

August 18, 2021

Legal Description

All of the lands owned by RMM Ventures, LLP, and described as Parcels 106260-0000, 108138-0000, 106256-1000, 106256-0010 and 106256-2000 according to the records of the Duval County Property Appraiser, more particularly, collectively described as:

Part of Lot 3, Subdivision of Part of G.N. Tison Estate as recorded in Plat Book 6, page 71, and

PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF OWENS ROAD (A 66.0 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 88°08'13" EAST, 533.98 FEET. ALONG THE NORTH LINE OF SAID OWENS ROAD, TO THE POINT OF BEGINNING; THENCE NORTH 00°25'27" WEST, 2431.56 FEET; THENCE SOUTH 88°50'31" WEST, 312.99 FEET; THENCE NORTH 00°04'02" WEST, 191.90 FEET; THENCE NORTH 00°29'46" WEST, 770.02 FEET; THENCE NORTH 88°50'31" EAST, 2723.68 FEET, TO THE WEST LINE OF I-95 (A 300.0 FOOT LIMITED ACCESS RIGHT- OF- WAY); THENCE SOUTH 22°04'17" WEST, 2299.58 FEET, ALONG THE WEST LINE OF SAID I-95, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 11,609.16 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE WEST LINE OF SAID I-95, THROUGH A CENTRAL ANGLE OF 03°38'22", AN ARC DISTANCE OF 737.43 FEET (CHORD BEARING AND DISTANCE OF SOUTH 20°15'06" WEST, 737.31 FEET); THENCE DEPARTING THE WEST LINE OF SAID I-95, SOUTH 85°10'15" WEST, 450.41 FEET; THENCE SOUTH 00°40'21" EAST, 311.08 FEET, TO THE NORTH LINE OF OWENS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 83°41'22" WEST, 148.23 FEET, ALONG SAID NORTH LINE, TO AN ANGLE POINT; THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 84°51'59" WEST, 271.57 FEET, TO A TRANSITION POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 01°51'47" EAST, 17.00 FEET, ALONG SAID TRANSITION, TO THE NORTH LINE OF OWENS ROAD (A 66.0 FOOT RIGHT-OF-WAY), THENCE SOUTH 88°08'13" WEST, 301.53 FEET, ALONG THE NORTH LINE OF SAID OWENS ROAD, TO THE POINT OF BEGINNING,

Less and except therefrom any lands adjacent to the above described land that has been taken by the JEA, the Florida Department of Transportation, or that lies within any road right-of-way.