

LEGAL DESCRIPTION
January 4, 2024

UPLANDS (1)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF IVYLENA ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 89 DEGREES 07 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 300.00 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE NORTH 89 DEGREES 07 MINUTES 20 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 324.08 FEET TO THE INTERSECTION OF A DELINEATED WETLAND LINE AND SAID RIGHT-OF-WAY LINE; THENCE RUN SOUTHERLY ALONG SAID WETLAND LINE THE FOLLOWING (13) COURSES: (1) SOUTH 13 DEGREES 16 MINUTES 53 SECONDS WEST, 15.70 FEET; (2) SOUTH 0 DEGREES 58 MINUTES 41 SECONDS WEST, 15.58 FEET; (3) SOUTH 01 DEGREES 02 MINUTES 28 SECONDS EAST, 28.75 FEET; (4) SOUTH 52 DEGREES 08 MINUTES 03 SECONDS WEST, 10.78 FEET; (5) SOUTH 49 DEGREES 47 MINUTES 17 SECONDS EAST, 24.79 FEET; (6) SOUTH 70 DEGREES 10 MINUTES 26 SECONDS EAST, 11.35 FEET; (7) SOUTH 00 DEGREES 07 MINUTES 22 SECONDS WEST, 18.23 FEET; (8) SOUTH 11 DEGREES 09 MINUTES 59 SECONDS EAST, 23.15 FEET; (9) SOUTH 06 DEGREES 25 MINUTES 02 SECONDS EAST, 27.94 FEET; (10) SOUTH 05 DEGREES 55 MINUTES 25 SECONDS WEST, 33.06 FEET; (11) SOUTH 67 DEGREES 00 MINUTES 44 SECONDS EAST, 11.34 FEET; (12) SOUTH 14 DEGREES 07 MINUTES 41 SECONDS EAST, 12.54 FEET; (13) SOUTH 18 DEGREES 24 MINUTES 51 SECONDS EAST, 15.28 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE SOUTH 00 DEGREES 33 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE, 259.45 FEET TO THE INTERSECTION OF A DELINEATED WETLAND LINE AND SAID EAST LINE; THENCE RUN SOUTHERLY ALONG SAID WETLAND LINE THE FOLLOWING (4) COURSES: (1) SOUTH 06 DEGREES 57 MINUTES 12 SECONDS WEST, 7.35 FEET; (2) SOUTH 04 DEGREES 45 MINUTES 24 SECONDS WEST, 23.98 FEET; (3) SOUTH 04 DEGREES 58 MINUTES 48 SECONDS WEST, 17.90 FEET; (4) SOUTH 16 DEGREES 30 MINUTES 28 SECONDS EAST, 17.88 FEET TO SAID EAST LINE; THENCE SOUTH 00 DEGREES 33 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE, 114.99 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE SOUTH 89 DEGREES 07 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE, 315.03 FEET TO THE EAST LINE OF LENA'S WALK, A SUBDIVISION, AS RECORDED IN PLAT BOOK 57, PAGES 60, 60-A THROUGH 60-C OF THE PUBLIC RECORDS OF SAID COUNTY; THE RUN NORTHERLY ALONG SAID EAST LINE THE FOLLOWING (5) COURSES: (1) NORTH 06 DEGREES 30 MINUTES 36 SECONDS WEST, 148.52 FEET; (2) SOUTH 89 DEGREES 48 MINUTES 52 SECONDS WEST, 19.46 FEET; (3) NORTH 00 DEGREES 36 MINUTES 19 SECONDS WEST, 145.89 FEET; (4) SOUTH 89 DEGREES 19 MINUTES 28 SECONDS WEST, 10 01 FEET; (5) NORTH 00 DEGREES 33 MINUTES 40 SECONDS WEST, 365.63 FEET TO THE POINT OF BEGINNING.

UPLANDS (2)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF IVYLENA ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 89 DEGREES 07 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 631.59 FEET TO THE INTERSECTION OF A DELINEATED WETLAND LINE AND SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE NORTH 89 DEGREES 07 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 20.26 FEET TO THE INTERSECTION OF A DELINEATED WETLAND LINE AND SAID RIGHT OF WAY LINE; THENCE WESTERLY ALONG SAID WETLAND LINE THE FOLLOWING (2) COURSES: (1) SOUTH 37 DEGREES 26 MINUTES 37 SECONDS WEST, 11.59 FEET; (2) NORTH 56 DEGREES 03 MINUTES 27 SECONDS WEST, 15.93 FEET TO THE POINT OF BEGINNING.

WETLANDS (1)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF IVYLENA ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 89 DEGREES 07 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 624.08 FEET TO THE INTERSECTION OF A DELINEATED WETLAND LINE AND SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING. THENCE RUN SOUTHERLY ALONG SAID WETLAND LINE THE FOLLOWING (13) COURSES: (1) SOUTH 13 DEGREES 16 MINUTES 53 SECONDS WEST, 15.70 FEET; (2) SOUTH 08 DEGREES 58 MINUTES 41 SECONDS WEST, 15.58 FEET; (3) SOUTH 01 DEGREES 02 MINUTES 28 SECONDS EAST, 28.75 FEET; (4) SOUTH 52 DEGREES 08 MINUTES 03 SECONDS WEST, 10.78 FEET; (5) SOUTH 49 DEGREES 47 MINUTES 17 SECONDS EAST, 24.79 FEET; (6) SOUTH 70 DEGREES 10 MINUTES 26 SECONDS EAST, 11.35 FEET; (7) SOUTH 00 DEGREES 07 MINUTES 22 SECONDS WEST, 18.23 FEET; (8) SOUTH 11 DEGREES 09 MINUTES 59 SECONDS EAST, 23.15 FEET; (9) SOUTH 06 DEGREES 25 MINUTES 02 SECONDS EAST, 27.94 FEET; (10) SOUTH 05 DEGREES 55 MINUTES 25 SECONDS WEST, 33.06 FEET; (11) SOUTH 67 DEGREES 00 MINUTES 44 SECONDS EAST, 11.34 FEET; (12) SOUTH 14 DEGREES 07 MINUTES 41 SECONDS EAST, 12.54 FEET; (13) SOUTH 18 DEGREES 24 MINUTES 51 SECONDS EAST, 15.28 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE NORTH 00 DEGREES 33 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE, 219.12 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 07 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 8.15 FEET TO THE INTERSECTION OF A DELINEATED WETLAND LINE AND SAID RIGHT OF WAY LINE; THENCE WESTERLY ALONG SAID WETLAND LINE THE FOLLOWING (2) COURSES: (1) SOUTH 37 DEGREES 26 MINUTES 37 SECONDS WEST, 11.59 FEET; (2) NORTH 56 DEGREES 03 MINUTES 27 SECONDS WEST, 15.93 FEET TO SAID RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 07 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 7.51 FEET TO THE POINT OF BEGINNING.

WETLANDS (2)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF IVYLENA ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 89 DEGREES 07 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 660.00 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE SOUTH 00 DEGREES 33 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE, 478.58 FEET TO THE INTERSECTION OF A DELINEATED WETLAND LINE AND SAID EAST LINE AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTHERLY ALONG SAID WETLAND LINE THE FOLLOWING (4) COURSES: (1) SOUTH 06 DEGREES 57 MINUTES 12 SECONDS WEST, 7.35 FEET; (2) SOUTH 04 DEGREES 45 MINUTES 24 SECONDS WEST, 23.98 FEET; (3) SOUTH 04 DEGREES 58 MINUTES 48 SECONDS WEST, 17.90 FEET; (4) SOUTH 16 DEGREES 30 MINUTES 28 SECONDS EAST, 17.88 FEET TO SAID EAST LINE; THENCE NORTH 00 DEGREES 33 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE, 66.16 FEET TO THE POINT OF BEGINNING.