

Legal Description

A PARCEL OF LAND A PORTION OF PARCEL "B", "EDINBURGH VILLAGE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGES 78 AND 78A OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEAST CORNER OF SAID PARCEL "B", "EDINBURGH VILLAGE", AS SHOWN ON THE AFORESAID PLAT, AND RUN THENCE, ALONG THE PLATTED BOUNDARIES OF SAID TRACT "B", THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH 00°01'20" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 604.42 FEET, TO THE MOST SOUTHEAST CORNER OF SAID PARCEL "B";

COURSE No., 2: RUN THENCE, SOUTH 89°59'34" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 177.01 FEET, TO THE MOST SOUTHEAST CORNER OF PARCEL "A", OF SAID "EDINBURGH VILLAGE";

COURSE No. 3: RUN THENCE, NORTH 00°00'26" WEST, ALONG THE COMMON LINE BETWEEN SAID PARCEL "A" AND PARCEL "B", "EDINBURGH VILLAGE", A DISTANCE OF 200.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

COURSE No. 4: RUN THENCE, SOUTH 89°59'34" WEST, ALONG THE COMMON LINE BETWEEN PARCEL "A" AND PARCEL "B", A DISTANCE OF 126.70 FEET, TO THE MOST SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12313, PAGE 216 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE EASTERLY AND THEN NORTHERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°00'26" WEST, A DISTANCE OF 150.00 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 89°59'34" WEST, A DISTANCE OF 308.90 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF "CHAFFEE ROAD" (A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER STATE ROAD DEPARTMENT R/W MAP, SECTION No. 72690-2603); RUN THENCE, NORTH 00°00'26" WEST, ALONG AFORESAID RIGHT OF WAY LINE, A DISTANCE OF 245.86 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "B", "EDINBURGH VILLAGE"; RUN THENCE, SOUTH 89°57'57" EAST, ALONG SAID NORTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 612.45 FEET, TO THE NORTHEAST CORNER OF PARCEL "B", "EDINBURGH VILLAGE", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 236,905 SQUARE FEET, OR 5.43 ACRES, MORE OR LESS, IN AREA.

February 1, 2019