

LEGAL DESCRIPTION

DECEMBER 21, 2023

PARCEL A / AMORY PARCEL

Surveyor's Description:

Lots 1 through 8, Harts Map of Jacksonville, of the former Public Records of said county, together with a portion of Orange Street, a 66.20 foot right of way as closed and abandoned per ordinance 2023-442-E, recorded in Official Records Book 20794, page 2057, of the current Public Records of Duval County, Florida, together with a portion of Section 38 of the J. Bellamy Grant, Township 2 South, Range 26 East, of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly right of way line of East State Street, a 70 foot right of way as presently established with the Easterly right of way line of North Market Street, a variable width right of way as presently established; thence North 14°32'15" East, along said Easterly right of way line, 94.04 feet; thence North 05°43'15" East, continuing along said Easterly right of way line, 220.18 feet to a point lying on the South bank of Hogans Creek; thence South 75°13'32" East, departing said Easterly right of way line and along said South bank, 259.16 feet to a point on a non-tangent curve concave Southwesterly having a radius of 202.37 feet; thence Southeasterly along the arc of said curve, through a central angle of 51°36'16", an arc length of 182.26 feet to a point lying on the Westerly right of way line of North Liberty Street, a variable width right of way as presently established, said arc being subtended by a chord bearing and distance of South 50°34'56" East, 176.17 feet; thence South 08°26'45" West, departing said South bank and along said Westerly right of way line, 238.73 feet to its intersection with said Northerly right of way line of East State Street; thence North 75°19'45" West, along said Northerly right of way line, 410.56 feet to the Point of Beginning.

Containing 2.82 acres, more or less.

ALSO BEING DESCRIBED AS (LEGAL DESCRIPTION PER TITLE COMMITMENT):

Lots 1 through 8, Block 140, Hart's Map of Jacksonville, according to the plat thereof, as recorded in the former public records of Duval County, Florida.

Together with that portion of Orange Street East which is adjacent to and Northerly of Lots 5, 6, 7 and 8 of Block 140, Hart's Map of Jacksonville, as vacated by Ordinance recorded in Official Records Book 20794, Page 2057, public records of Duval County, Florida.

AND

A portion of Section 37 of the J.R. Hogan Donation, Township 2 South, Range 26 East,

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Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly right of way line of East State Street (State Road 10), a 70 foot right of way as presently established, with the Easterly right of way line of North Market Street, a variable width right of way as presently established; thence North $14^{\circ}32'15''$ East, along said Easterly right of way line, 94.04 feet; thence North $05^{\circ}43'15''$ East, continuing along said Easterly right of way line, 184.50 feet to a point lying on the former Northerly right of way line of Orange Street, a closed and abandoned right of way, as described and recorded in Official Records Book 20794, page 2057, of the current Public Records of said county and the Point of Beginning.

From said Point of Beginning, thence continue North $05^{\circ}43'15''$ East, along said Easterly right of way line, 35.68 feet to a point lying on the South bank of Hogans Creek, a tidal waterway; thence South $75^{\circ}13'32''$ East, departing said Easterly right of way line and along said South bank, 259.16 feet to a point on a non-tangent curve concave Southwesterly having a radius of 202.37 feet; thence Southeasterly, continuing along said South bank and along the arc of said curve, through a central angle of $35^{\circ}09'43''$, an arc length of 124.19 feet to a point lying on said former Northerly right of way line of Orange Street, said arc being subtended by a chord bearing and distance of South $58^{\circ}48'12''$ East, 122.25 feet; thence North $75^{\circ}19'45''$ West, departing said South bank, along said former Northerly right of way line and along a non-tangent line, 370.81 feet to the Point of Beginning.

PARCEL B/NORTH HOGAN PARCEL

Surveyor's Description:

A portion of South Springfield Park, as depicted on South Springfield, according to the plat thereof recorded in Plat Book 3, page 91 of the current Public Records of Duval County, Florida, together with a portion of Lot 6, Block 1, Oakland, an unrecorded plat, lying West of North Liberty Street, a variable width right of way as presently established, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly right of way line of Confederate Street, a 50 foot right of way per said plat, a 65 foot right of way per monumentation and original Klutho Map, with the Easterly right of way line of North Market Street, a variable width right of way as presently established; thence South $84^{\circ}25'56''$ East, along said Southerly right of way line, 415.64 feet to its intersection with the Westerly right of way line of North Liberty Street, a variable width right of way as presently established; thence South $08^{\circ}24'06''$ West, along said Westerly right of way line, 261.38 feet to a point on lying on the North bank of Hogans Creek; thence Northwesterly departing said Westerly right of way line, along said North bank and along the arc of a non-tangent curve concave Southwesterly having a radius of 225.37 feet, through a central angle of $43^{\circ}21'17''$, an arc length of 170.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $54^{\circ}38'47''$ West, 166.49 feet; thence North $75^{\circ}13'32''$ West, continuing along said North bank and along a

non-tangent line, 261.59 feet to a point lying on said Easterly right of way line of North Market Street; thence North 05°34'07" East, along said Easterly right of way line, 136.50 feet to the Point of Beginning.

Containing 1.66 acres, more or less.

ALSO BEING DESCRIBED AS (LEGAL DESCRIPTION PER TITLE COMMITMENT):

A portion of the following described lands:

Beginning on the North Bank of Hogans Creek where the same is intersected by the East line of Market Street as it existed prior to the opening of Market Street North of Hogans Creek, thence North along the East line of said street as it now exists 250 feet; thence in an Easterly direction on a line parallel with Phelps Street 418 feet to the point of its intersection with the Southerly projection of the West line of Liberty Street; thence in a Northerly direction along the Southerly prolongation of the West line of Liberty Street to the point of its intersection with the South line of Hogans Donation; thence along the South line of Hogans Donation to the point of its intersection with the Southerly projection of the East line of Liberty Street, the same being the Southwest corner of fractional Block 105, Springfield; thence in a Southerly direction along the Southerly projection of the East line of Liberty Street to the point of its intersection with the South line of Lot 7, Block 1, Oakland; thence Westerly along said South line of Lot 7 to the North Bank of Hogans Creek to the Point of Beginning.

and

That portion of Lot 6, Block 1, Oakland, necessary to extend and open Liberty St. S. from Springfield 66 ft. in width and more particularly described as follows: Beginning at a point on the E. bank of Hogans Creek and "on the S. line Lot 6, Block 1, Oakland and running thence in an Easterly direction along the S. line of said Lot 6, 50 ft. more or less to a stake online with the extension of the E. line of Liberty St. S. from Springfield; thence in a Northerly direction along the said extension of the E. line of Liberty St. 105.76 ft. to a point on the N. line of said Lot 6, thence in a Westerly direction along the N. line of said Lot 6, 66.5 ft. more or less to a point on the extension of the W. line of Liberty St. extended S. from Springfield, thence in a Southerly direction along the said extension of the W. line of Liberty St. 93 ft. more or less to the bank, of Hogans Creek; thence in a Southeasterly direction along the bank of Hogans Creek 22 ft. more or less to the point of beginning.

and

All that portion of Lot 6, Block 1, Oakland, lying W. of the W. line Liberty St. extended S. from Springfield and more particularly described as follows: Beginning at a point at the intersection. of the N line of said Lot 6 and the W. line of Liberty (extended S.) and running thence in a Westerly direction along the N. line of said Lot 6, 250 ft., more or less to, the N. bank of Hogans Creek, thence in a Southeasterly direction along the N. bank of Hogans Creek 255 ft. more or less, to a point in line with the W. line of Liberty St. extended S., thence in a Northerly direction along the said West line of Liberty St. 93 ft. more point of beginning.