

LEGAL DESCRIPTION

A portion of Section 1, Township 3 South, together with a portion of Section 36, Township 2 South, both in Range 28 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

San Yopez

For a Point of Reference, commence at the centerline intersection of ~~Cedar Island~~ Road, a 100 foot right of way as now established, and San Pablo Road, an 80 foot right of way as now established; run thence South $89^{\circ} 44' 31''$ West, along the centerline of Cedar Island Road, a distance of 52.22 feet; thence North $00^{\circ} 15' 29''$ West, departing said centerline, a distance of 50.00 feet to the Northerly right of way line of said Cedar Island Road and the Point of Beginning.

From the Point of Beginning thus described, thence South $89^{\circ} 44' 31''$ West, along said Northerly right of way line, a distance of 741.54 feet to an angle point in said right of way line; thence North $47^{\circ} 40' 32''$ West, along said Northerly line, a distance of 71.92 feet to the Easterly right of way line of San Pablo Road, new alignment, as shown on City of Jacksonville Right of Way Map, said point lying on a curve; thence the following 12 Courses along said Easterly right of way line: Course 1 ~ Northwesterly, along and around the arc of a curve concave Westerly and having a radius of 2,070.00 feet, an arc distance of 131.38 feet to a point of tangency of said curve, said arc being subtended by a chord bearing North $04^{\circ} 36' 24''$ West, and a distance of 131.36 feet; Course 2 ~ North $06^{\circ} 25' 29''$ West, a distance of 642.32 feet to a point of curvature; Course 3 ~ Northeasterly, along and around the arc of a curve concave Easterly and having a radius of 1,430.00 feet, an arc distance of 652.96 feet to a point on said curve, said arc being subtended by a chord bearing North $06^{\circ} 39' 22''$ East, and a distance of 647.30 feet; Course 4 ~ North $43^{\circ} 35' 54''$ East, a distance of 51.38 feet to a point on a curve; Course 5 ~ Northeasterly, along and around the arc of a curve concave Southeasterly and having a radius of 1,410.00 feet, an arc distance of 365.03 feet to a point of tangency of said curve, said arc being subtended by a chord bearing North $29^{\circ} 03' 48''$ East, and a distance of 364.01 feet; Course 6 ~ North $36^{\circ} 28' 48''$ East, a distance of 211.67 feet; Course 7 ~ North $14^{\circ} 40' 43''$ East, a distance of 53.85 feet; Course 8 ~ North $36^{\circ} 28' 48''$ East, a distance of 405.11 feet to a point of curvature; Course 9 ~ Northeasterly, along and around the arc of a curve concave Northwesterly and having a radius of 1,570.00 feet, an arc distance of 145.95 feet to a point on said curve, said arc being subtended by a chord bearing North $33^{\circ} 49' 01''$ East, and a distance of 145.89 feet; Course 10 ~ North $62^{\circ} 54' 03''$ East, a distance of 44.94 feet; Course 11 ~ South $62^{\circ} 58' 53''$ East, a distance of 34.87 feet to a point of curvature; Course 12 ~ Southeasterly, along and around the arc of a curve concave Southwesterly and having a radius of 126.00 feet, an arc distance of 73.09 feet to a point on the Westerly right of way line of said San Pablo Road, said arc being subtended by a chord bearing South $46^{\circ} 19' 39''$ East, and a distance of 72.07 feet; thence South $00^{\circ} 26' 59''$ East, along said Westerly right of way line, a distance of 522.06 feet to an angle point; thence South $00^{\circ} 23' 31''$ East, continuing along said Westerly right of way line, a distance of 1,908.66 feet; thence South $63^{\circ} 16' 59''$ West, along said right of way line, a distance of 13.50 feet to the Point of Beginning.

The lands thus described contain 39.7 acres, more or less.