

LEGAL DESCRIPTION

5/22/25

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PINEVERDE LANE (A 60-FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD (COUNTY ROAD 533); THENCE ALONG A CURVE TO THE RIGHT IN SAID WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 42.37 FEET, AS MEASURED ALONG A CHORD BEARING SOUTH 44 DEGREES 29 MINUTES 10 SECONDS EAST TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 26 MINUTES 10 SECONDS WEST, 270.08 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 30 SECONDS WEST, 304.65 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 10 SECONDS WEST, 300.07 FEET TO A POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD; THENCE SOUTH 89 DEGREES 24 MINUTES 30 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 278.20 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 29-D, WHISPERING PINES UNIT 1, AS RECORDED IN PLAT BOOK 38, PAGES 24, 24A AND 24B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°24'30" WEST, ALONG THE NORTH LINE OF SAID WHISPERING PINES UNIT 1 AND WESTERLY PROLONGATION THEREOF, A DISTANCE OF 152.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°24'30" WEST, A DISTANCE OF 152.32 FEET; THENCE NORTH 00°14'10" WEST, A DISTANCE OF 300.07 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COLLINS ROAD (COUNTY ROAD NO. 533, A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 89°24'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 156.66 FEET; THENCE SOUTH 00°35'30" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE ACCESS, CONSTRUCTION, DRAINAGE & SIGN EASEMENTS AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 17717, PAGE 1825, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, SUBJECT TO RELOCATION, AS CREATED BY THAT CERTAIN

DECLARATION OF EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL
RECORDS BOOK 12116, PAGE 112, OF THE PUBLIC RECORDS OF DUVAL COUNTY,
FLORIDA.