

Legal Description – 7/16/21

PARCEL A

A PART OF LOT 2 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP I SOUTH, RANGE 26 EAST, AS RECORDED ON PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5188, PAGE 630 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF TRACT "B", HIGHLANDS UNIT NO. 17 AS RECORDED IN PLAT BOOK 31, PAGES 49 AND 49A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO LYING ON THE WESTERLY LINE OF SAID LOT 2 OF THE JOHN BROWARD GRANT; THENCE NORTH 00°09'45" WEST ALONG SAID WESTERLY LINE OF LOT 2 OF THE JOHN BROWARD GRANT AND ALONG THE EASTERLY LINE OF SAID HIGHLANDS UNIT NO. 17, A DISTANCE OF 455.03 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16416, PAGE 860 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°09'45" WEST ALONG EASTERLY LINE OF SAID HIGHLANDS UNIT NO. 17 TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5606, PAGE 191 OF CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 819.47 FEET; THENCE NORTH 89°33'09" EAST ALONG THE NORTH LINE OF LAST SAID LANDS TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (COUNTY ROAD NO. 44, A VARIABLE WIDTH RIGHT-OF-WAY), A DISTANCE OF 4.03 FEET, SAID INTERSECTION LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 457.80 FEET, A CENTRAL ANGLE OF 5°43'47" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°41'00" EAST, 45.76 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AN ARC LENGTH OF 45.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45°32'53" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1011.58 FEET, A CENTRAL ANGLE OF 4°17'39" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°57'16" EAST, 75.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AN ARC LENGTH OF 75.81 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 833.50 FEET, A CENTRAL ANGLE OF 19°45'12" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°55'23" EAST, 285.94 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARTS ROAD, AN ARC LENGTH OF 287.36 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 16416, PAGE 860; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE SOUTH 89°32'43" ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 16416, PAGE 860, A DISTANCE OF 513.55 FEET TO THE POINT OF BEGINNING.

PARCEL B

PART OF LOT 2 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP I SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17800, PAGE 643 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95, A 300 FOOT LIMITED ACCESS RIGHT-OF-WAY; THENCE SOUTH 07°33'36" WEST ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 95, A DISTANCE OF 403.86 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK

9516, PAGE 593 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE SOUTH 89°49'29" WEST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 413.30 FEET; THENCE SOUTH 00°07'45" EAST ALONG A WEST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 9516, PAGE 593, A DISTANCE OF 213.53 FEET; THENCE SOUTH 89°59'50" WEST ALONG A NORTH LINE OF SAID OFFICIAL RECORDS BOOK 9516, PAGE 593, A DISTANCE OF 99.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HARTS ROAD; THENCE NORTH 00°15'22" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 136.46 FEET TO AN ANGLE POINT; THENCE NORTH 45°38'20" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HARTS ROAD, A DISTANCE OF 69.28 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17800, PAGE 643; THENCE DEPARTING NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 44°20'16" EAST ALONG THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17800, PAGE 643, A DISTANCE OF 178.01 FEET TO AN ANGLE POINT; THENCE NORTH 00°04'37" WEST ALONG AN EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17800, PAGE 643, A DISTANCE OF 298.92 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17800, PAGE 643; THENCE NORTH 89°31'57" EAST SOUTH LINE THEREOF, A DISTANCE OF 491.95 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED IN PARCEL B CONTAINS 4.90 ACRES, MORE OR LESS.

TOGETHER WITH ALL THE RIGHTS IN AND TO THAT APPURTENANT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7277, PAGE 1898, DUVAL COUNTY, FLORIDA.