

(SURVEYOR'S DESCRIPTION)

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, SUBDIVISION OF THE BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6281, PAGE 980 AND OFFICIAL RECORDS BOOK 6065, PAGE 1843 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 3, OCEANWAY MANOR, AS RECORDED IN PLAT BOOK 19, PAGE 91 OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE NORTH RIGHT OF WAY LINE OF DRURY LANE, BEING A 60 FOOT RIGHT OF WAY; THENCE SOUTH 88°52'40" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF DRURY LANE, A DISTANCE OF 725.35 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 (MAIN STREET NORTH), BEING A 100 FOOT RIGHT OF WAY; THENCE NORTH 16°26'45" EAST, ALONG LAST SAID EAST RIGHT OF WAY LINE OF HIGHWAY NO. 17, A DISTANCE OF 471.81 FEET; THENCE NORTH 90°00'00" EAST, DEPARTING LAST SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17, A DISTANCE OF 268.32 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 371.62 FEET; THENCE NORTH 88°52'40" EAST, A DISTANCE OF 251.06 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 574.87 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 16164, PAGE 1190, ALSO BEING THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6281, PAGE 980 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°47'11" EAST, ALONG LAST SAID LINE, A DISTANCE OF 38.23 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 16164, PAGE 1190, ALSO BEING THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6281, PAGE 980 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 16°55'30" EAST, ALONG THE SOUTHEAST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 16164, PAGE 1190, A DISTANCE OF 107.80 FEET TO A POINT ON THE WEST LINE OF LOT 10, BLOCK 1, OCEANWAY MANOR~UNIT ONE, AS RECORDED IN PLAT BOOK 25, PAGE 57 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°12'26" EAST, ALONG THE WEST LINE OF LOTS 1 THROUGH 10, BLOCK 1 OF SAID OCEANWAY MANOR~UNIT ONE, AND ALONG THE WEST LINE OF SAID LOT 3, OCEANWAY MANOR, A DISTANCE OF 750.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 4.96 ACRES, MORE OF LESS.

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