

LEGAL DISCRPTION

October 27, 2023

PARCEL 1:

PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY INTERSECTION OF SCARBOROUGH ROAD AND LANIER ROAD, THENCE NORTH 89'4 7' EAST ALONG NORTHERLY RIGHT OF WAY LINE OF SCARBOROUGH ROAD,
200 FEET TO A POINT; THENCE NORTH 1 00' WEST, 100 FEET TO A POINT; THENCE SOUTH 39'47' WEST, 200 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LANIER ROAD;
THENCE SOUTH 1 00' EAST, 100 FEET TO THE POINT OF BEGINNING

PARCEL 2:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING AND BEING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 27 EAST, RUN EAST ALONG THE SOUTH LINE OF SAID SW ¼ OF NE ¼ A DISTANCE OF 160 FEET; THENCE NORTH 60 FEET TO THE NORTH RIGHT OF WAY LINE OF SCARBOROUGH ROAD TO THE POINT OF BEGINNING;
RUN THENCE EAST ALONG THE NORTH LINE OF SCARBOROUGH ROAD 91 FEET MORE OR LESS TO A FENCE; THENCE NORTH 130 FEET: THENCE WEST PARALLEL WITH THE NORTH LINE OF SCARBOROUGH ROAD FOR A DISTANCE OF 91 FEET; THENCE RUN SOUTH 130 FEET TO THE POINT OF BEGINNING. THE AFORESAID LAND BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS 2702, PAGE 739 AND OFFICIAL RECORDS 3089, PAGE 900 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF KITLER ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED WITH THE EAST RIGHT
OF WAY LINE OF LANIER ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, ALSO SAID POINT IS ON THE NORTH LINE OF SAID SOUTHWEST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 27, THENCE NORTH 89' 46' 00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF KITLER ROAD, A DISTANCE OF 1260.19 FEET
TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 AND SAID POINT ALSO BEING THE NORTHEAST CORNER OF THOSE
LANDS
AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3388, PAGE 529 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00' 53' 54" EAST ALONG THE EASTERLY
LINE OF
SAID LANDS, A DISTANCE OF 600.32 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND SAID POINT ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED
IN OFFICIAL RECORDS VOLUME 2401, PAGE 95 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89' 47' 39" WEST, ALONG THE NORTH LINE OF SAID LANDS AS
DESCRIBED IN
OFFICIAL RECORDS VOLUME 2401, PAGE 95 AND SAID LINE ALSO BEING THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3388, PAGE 529, A
DISTANCE OF
809.13 FEET; THENCE NORTH 01'02'21" WEST, A DISTANCE OF 281.00 FEET; THENCE SOUTH 39'47'39" WEST, A DISTANCE OF 449.60 FEET TO THE INTERSECTION WITH SAID EAST
RIGHT OF
WAY LINE OF LANIER ROAD: THENCE NORTH 01' 01' 21" WEST, A DISTANCE OF 318.73 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 27 EAST OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF SCARBOROUGH ROAD WITH THE EASTERLY LINE OF LANIER ROAD; RUN THENCE NORTH 1 00' WEST ALONG THE SAID EASTERLY LINE OF LANIER ROAD, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 1 00' WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 559.75 FEET; THENCE NORTH 89'46'20" EAST, A DISTANCE OF 1260.0 FEET; THENCE SOUTH 1'00' EAST, A DISTANCE OF 660.0 FEET TO THE NORTHERLY LINE OF SAID SCARBOROUGH ROAD; THENCE SOUTH 89'47' WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 669 FEET; THENCE NORTH 1-00' WEST, A DISTANCE OF 130 FEET; THENCE SOUTH 39'47' WEST, A DISTANCE OF 291 FEET; THENCE SOUTH 1 00' EAST, A DISTANCE OF 130 FEET TO THE NORTHERLY LINE OF SAID SCARBOROUGH ROAD, THENCE SOUTH 89'47' WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 100 FEET; THENCE NORTH 1'00' WEST, A DISTANCE OF 100 FEET; THENCE SOUTH 89'47' WEST, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15590, PAGE 2140, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF KITLER ROAD, PRESENTLY ESTABLISHED AS HAVING A 60 FOOT RIGHT OF WAY, AND THE EAST RIGHT OF WAY LINE OF LANIER ROAD, PRESENTLY ESTABLISHED AS HAVING A 60 FOOT RIGHT OF WAY; ALSO SAID POINT IS ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27. THENCE NORTH 89 DEGREES 46 MINUTES EAST ALONG THE SAID SOUTH LINE OF KITLER ROAD A DISTANCE OF 1260.45 FEET TO THE NORTHEAST COMER OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THENCE SOUTH 1 DEGREE 00 MINUTES EAST A DISTANCE OF 600 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES WEST A DISTANCE OF 1260.22 FEET TO THE
EAST LINE OF LANIER ROAD; THENCE NORTH 1 DEGREE 00 MINUTES WEST ALONG THE EAST LINE OF LANIER ROAD A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF KITLER ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED WITH THE EAST RIGHT OF WAY LINE OF LANIER ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, ALSO SAID POINT IS ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, THENCE NORTH 89'46'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF KITLER ROAD, A DISTANCE OF 1260.19 FEET TO THE NORTHEAST COMER OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 AND SAID POINT ALSO BEING THE NORTHEAST COMER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3388, PAGE 529 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00'53' 54" EAST ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 600.32 FEET TO THE SOUTHEAST COMER OF SAID LANDS AND SAID POINT ALSO BEING THE NORTHEAST COMER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2401, PAGE 95 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89'47'39" WEST, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2401, PAGE 95 AND SAID LINE ALSO BEING THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3388, PAGE 529, A DISTANCE OF 809.13 FEET; THENCE NORTH 01'02'21" WEST, A DISTANCE OF 281.00 FEET; THENCE SOUTH 39'47'39" WEST, A DISTANCE OF 449.60 FEET TO THE INTERSECTION WITH SAID EAST RIGHT OF WAY LINE OF LANIER ROAD; THENCE NORTH 01 '02'21" WEST, A DISTANCE OF 318.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN DEED OF DEDICATION RECORDED IN OFFICIAL RECORDS VOLUME 7257, PAGE 2232 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.