

ATTACHMENT 1-2  
LEGAL DESCRIPTION

**Project Name:** \_\_\_\_\_ **CDN:** \_\_\_\_\_

LEGAL DESCRIPTION

(Approximate)

A PART OF THE F. RICHARD GRANT, SECTION 52, T25, R27E DUVAL COUNTY, FLORIDA  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF VALENCIA DRIVE AND CARMICHAEL AVENUE, PROCEED S 50°00'00" W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CARMICHAEL AVENUE 280.18 FEET TO THE POINT OF BEGINNING (POB); THENCE CONTINUE S 50°00'00" W 75.09 FEET; THENCE S 34°31'00" E 198.24 FEET; THENCE S 50°00'00" W 75.09 FEET; THENCE S 50°35'03" E 201.51 FEET; THENCE N 50°00'00" E 277.63 FEET; THENCE N 35°56'13" W 200.90 FEET; THENCE S 50°00'00" W 90.00 FEET; THENCE N 36°00'00" W 107.00 FEET; THENCE S 50°00'00" W 80.00 FEET; THENCE N 34°31'00" E 85.00 FEET TO THE POINT OF BEGINNING.