

LEGAL DESCRIPTION

July 1, 2024

RE# 003366-0150

A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA. LESS AND EXCEPT ANY PART OF JONES ROAD (AN 80 FOOT R/W, AS NOW ESTABLISHED) AND MAGILL ROAD NORTH (A 60 FOOT R/W, AS NOW ESTABLISHED). MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID JONES ROAD WITH THE SOUTH RIGHT-OF-WAY OF SAID MAGILL ROAD NORTH; THENCE EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF MAGILL ROAD, N. 89°44'18" E., A DISTANCE OF 628.02 FEET TO THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 33; THENCE SOUTH ALONG LAST SAID LINE WEST, S. 00°53'36" W, A DISTANCE OF 630.87 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID JONES ROAD; THENCE WEST, ALONG SAID NORTH LINE, S 89°46'45"W, A DISTANCE OF 630.87 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID JONES ROAD; THENCE NORTH, ALONG LAST SAID EAST LINE, N 01°09'13" E, A DISTANCE OF 628.37 FEET TO THE POINT OF BEGINNING.

RE# 003366-0210

A PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PART OF MAGILL ROAD NORTH (A 60' R/W IS NOW ESTABLISHED), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENSE AT THE INTERESECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID JONES ROAD (AN 80' R/W, AS NOW ESTABLISHED) WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGILL ROAD NORTH; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MAGILL ROAD NORTH, N. 89°44'18"E., A DISTANCE OF 628.02 FEET TO THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 33 AND THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, N. 89°44'18" E, A DISTANCE OF 154.00 FEET; THEN SOUTH, S. 00°53'36" W, A DISTANCE OF 282.86 FEET; THENCE WEST, S 89°44'18" W, A DISTANCE OF 154.00 FEET TO THE AFOREMENTIONED WEST LINE OF THE NORHTEAST ¼ OF THE NORHTWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 33; THENCE NORTH, ALONG LAST SAID WEST LINE, N 00°53'36" E, A DISTANCE OF 282.86 FEET TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF MAGILL ROAD NORTH AND THE POINT OF BEGINNING.

RE# 003366-0220

A PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PART OF

MAGILL ROAD NORTH OR MAGILL ROAD EAST, BOTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID JONES ROAD (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTH RIGHT-OF-WAY OF SAID MAGILL ROAD NORTH; THENCE EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF MAGILL ROAD NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), N. 89°44'18" E, A DISTANCE OF 628.02 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE EAST, ALONG SAID SOUTH LINE, N. 89°44'18" E., A DISTANCE OF 637.79 FEET TO THE SAID WEST LINE OF MAGILL ROAD EAST; THENCE SOUTH, ALONG SAID WEST LINE, S. 00°37'24" W., A DISTANCE OF 629.16 FEET; THENCE WEST, S. 89°46'45" W., A DISTANCE OF 640.75 FEET; TO THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 33; THENCE NORTH ALONG LAST SAID LINE NORTH, N. 00°53'36" E., A DISTANCE OF 628.76 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF MAGILL ROAD NORTH AND THE POINT OF BEGINNING.

RE# 003366-0050

THE SOUTHEAST ¼ OF THE NORHTWEST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PART OF MAGILL ROAD EAST, (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF TH EAST RIGHT-OF-WAY LINE OF SAID JONES ROAD (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTH RIGHT-OF-WAY OF SAID MAGILL ROAD NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF MAGILL ROAD NORTH, N. 89°44'18" E., A DISTANCE 1265.81 FEET TO THE WEST LINE OF SAID MAGILL ROAD EAST; THENCE SOUTH ALONG SAID WEST LINE, S. 00°37'24" W., A DISTANCE OF 629.16 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH, ALONG SAID WEST LINE, S. 00°37'24" W., A DISTANCE OF 658.93 FEET TO THE NORTH LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 33; THENCE WEST, ALONG SAID NORTH LINE, S. 89°48'52" W., A DISTANCE OF 643.84 FEET TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 33; THENCE NORTH, ALONG SAID EAST LINE, N. 00°53'36" E., A DISTANCE OF 658.59 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 33; THENCE EAST, ALONG SAID SOUTH LINE, N. 89°46'45" E., A DISTANCE OF 640.75 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF MAGILL ROAD EAST AND THE POINT OF BEGINNING.