



**Cecil Commerce Center
Easement**



THAT CERTAIN PLATTED, UNOPENED ROAD LYING WITHIN A PORTION OF LOTS 2, 15 AND 16, BLOCK 3, AND LOTS 8, 9 AND 10, BLOCK 4, IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS IT EXISTS WITHIN THE LANDS DESCRIBED AS FOLLOWS:

PARCEL A/B

A PORTION OF LOTS 2, 15 AND 16, BLOCK 3, TOGETHER WITH A PORTION OF LOTS 3, 4, 5, 6, 8 AND 14, AND ALL OF LOTS 9, 10, 11, 12 AND 13, BLOCK 4, IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 10, BLOCK 4, SECTION 11 WITH THE NORTHERLY RIGHT OF WAY LINE OF 103RD STREET (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°15'39" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 103RD STREET, 1886.97 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18296, PAGE 2112 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°00'00" EAST, ALONG LAST SAID LINE, 1515.15 FEET; THENCE SOUTH 89°12'39" WEST, 1892.21 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17077, PAGE 1885 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°22'12" WEST, ALONG LAST SAID LINE, 488.46 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°38'05" WEST, ALONG LAST SAID LINE, 589.73 FEET; THENCE SOUTH 00°47'21" EAST, 1041.31 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF 103RD STREET; THENCE NORTH 88°46'35" EAST, ALONG LAST SAID LINE, 583.88 FEET TO THE POINT OF BEGINNING.