

LEGAL DESCRIPTION
December 3, 2021

A PART OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, FORT CAROLINE HILLS UNIT NO. 2-A AS RECORDED IN PLAT BOOK 43, PAGES 95 AND 95A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWNSEND BOULEVARD (AN 80' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 02°21'20" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD (A 100' RIGHT-OF-WAY AS NOW ESTABLISHED) A DISTANCE OF 157.06 FEET; THENCE SOUTH 89°09'05" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 930 FEET, MORE OR LESS TO THE APPROXIMATE CENTERLINE OF NEWCASTLE CREEK; THENCE SOUTHERLY ALONG SAID APPROXIMATE CENTERLINE A DISTANCE OF 177 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID FORT CAROLINE HILLS UNIT NO. 2-A; THENCE NORTH 89°09'05" EAST ALONG THE NORTHERLY LINE OF SAID FORT CAROLINE HILLS UNIT NO. 2-A , A DISTANCE OF 850 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS CONTAINED IN DEED RECORDED IN O.R. BOOK 4249, PAGE 980 AND O.R. BOOK 7418, PAGE 457, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.