

LEGAL DESCRIPTION

The following described land situate, lying and being in the County of Duval, State of Florida.

A portion of the Sarah Bowden Grant, Section 46, Township 4 South, Range 27 East, together with a portion of the W.J. Lofton Grant, Section 47, Township 4 South, Range 27 East, and a portion of JULINGTON HILLS UNIT TWO, as recorded in Plat Book 28, pages 35, 35A and 35 B of the Current Public Records of Duval County, Florida, said plat being Vacated by the Board-of County Commissioners, December 9, 1963, in County Commissioners Minute Book 71-34 and being more particularly described as follows: COMMENCE at the Southwest corner of Tract 'B', Block 13 of said JULINGTON HILLS UNIT TWO; thence North 00°11'18" East, along the Easterly Right of Way line of STATE ROAD No. 13, (as now established) a distance of 125.00 feet; thence North 89°47'02" East 20.00 feet to a point situate in the aforementioned Easterly Right of Way line of STATE ROAD No. 13 (as established for a 120 foot Right of Way); thence North 00°11'18" East, along last said line, 875.71 feet to the POINT OF BEGINNING; thence continue North 00°11'18" East and continuing along last said line, 107.60 feet; thence North 68°50'54" East 532.52 feet to a point; thence South 00°11'18" West, a distance of 292.70 feet; thence North 89°48'42" West a distance of 499.37 feet, to the POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION AS CONVEYED IN O.R. BOOK 11639, PAGE 2368, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS:

ACCESS, INGRESS and EGRESS PROPERTY (Exhibit 'F') Easement 'A", as per O.R. Vol. 8890, page 435 et seq and SANITARY SEWER SYSTEM PROPERTY (Exhibit 'D') Easement 'A", as per O.R. Vol. 8890, page 435 et seq

A portion of the W. J. Lofton Grant, Section 47, and a portion of the Sarah Bowden Grant, Section 46, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida, and also being a portion of Julington Hills Unit 2, as recorded in Plat Book 28, Pages 35 through 35B (inclusive) of the Current Public Records of Duval County, Florida, said plat being vacated by the Board of County Commissioners, December 9, 1963 in County Commissioners Book 71-34, all being more particularly described as follows: COMMENCE at the Southwest corner of Tract 'B" Block 13, said plat of Julington Hills Unit 2; run thence North 00°11'18" East, along the former Easterly right of way line of State Road No. 13 and/or San Jose Boulevard (a 100 foot right of way as established at this point), a distance of 125.00 feet; run thence North 89°47'02" East, a distance of 20.00 feet to a point situate in the present Easterly right of way line of State Road No. 13 and/or San Jose Boulevard (as established for a width of 120 feet); run thence North 00°11'18" East, along said present Easterly right of way line, a distance of 351.56 feet to the POINT OF BEGINNING; from the Point of Beginning thus described run thence North 00°11'18" East, along the aforesaid present Easterly right of way line of State Road No. 13, a distance of 809.15 feet to the Northwesterly corner of those certain lands described in Official Records Volume 5946, Page 167 of said Current Public Records; run thence North 69°55'38" East, along the Northerly line of said last mentioned lands, 63.96 feet to a point lying 60 feet Easterly of, when measured at right angles to, the aforesaid present Easterly right of way line of State Road No.13; run thence South 00°11'18" West, parallel with, and 60 feet Easterly of aforesaid Easterly right of way line of State Road No. 13, a distance of 831.30 feet to a point: run thence North 89°48'42" West, a distance of 50.00 feet to the POINT OF BEGINNING.

ACCESS, INGRESS and EGRESS PROPERTY (Exhibit 'F') Easement 'B", as per O.R. Vol. 8890, page 435 et seq and SANITARY SEWER SYSTEM. PROPERTY (Exhibit 'D') Easement 'B", as per O.R. Vol. 8890, page 435 et seq

A 60 foot easement for ingress and egress purposes and being a portion of the W. J. Lofton Grant, Section 47, together with a portion of Sarah Bowden Grant, Section 46, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida, and also being a portion of Julington Hills Unit 2, as recorded in Plat Book 28, Pages 35 through 35B (inclusive, of the Current Public Records of Duval County, Florida, said plat being vacated by the Board of County Commissioners, December 9, 1963 in County Commissioners Minute Book 71-34, all being more particularly described as follows: COMMENCE at the Southwest corner of Tract 'B', Block 13, said plat of Julington Hills Unit 2; thence North 00°11'18" East along the former Easterly right of way line of State Road No. 13 and/or San Jose Boulevard (a 100 foot right of way at this point), a distance of 125.00 feet; thence North 89°47'02" East, and continuing along said right of way line a distance of 20.00 feet to a point situate in the present Easterly right of way line of said State Road No. 13 and/or San Jose Boulevard (as established for a width of 120 feet); run thence North 00°11'18" East along said present Easterly right of way line, a distance of 321.56 feet to the POINT OF BEGINNING of the lands herein described; from the Point of Beginning thus described, continue North 00°11'18" East, along aforesaid present Easterly right of way line, a distance of 60.00 feet to a point; run thence South 89°48'24" East, a distance of 258.48 feet to a point, run thence South 00°11'18" West, a distance of 60.00 feet to a point; run thence North 89°48'42" West, a distance of 258.48 feet to the POINT OF BEGINNING.

STORMWATER MANAGEMENT SYSTEM PROPERTY (Exhibit 'E') Easement 'C', as per O.R. Vol. 8890, page 435 et seq

A portion of the Sarah Bowden Grant, Section 46, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida, and also being a portion of Julington Hills Unit 2, as recorded in Plat Book 28, Pages 35 through 35B (inclusive) of the Current Public Records of Duval County, Florida, said plat being vacated by the Board of County Commissioners, December 9, 1963 in County Commissioners Book 71-34, all being more particularly described as follows: COMMENCE at the Southwest corner of Tract 'B', Block 13, said plat of Julington Hills Unit 2; run thence North 00°11'18" East, along the former Easterly right of way line of State Road No. 13 and/or San Jose Boulevard (a 100 foot right of way as established at this point), a distance of 125.00 feet; run thence North 89°47'02" East, a distance of 20.00 feet to a point situate in the present Easterly right of way line of State Road No. 13 and/or San Jose Boulevard (as established for a width of 120 feet); run thence North 00°11'18" East, along said present Easterly right of way line, a distance of 351.56 feet; run thence South 89°48'42" East, a distance of 258.48 feet to the POINT OF BEGINNING; from the Point of Beginning thus described, run thence North 00°11'18" East, a distance of 10.00 feet; run thence South 89°48'42" East, a distance of 240.88 feet; run thence South 00°11'22' West, to the Westerly line of Julington Hills Unit Three, as recorded in Plat Book 37, Pages 46 and 46A of solo Public Records, a distance of 20.00 feet; run thence North 89°48'42" West, a distance of 240.88 feet; run thence North 00°11'18" East, a distance of 10.00 feet to the POINT OF BEGINNING.

STORMWATER MANAGEMENT SYSTEM PROPERTY (Exhibit 'E') Easement 'D', as per O.R. Vol. 8890, page 435 et seq

A portion of the W. J. Lofton Grant, Section 47, and a portion of the Sarah Bowden Grant, Section 46, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida, and also being a portion of Julington Hills Unit 2, as recorded in Plat Book 28, Pages 35 through 35B (inclusive) of the Current Public Records of Duval County, Florida, said plat being vacated by the Board of County Commissioners, December 9, 1963 in County Commissioners Book 71-34, all being more particularly described as follows: COMMENCE at the Southwest corner of Tract 'B', Block 13, said plat of Julington Hills Unit 2; run thence North 00°11'18" East, along the former Easterly right of way line of State Road No. 13 and/or San Jose Boulevard (a 100 foot right of way as established at this point), a distance of 125.00 feet; run thence North 89°47'02" East, a distance of 20.00 feet to a point situate in the present Easterly right of way line of State Road No. 13 and/or San Jose Boulevard (as established for a width of 120 feet); run thence North 89°47'02" East, a distance of 238.02 feet to the POINT OF BEGINNING; run thence North 00°11'18" East, a distance of 21.30 feet, to the Southerly line of that D.O.T. Parcel No. 203 (Storm Water Retention Area) as recorded in that Warranty Deed from Florida Solutions, Inc., to the Florida Department of Transportation, recorded in Official Records Volume 8302, Page 850 of the Current Public Records of said County, run thence along the Southerly, then Easterly boundary lines of said Deeds, the following three (3) courses and distances: Course No. 1: North 89°47'02" East, a distance of 236.35 feet to a point; Course No. 2: run thence North 00°11'22" East, a distance of 46.60 feet to a point; Course No. 3: run thence North 25°09'16" West, a distance of 95.80 feet to a point: run thence North 00°11'22" East, a distance of 986.08 feet to a point on the Northerly line of those lands describes and recorded in Official Records Volume 6131, Page 2227 of said Public Records; run thence North 69°55'38" East, along last said line, a distance of 70.35 feet to a point on the Westerly line of Julington Hills Unit Three, as recorded in Plat Book 37, Pages 46 and 46A of said Current Public Records; run thence South 00°11'22" West, along last said line, a distance of 1164.74 feet to a found 4 inch by 4 inch Concrete Monument (P.L.S. No. 2976); run thence South 89°47'02" West, a distance of 261.35 feet to the POINT OF BEGINNING. ACCESS, INGRESS and EGRESS PROPERTY (Exhibit 'F') Easement 'E', as per O.R. Vol. 8890, page 435 et seq

A portion of the Sarah Bowden Grant, Section 46, Township 4 South Range 27 East, Duval County, Florida and also a portion of Julington Hills Unit Two, as recorded in Plat Book 28, Pages 35 through 35B, inclusive, of the Current Public Records of said county, said plat being vacated by the Board of County Commissioners, December 9, 1963 in County Commissioners Book 71-34, all being more particularly described as follows:

COMMENCE at the, Southwest corner of Tract 'B', Block 13 of sold plat of Julington Hills Unit Two; thence North 00°11'18" East, along the former Easterly right of way line of State Road No. 13 and/or San Jose Boulevard (a 100 foot right of way as presently established at this point), 125.00 feet; thence North 89°47'02" East, 20.00 feet to a point lying on the present Easterly right of way line of State Road No. 13 and/or San Jose Boulevard (as established for a width of 120 feet); thence North 00°11'18" East, along said present Easterly right of way line, 351.56 feet; thence South 89°48'42" East, 433.36 feet; thence South 00°11' 22" West, 10.00 feet to the POINT OF BEGINNING; thence continue South 00°11'22" West, 183.73 feet; thence North 25°09'16" West, 14.53 feet; thence South 89°47'02" West, 3.78 feet; thence North 00°11'22" East, 170.63 feet; thence South 89°48'42" East, 10.00 feet to the POINT OF BEGINNING.

Parcel Identification Number: 159181-0150