

LEGAL DESCRIPTION

AUGUST 12, 2025

A PORTION OF LOTS 5 AND 6, HANSON'S SUBDIVISION OF THE JOHNS. SAMMIS TRACT, F. RICHARD GRANT, SECTION 41, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AS DESCRIBED IN DEED BOOK "M", PAGE 696, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING THE SAME AS THOSE LANDS AS DESCRIBED IN DEED 1706, PAGE 367, DEED BOOK 1706, PAGE 369 AND OFFICIAL RECORDS BOOK 471, PAGE 41 ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18579, PAGE 351 AND OFFICIAL RECORDS BOOK 10677, PAGE 358 OF SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD (STATE ROAD 109), BEING A VARIABLE WIDTH RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY LINE OF ARLINGTON EXPRESSWAY (STATE ROAD 115), BEING A VARIABLE WIDTH RIGHT OF WAY; THENCE NORTHEASTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD, THE FOLLOWING 3 COURSES AND DISTANCES; COURSE 1) THENCE NORTH 13° 42' 40" EAST, A DISTANCE OF 175.10 FEET TO AN ANGLE POINT; COURSE 2) THENCE NORTH 73° 00' 11" WEST, A DISTANCE OF 19.91 FEET TO AN ANGLE POINT; COURSE 3) THENCE NORTH 16° 59' 49" EAST, A DISTANCE OF 54.64 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10677, PAGE 358 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 73° 00' 11" EAST, ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 110.00 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 16° 59' 49" EAST, ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 149.84 FEET TO A POINT ON A SOUTHWESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18579, PAGE 351, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF LAST SAID LANDS, THE FOLLOWING 7 COURSES AND DISTANCES; COURSE 1) THENCE SOUTH 72° 58' 36" EAST, A DISTANCE OF 28.96 FEET; COURSE 2) THENCE NORTH 85° 39' 27" EAST, A DISTANCE OF 4.36 FEET; COURSE 3) THENCE SOUTH 05° 14' 40" EAST, A DISTANCE OF 90.00 FEET; COURSE 4) THENCE NORTH 84° 45' 20" EAST, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER THEREOF; COURSE 5) THENCE NORTH 05° 14' 40" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 269.95 FEET TO THE NORTHEAST CORNER THEREOF; COURSE 6) THENCE SOUTH 84° 49' 18" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 149.26 FEET TO THE NORTHWEST CORNER THEREOF; COURSE 7) THENCE SOUTH 16° 59' 49" WEST, A DISTANCE OF 145.82 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LANDS AS

DESCRIBED IN OFFICIAL RECORDS BOOK 10677, PAGE 358; THENCE NORTH 72° 58'36" WEST, ALONG LAST SAID LINE, A DISTANCE OF 20.00 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD; THENCE NORTH 16° 59'49" EAST, ALONG LAST SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 510.20 FEET TO AN ANGLE POINT; THENCE NORTH 06° 23'54" EAST, CONTINUING ALONG LAST SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 267.29 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF HARRIS STREET, BEING A 50 FOOT RIGHT OF WAY; THENCE SOUTH 89° 58'14" EAST, ALONG LAST SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 444.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 471, PAGE 41, OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10294, PAGE 1311, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 06° 04'00" EAST, ALONG THE WEST LINE OF LAST SAID LANDS AND ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18027, PAGE 1484 AND ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 471, PAGE 41 AND DEED BOOK 1706, PAGE 367, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 897.30 FEET; THENCE SOUTH 05° 11'54" EAST, ALONG THE EAST LINE OF LAST SAID LANDS AND ALONG THE EAST LINE OF SAID LANDS AS DESCRIBED IN DEED BOOK 1706, PAGE 369 AND ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18027, PAGE 1484, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 470.01 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF ARLINGTON EXPRESSWAY; THENCE WESTERLY ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING 4 COURSES AND DISTANCES; COURSE 1) THENCE SOUTH 89° 45'45" WEST, A DISTANCE OF 265.60 FEET; COURSE 2) THENCE NORTH 83° 23'36" WEST, A DISTANCE OF 201.56 FEET; COURSE 3) THENCE NORTH 63° 45'44" WEST, A DISTANCE OF 111.83 FEET; COURSE 4) THENCE NORTH 59° 21'44" WEST, A DISTANCE OF 321.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 18.28 ACRES, MORE OR LESS.