

LEGAL DESCRIPTION

PORTION OF THE FRANCIS GOODWIN GRANT, SECTION 51 AND THE FRANCIS RICHARD GRANT, SECTION 56, BOTH IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BELFORT ROAD EXTENSION - PARCEL B, (A 100 FOOT RIGHT OF WAY) AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6238, PAGE 1331 OF SAID PUBLIC RECORDS AND THE NORTHEASTERLY RIGHT OF WAY LINE OF SALISBURY ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 41°57'14" EAST, 657.29 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7805.43 FEET, AN ARC DISTANCE OF 976.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°20'16" EAST, 976.12 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 3: SOUTHEASTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7805.43 FEET, AN ARC DISTANCE OF 588.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°35'33" EAST, 588.49 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8483, PAGE 1103 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°08'33" EAST, ALONG LAST SAID LINE, 3381.23 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9068, PAGE 1899, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 25°39'43" WEST, ALONG LAST SAID LINE, 550.33 FEET, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8483, PAGE 1103; THENCE SOUTH 89°09'30" WEST, ALONG LAST SAID LINE, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6388, PAGE 770 OF SAID CURRENT PUBLIC RECORDS, 3459.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 39.21 ACRES, MORE OR LESS.

Legal Description of portion of property going to MDR Land Use:

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOGETHER WITH A PORTION OF THE FRANCIS GOODWYN GRANT, SECTION 51, BOTH BEING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SALISBURY ROAD WITH THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6388, PAGE 770 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°09'30" EAST, ALONG SAID NORTHERLY LINE, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8483, PAGE 1103 OF SAID CURRENT PUBLIC RECORDS, 2761.11 FEET; THENCE SOUTH 24°11'03" EAST, 544.23 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18641, PAGE 1788 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°08'33" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17263, PAGE 1845 OF SAID CURRENT PUBLIC RECORDS, 2667.07 FEET TO THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF SALISBURY ROAD AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7,805.43 FEET, AN ARC DISTANCE OF 588.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°35'33" WEST, 588.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.11 ACRES, MORE OR LESS.

Date: June 20, 2023

Legal Description of portion of property going to CSV Land Use:

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SALISBURY ROAD WITH THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6388, PAGE 770 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°09'30" EAST, ALONG SAID NORTHERLY LINE, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8483, PAGE 1103 OF SAID CURRENT PUBLIC RECORDS, 2761.11 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°09'30" EAST, ALONG SAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8483, PAGE 1103, A DISTANCE OF 698.78 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 25°39'43" EAST, ALONG LAST SAID LINE, 550.33 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18641, PAGE 1788 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°08'33" WEST, ALONG LAST SAID LINE, 714.16 FEET; THENCE NORTH 24°11'03" WEST, 544.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.10 ACRES, MORE OR LESS.

Date: June 20, 2023