

June 5, 2017

A parcel of real property situated in Duval County, Florida, and more particularly described as follows:

That certain tract or parcel of land being a portion of Lot 29, A.H. Diven's Subdivision, as recorded in Deed Book AH, Page 709 of the former public records of Duval County, Florida, being more particularly described as: Beginning at the intersection of the present Northerly right of way line of Beach Boulevard with the Westerly right of way line of University Boulevard, an 80 foot right of way; thence North 4 degrees 28 minutes 37 seconds East along the Westerly right of way line of said University Boulevard, and 40 feet distant from the centerline thereof as established by the State Road Department of Florida, 191.58 feet to an angle point in said right of way line; thence continue along said right of way line North 3 degrees 55 minutes 01 seconds East, 92.1 feet to an intersection with the Northerly boundary of said Lot 29, Diven's Subdivision, thence North 85 degrees 27 minutes 53 seconds West along the Northerly boundary of said Lot 29, 136.35 feet; thence South 18 degrees 45 minutes 07 seconds West, 241.21 feet to the Northerly right of way line of said Beach Boulevard; thence South 71 degrees 14 minutes 53 seconds East along said right of way line, 203 feet to the point of beginning.

Less and except:

**A PART OF LOT 1, BLOCK 2, OAKHURST PARK, AS RECORDED IN PLAT BOOK 4, PAGE 68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THE CHARLES F. SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**FOR A POINT OF REFERENCE, COMMENCE AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 115 (A 24.384 METER (80 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 27°44'04" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.355 METERS (37.25 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 75°49'10" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A LINE, A DISTANCE OF 6.044 METERS (19.83 FEET) TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF EDGEWOOD AVENUE (A 24.384 METER (80 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 56°05'43" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.000 METERS (9.84 FEET) TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 115; THENCE SOUTH 75°49'10" EAST ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2.036 METERS (6.68 FEET) TO AN ANGLE POINT IN LAST SAID RIGHT-OF-WAY LINE; THENCE SOUTH 27°44'04" EAST ALONG FIRST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3.000 METERS (9.84 FEET) TO THE POINT OF BEGINNING.**

June 5, 2017

Less and except:

A Part Of Lot 29, A.S. Diven Subdivision, As Recorded In Deed Book AH, Page 709, Of The Current Public Records Of Duval County, Florida, In The Francis Richard Grant, Section 52, Township 2 South, Range 27 East, Said Duval County, Florida, Being More Particularly Described As Follows:

**Commence** At The Intersection Of The Baseline Of Survey Of F.O.P. Way (As Per Florida Department Of Transportation Right Of Way Map Section 72190, F.P. No. 4309141), And The Centerline Of Survey Of State Road No. 212 (Beach Boulevard, As Per Florida Department Of Transportation Right Of Way Map Section 7219-106); Thence South  $70^{\circ}54'08''$  East, Departing Said Baseline Of Survey Of F.O.P. Way, Along Said Centerline Of Survey Of State Road No. 212 (Beach Boulevard), A Distance Of 1,623.94 Feet; Thence North  $04^{\circ}47'54''$  East, Departing Said Centerline Of Survey Of State Road No. 212 (Beach Boulevard), A Distance Of 44.37 Feet To The Intersection Of The Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard, A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map Section 72540-2601), With The Northerly Existing Right Of Way Line Of Said State Road No. 212 (Beach Boulevard, A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map Section 7219-106), And **The Point Of Beginning**; Thence North  $70^{\circ}54'08''$  West, Departing Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard), Along Said Northerly Existing Right Of Way Line Of State Road No. 212 (Beach Boulevard), A Distance Of 47.39 Feet; Thence North  $04^{\circ}16'54''$  West, Departing Said Northerly Existing Right Of Way Line, A Distance Of 8.24 Feet To A Curve To The Left, Having A Radius Of 34.91 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of  $49^{\circ}06'31''$ , An Arc Distance Of 29.93 Feet And A Chord Bearing And Distance Of North  $61^{\circ}09'50''$  East, 29.02 Feet; Thence South  $53^{\circ}23'25''$  East, A Distance Of 6.19 Feet To A Curve To The Left, Having A Radius Of 40.00 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of  $28^{\circ}55'58''$ , An Arc Distance Of 20.20 Feet And A Chord Bearing And Distance Of North  $19^{\circ}27'58''$  East, 19.99 Feet To The Point Of Tangency; Thence North  $04^{\circ}59'59''$  East, A Distance Of 40.00 Feet; Thence North  $04^{\circ}56'35''$  East, A Distance Of 67.81 Feet; Thence North  $04^{\circ}26'13''$  East, A Distance Of 58.64 Feet To The Southerly Line Of A 40.00 Foot Florida Department Of Transportation Lateral Ditch As Per Official Records Volume 2841, Page 755, Of The Current Public Records Of Said Duval County, Florida; Thence South  $52^{\circ}16'22''$  East, Along Said Southerly Line, A Distance Of 15.03 Feet To Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard); Thence South  $04^{\circ}14'18''$  West, Along Said Westerly Existing Right Of Way Line, A Distance Of 18.76 Feet; Thence South  $04^{\circ}47'54''$  West, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 191.51 Feet To **The Point Of Beginning**.

and

June 5, 2017

A Part Of Lot 29, A.S. Diven Subdivision, As Recorded In Deed Book AH, Page 709, Of The Current Public Records Of Duval County, Florida, In The Francis Richard Grant, Section 52, Township 2 South, Range 27 East, Said Duval County, Florida, Being More Particularly Described As Follows:

**Commence** At The Intersection Of The Baseline Of Survey Of Lottie Street Extension (As Per Florida Department Of Transportation Right Of Way Map Section 72190, F.P. 4309141), With The Centerline Of Survey Of State Road No. 109 (University Boulevard, As Per Florida Department Of Transportation Right Of Way Map Section 72540-2601); Thence South  $04^{\circ}14'18''$  West, Departing Said Baseline Of Survey Of Lottie Street Extension, Along Said Centerline Of Survey Of State Road No. 109 (University Boulevard), A Distance Of 645.11 Feet; Thence North  $85^{\circ}45'42''$  West, Departing Said Centerline Of Survey, A Distance Of 40.00 Feet To The Intersection Of The Westerly Existing Right Of Way Line Of Said State Road No. 109 (University Boulevard, A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map Section 72540-2601), And The Northerly Line Of A 40.00 Foot Florida Department Of Transportation Lateral Ditch, As Per Official Records Volume 2841, Page 755, Of The Current Public Records Of Said Duval County, Florida, And The **Point Of Beginning**; Thence North  $52^{\circ}16'22''$  West, Departing Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard), Along The Northerly Line Of Said 40.00 Foot Ditch, A Distance Of 14.96 Feet; Thence North  $04^{\circ}15'34''$  East, Departing Said Northerly Line, A Distance Of 17.91 Feet; Thence South  $85^{\circ}05'08''$  East, A Distance Of 2.97 Feet To A Jog In Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard); Thence Continue South  $85^{\circ}05'08''$  East, Along Said Jog, A Distance Of 9.50 Feet; Thence South  $04^{\circ}14'18''$  West, Departing Said Jog, Along Said Westerly Existing Right Of Way Line, A Distance Of 26.02 Feet To The **Point Of Beginning**.

June 5, 2017

BUT TOGETHER WITH:

A Part Of Lot 29, A.S. Diven Subdivision, As Recorded In Deed Book AH, Page 709, Of The Current Public Records Of Duval County, Florida, In The Francis Richard Grant, Section 52, Township 2 South, Range 27 East, Said Duval County, Florida, Being More Particularly Described As Follows:

**Commence** At The Intersection Of The Baseline Of Survey Of Lottie Street Extension (As Per Florida Department Of Transportation Right Of Way Map Section 72190, F.P. 4309141), With The Centerline Of Survey Of State Road No. 109 (University Boulevard, As Per Florida Department Of Transportation Right Of Way Map Section 72540-2601); Thence South  $04^{\circ}14'18''$  West, Departing Said Baseline Of Survey Of Lottie Street Extension, Along Said Centerline Of Survey Of State Road No. 109 (University Boulevard), A Distance Of 645.11 Feet; Thence North  $85^{\circ}45'42''$  West, Departing Said Centerline Of Survey, A Distance Of 40.00 Feet To The Intersection Of The Westerly Existing Right Of Way Line Of Said State Road No. 109 (University Boulevard), And The Northerly Line Of A 40.00 Foot Florida Department Of Transportation Lateral Ditch, As Per Official Records Volume 2841, Page 755, Of The Current Public Records Of Said Duval County, Florida; Thence North  $52^{\circ}16'22''$  West, Along Said Northerly Line, A Distance Of 14.96 Feet To The **Point Of Beginning**; Thence South  $04^{\circ}18'23''$  West, A Distance Of 47.93 Feet To The Southerly Line Of Said 40.00 Foot Florida Department Of Transportation Lateral Ditch; Thence North  $52^{\circ}16'22''$  West, Along Said Southerly Line, A Distance Of 98.10 Feet; Thence North  $85^{\circ}16'22''$  West, Continuing Along Said Southerly Line Of The Lateral Ditch, A Distance Of 45.14 Feet; Thence North  $19^{\circ}05'52''$  East, A Distance Of 13.22 Feet To The Northerly Line Of Lot 29, A.S. Diven Subdivision, As Recorded In Deed Book AH, Page 709, Of Said Current Public Records; Thence South  $85^{\circ}05'08''$  East, Along Said Northerly Line Of Lot 29, A Distance Of 96.08 Feet To The Northerly Line Of Said 40.00 Foot Florida Department Of Transportation Lateral Ditch; Thence South  $52^{\circ}16'22''$  East, Along Said Northerly Line Of The Lateral Ditch, A Distance Of 33.05 Feet To The **Point Of Beginning**, Containing 3.521 Square Feet, More Or Less.

**Reserving To Grantor A Permanent Drainage Easement Over And Across The Above Described Property.**