

STARTING AT THE INTERSECTION OF THE SOUTH OF THIRD STREET AS PER PLAT OF MIDDLETON'S SUBDIVISION OF LOTS 1 AND 2 OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 177 ST. JOHNS COUNTY PUBLIC RECORDS AND THE EAST LINE OF AVENUE "E" OF SAID MIDDLETON'S SUBDIVISION PROJECTED SOUTHERLY ACROSS THIRD STREET; THENCE RUN SOUTHERLY ALONG AND WITH THE EAST LINE OF AVENUE "E" AS PROJECTED, A DISTANCE OF 200 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN CONVEYED, THENCE RUN SOUTHERLY ALONG AND WITH THE EAST LINE OF AVENUE "E" AS PROJECTED, 100 FEET TO AN IRON PIPE, THENCE RUN EASTERLY AND PARALLEL WITH THE SOUTH LINE OF THIRD STREET, 100 FEET TO AN IRON PIPE; THENCE RUN NORTHERLY AND PARALLEL WITH THE EAST LINE OF AVENUE "E" AS PROJECTED, 100 FEET TO AN IRON PIPE; THENCE RUN WESTERLY AND PARALLEL WITH THE SOUTH LINE OF THIRD STREET, 100 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 29 OF GRACY'S CRESCENT BEACH, UNIT #2, AS DEPICTED AND RECORDED IN MAP BOOK 6 PAGE 10 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 18°22'09" WEST, ALONG THE EAST LINE OF AVENUE E, AS IT CURRENTLY EXISTS (ALSO KNOWN AS MIDDLETON AVENUE), A DISTANCE OF 205.52 FEET TO A 1-1/2" IRON PIPE AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5448, PAGE(S) 1966 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 18°22'09" WEST, ALONG SAID EAST LINE OF AVENUE E, A DISTANCE OF 16.17 FEET; THENCE NORTH 72°04'58" EAST, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5448, PAGE(S) 1966; THENCE SOUTH 18°22'09" EAST, ALONG SAID EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5448, PAGE(S) 1966, A DISTANCE OF 15.39 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5448, PAGE(S) 1966; THENCE SOUTH 71°38'20" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5448, PAGE(S) 1966, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.