

LEGAL DESCRIPTION

RE# 152575 0825

A PORTION OF THE FRANCIS GOODWIN GRANT, SECTION 51, TOWNSHIP 03 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THAT CERTAIN PUMP STATION SITE AS DESCRIBED IN OFFICIAL RECORDS VOLUME 6091, PAGE 294, PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF PARCEL D (A 100.00 FOOT RIGHT-OF-WAY (NOT PHYSICALLY OPEN), AS DESCRIBED IN DEED OF DEDICATION, RECORDED IN OFFICIAL RECORDS VOLUME 6238, PAGE 1331, SAID PUBLIC RECORDS, AND RUN NORTH 82°33'57" WEST, A DISTANCE OF 526.00 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: FIRST COURSE, NORTH 82°33'57" WEST, A DISTANCE OF 34.48 FEET TO THE POINT OF CURVATURE OF A CURVE; SECOND COURSE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2241.83 FEET, AN ARC DISTANCE OF 921.77 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°39'18" WEST, 915.29 FEET; THENCE DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 26°06'47" EAST, A DISTANCE OF 136.13 FEET TO A POINT; RUN THENCE SOUTH 22° 15'03" EAST, A DISTANCE OF 211.50 FEET TO A POINT; RUN THENCE SOUTH 21 °04'32" EAST, A DISTANCE OF 689.47 FEET TO A POINT OF CURVATURE; RUN THENCE SOUTHERLY, ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 9.50 FEET, AN ARC DISTANCE OF 9.95 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 8° 55'28" WEST AND DISTANCE OF 9.50 FEET; RUN THENCE SOUTHERLY, ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 50.50 FEET, AN ARC DISTANCE OF 52.88 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 8°55'28" WEST, AND DISTANCE OF 50.50 FEET; RUN THENCE SOUTH 21 °04'32" EAST, A DISTANCE OF 89.02 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF PARCEL 2A, AS RECORDED IN OFFICIAL RECORDS VOLUME 7610, PAGE 488, SAID PUBLIC RECORDS; RUN THENCE ALONG SAID NORTHWESTERLY BOUNDARY, THE FOLLOWING COURSES: FIRST COURSE, NORTH 46°32'51" EAST, A DISTANCE OF 318.23 FEET TO A POINT OF CURVATURE; SECOND COURSE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 206.00 FEET, AN ARC DISTANCE OF 70.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°47'51" EAST, 69.77 FEET; THIRD COURSE, NORTH 27°02'52" EAST, A DISTANCE OF 350.12 FEET TO THE POINT OF CURVATURE OF A CURVE; FOURTH COURSE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 194.00 FEET, AN ARC DISTANCE OF 21.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30° 14'25" EAST, 21.61 FEET; THENCE DEPARTING FROM SAID WESTERLY BOUNDARY OF PARCEL 2A, RUN NORTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 194.00 FEET, AN ARC DISTANCE OF 88.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°26'01" EAST, 87.28 FEET; RUN THENCE NORTH 07°26'03" EAST, A DISTANCE OF 485.63 FEET TO THE POINT OF BEGINNING.

May 29, 2026

TOGETHER WITH EASEMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR LIBERTY BUSINESS PARK, RECORDED IN OFFICIAL RECORDS BOOK 17615, PAGE 2244, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 18410, PAGE 205 OF DUVAL COUNTY, FLORIDA.

May 29, 2026