

May 30, 2019

PARCEL 1

A portion of the Southeast 1/4 of Section 7, Township 1 North, Range 27 East, and a part of the Northeast 1/4 of Section 10, of a Subdivision of the JOHN BROWARD GRANT, Section 37, Township 1 North, Range 27 East, according to the plat thereof recorded in Plat Book 1, Pages 7 and 8 of the former Public Records of Duval County, Florida, for a point of reference commence at the intersection of the former Easterly right of way line of Pulaski Road (a 60 foot right of way as now established), with the former Northerly right of way line of New Berlin Road, a 60 foot right of way, thence North 00 degrees 32 minutes 12 seconds West, along the said former Easterly right of way line of Pulaski Road, a distance of 35.04 feet to its intersection with the new right of way line of said New Berlin Road, said point also being the TRUE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING thus described continue North 00 degrees 32 minutes 12 seconds West, along the Easterly right of way line of Pulaski Road a distance of 76.27 feet to a point of a curve to the right, said curve being concave to the Southeast and having a radius of 288.31 feet;

THENCE Northeasterly along and around said curve, an arc distance of 252.39 feet to the point of tangency of said curve, said curve being subtended by a chord bearing and distance of North 24 degrees 32 minutes 32 seconds East, 244.41 feet, said point of tangency lying in the Southeasterly right of way line of Starratt Road (a 60 foot right of way as now established);

THENCE run North 49 degrees 37 minutes 17 seconds East along the said Southeasterly right of way line of Starratt Road, a distance of 678.62 feet to its intersection with the Easterly line of lands described in Official Records Book 4615, Page 768, of the Public Records of Duval County, Florida;

THENCE South 1 degree 53 minutes 00 seconds East, along the said Easterly line, a distance of 384.32 feet to the Southeast corner of said Official Records Book. 4615, Page 768, said point lying in the Northerly line of lands described in Official Records Book 7403, Page 545 (Parcel 3);

THENCE South 75 degrees 24 minutes 47 seconds East, along the said Northerly line, a distance of 18.31 feet to the Northeast corner of said Official Records Book 7403, Page 545;

THENCE South 24 degrees 59 minutes 22 seconds East, along the Easterly line of said Official Records Book 7403, Page 545, a distance of 162.46 feet, to its intersection with the said new Northerly right of way line of New Berlin Road;

THENCE South 72 degrees 37 minutes 24 seconds West, along the said new Northerly right of way line, a distance of 387.64 feet to the point of a curve to the left, said curve being concave to the Southeast and having a radius of 11,501.66 feet;

THENCE Southwesterly along and around said curve, an arc distance of 324.87 feet to the point of tangency of said curve, said curve being subtended by a chord bearing and distance of South 71 degrees 48 minutes 51 seconds West, 324.86 feet;

THENCE continue along said Northerly right of way line South 71 degrees 00 minutes 18 seconds West, 13.58 feet;

THENCE North 52 degrees 39 minutes 39 seconds West a distance of 31.86 feet to the point of BEGINNING.

Less and Except portion contained in Warranty Deed recorded in Official Records Book 14275, Page 98, Public Records of Duval County, Florida.

PARCEL II

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 EAST AND A PART OF THE NORTHEAST 1/4 OF SECTION 10, OF A SUBDIVISION OF THE JOHN BROWARD GHANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT OF WAY LINE OF PULASKI ROAD, (A 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE FORMER NORTHERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, A 60 FOOT RIGHT OF WAY; THENCE NORTH 00°32'12" WEST, ALONG THE SAID FORMER EASTERLY RIGHT OF WAY LINE OF PULASKI ROAD, A DISTANCE OF 111.31 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 288.31 FEET, THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 252.39 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°32'32" EAST, A DISTANCE OF 244.41 FEET; SAID POINT OF TANGENCY LYING IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF STARRATT ROAD, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE RUN NORTH 49°37'17" EAST, ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF STARRATT ROAD, A DISTANCE OF 678.62 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS 4615 PAGE 768 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING POINT OF BEGINNING, FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 49°37'17" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 51.33 FEET; THENCE CONTINUE ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 47°38'48" EAST, A DISTANCE OF 83.70 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS 382 PAGE 38 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 0°51'12" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 382 PAGE 38 AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 622.17 FEET TO ITS INTERSECTION WITH THE NEW NORTHERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD; SAID RIGHT OF WAY LINE BEING IN A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2,824.18 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 4.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°34'32" WEST, 4.70 FEET; THENCE CONTINUE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE SOUTH 72°37'24" WEST, A DISTANCE OF 7.08 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS 7403 PAGE 545 (PARCEL 3) OF THE SAID PUBLIC RECORDS; THENCE NORTH 24°59'22" WEST, ALONG THE SAID EASTERLY LINE OF OFFICIAL RECORDS 7403 PAGE 545, A DISTANCE OF 162.46 FEET; THENCE NORTH 75°24'47" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS 7403 PAGE 545 (PARCEL 3), A DISTANCE OF 18.31 FEET TO THE SOUTHEASTERLY CORNER OF SAID OFFICIAL RECORDS 4615 PAGE 768, THENCE NORTH 01°53'00" WEST, ALONG THE SAID EASTERLY LINE OF OFFICIAL RECORDS 4615 PAGE 768, A DISTANCE OF 384.32 FEET TO THE POINT OF BEGINNING.