

Legal Description

PARCEL 1

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST (A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE EASTERLY LINE OF SAID SECTION 42; THENCE NORTH 05°22'27" EAST, ALONG SAID EASTERLY LINE OF SECTION 42, A DISTANCE OF 503.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4534, PAGE 765, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°42'52" WEST, ALONG LAST SAID LINE, 568.32 FEET, TO THE NORTHERLY LINE OF A 66 FOOT EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4530, PAGE 591, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 66.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 581.82 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 05°22'15" EAST, 359.32 FEET; THENCE NORTH 87°37'14" WEST, 231.46 FEET; THENCE NORTH 15°21'26" WEST, 543.21 FEET; THENCE NORTH 07°53'59" EAST, 319.68 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 2243.64 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15043, PAGE 670, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 41°51'25" WEST, ALONG LAST SAID LINE, 400.86 FEET; THENCE SOUTH 80°45'16" WEST, CONTINUING ALONG LAST SAID LINE, 631.65 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16407, PAGE 1379, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°02'11" EAST, ALONG LAST SAID LINE, 2434.75 FEET; THENCE SOUTH 00°25'41" EAST, CONTINUING ALONG LAST SAID LINE, 2050 FEET, MORE OR LESS, TO THE CENTERLINE OF A BRANCH; THENCE NORTHEASTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 400 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH; THENCE EASTERLY, NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, SOUTHEASTERLY, SOUTHERLY AND WESTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 5,000 FEET, MORE OR LESS, TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, SAID LINE BEARING NORTH 84°37'10" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 84°37'10" EAST, 250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 205 ACRES, MORE OR LESS.

July 15, 2021

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Together with:

A PORTION OF LOT 1, TISONS SUBDIVISION OF THE G.R. FAIRBANKS TRACT IN THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, PLAT BOOK 1, PAGE 150, OF SAID COUNTY, THENCE NORTH 00°52'29" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74 OF SAID CURRENT PUBLIC RECORDS, 670 FEET MORE OR LESS, TO THE CENTERLINE OF A CREEK, ALSO BEING THE NORTHWESTERLY LINE OF LAST SAID LANDS; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE OF A CREEK AND THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74, 300 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74; THENCE SOUTH 87°52'01" EAST, 10 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH, ALSO BEING THE SOUTHWESTERLY LINE OF LEXINGTON PARK PHASE TWO, AS RECORDED IN PLAT BOOK 64, PAGES 38 THROUGH 47, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, 1700 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF AFORESAID LOT 1; THENCE NORTH 84°00'52" WEST, ALONG LAST SAID LINE, 880 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

July 15, 2021

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