

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°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°45'08" West, departing said Southerly line of Section 17, a distance of 240.59 feet; thence North 40°59'10" West, 215.17 feet; thence North 49°00'50" East, 67.00 feet to a point lying on the Westerly line of said Section 17; thence North 00°37'26" West, along said Westerly line, 203.57 feet; thence South 89°22'34" West, departing said Westerly line, 20.00 feet; thence North 00°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°22'34" East, 20.00 feet to a point lying on said Westerly line of Section 17; thence North 00°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°23'17" East, departing said Westerly line, 114.81 feet; Course 2, thence North 00°36'43" West, 193.61 feet; Course 3, thence North 89°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°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°40'44" East, 551.09 feet; Course 2, thence South 18°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°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°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°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°33'39" West, 67.47 feet; thence South 43°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°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°07'37" West, 251.12 feet; thence South 88°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.