42''$  West, departing said Westerly right of way line of Gate Parkway and along said Westerly right of way line of Point Meadows Drive, a distance of 86.90 feet to the point of curvature of a curve concave Southeasterly having a radius of 1050.00 feet; thence Southwesterly, along said Westerly right of way line and along the arc of said curve, through a central angle of  $13^{\circ}44'10''$ , an arc length of 251.73 feet to a point lying on the Southerly line of said Section 17, said arc being subtended by a chord bearing and distance of South  $37^{\circ}07'37''$  West, 251.12 feet; thence South  $88^{\circ}14'52''$  West, departing said Westerly right of way line and along said Southerly line of Section 17, a distance of 296.32 feet to the Point of Beginning.