

October 31, 2018

A PORTION OF FARM LOT 30, BOWDEN FARMS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 91 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAME BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORD BOOK 14177, PAGE 501 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID FARM LOT 30, SAME BEING A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RICHARD STREFT (A 50 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED 10-16-2016, SECTION 72014, F.P. 2096831, SHEET 8 OF 17), THENCE SOUTH 31°14'30" EAST, ALONG LAST MENTIONED RIGHT OF WAY LINE, 326.91 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 60°22'29" EAST, DEPARTING AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE, 294.12 FEET; THENCE SOUTH 31°14'30" EAST, 275.14 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST / STATE ROAD 109 (A VARIABLE WIDTH RIGHT OF WAY PER FDOT RIGHT OF WAY MAP DATED 10-16-2016, SECTION 72014, F.P. 2096831, SHEET 8 OF 17); THENCE THE FOLLOWING 5 COURSES ALONG LAST MENTIONED RIGHT OF WAY LINE; COURSE NO.1, THENCE SOUTH 58°44'11" WEST, 5.91 FEET; COURSE NO.2, THENCE SOUTH 73°21'12" WEST, 48.11 FEET; COURSE NO.3, THENCE SOUTH 58°35'45" WEST, 188.50 FEET; COURSE NO.4, THENCE NORTH 16°24'01" WEST, 34.45 FEET; COURSE NO.5, THENCE SOUTH 58°44'10" WEST, 28.61 FEET TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF RICHARD STREET; THENCE NORTH 31°14'30" WEST, ALONG LAST MENTIONED RIGHT OF WAY LINE, 247.57 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAIN 1.79 ACRES, MORE OR LESS.