

LEGAL DESCRIPTION (PER SURVEYOR)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 9, BIVIN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 16, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PART OF LOTS 7 AND 8, MARY HOGAN'S SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGE 59 OF SAID CURRENT PUBLIC RECORDS, TOGETHER WITH PART OF THE EAST 1/2 OF BIVINS ROAD (A 40 FOOT RIGHT OF WAY NOW CLOSED PER ORDINANCE 2017-13-E), ALL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (RIGHT OF WAY WIDTH VARIES) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORMANDY VILLAGE PARKWAY (A 100 FOOT RIGHT OF WAY); THENCE SOUTH 60°56'10" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD, 100.00 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6249, PAGE 574 OF SAID CURRENT PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°01'28" EAST, ALONG THE WESTERLY LINE OF SAID AFOREMENTIONED LANDS, 348.53 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6249, PAGE 574; THENCE NORTH 89°58'40" EAST, ALONG THE SOUTHERLY LINE OF SAID AFOREMENTIONED LANDS, 179.81 FEET TO THE SOUTHEAST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS VOLUME 6249, PAGE 574; THENCE NORTH 00°01'50" WEST, ALONG THE EASTERLY LINE OF SAID AFOREMENTIONED LANDS, 278.86 FEET TO THE NORTHEAST CORNER OF SAID AFOREMENTIONED LANDS, SAID CORNER LYING IN SAID SOUTHWESTERLY RIGHT OF WAY LINE OF NORMANDY VILLAGE PARKWAY; THENCE ALONG A CURVE TO THE LEFT IN SAID SOUTHWESTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 481.70 FEET, A DISTANCE OF 98.07 FEET, AS MEASURED ALONG A CHORD BEARING SOUTH 52°49'26" EAST; THENCE SOUTH 27°59'39" WEST, 144.96 FEET; THENCE SOUTH 00°01'50" EAST, 96.60 FEET; THENCE SOUTH 89°58'50" WEST, 189.82 FEET; THENCE SOUTH 00°01'28" EAST, 127.76 FEET; THENCE SOUTH 89°50'37" EAST, 201.91 FEET TO THE WESTERLY LINE OF SAID EAST 1/2 OF BIVINS ROAD (NOW CLOSED PER ORDINANCE 2017-13-E); THENCE NORTH 00°03'45" WEST, ALONG SAID WESTERLY LINE, 401.67 FEET TO A POINT IN SAID SOUTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD; THENCE NORTH 72°36'10" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 139.86 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 60°56'10" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 78.74 FEET TO THE **POINT OF BEGINNING**.

October 3, 2025