

**LEGAL DESCRIPTION**

**December 1, 2022**

RE # 129512-0010 (PUD 2018-0759-E)

BEING A PART OF SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, ALSO A PORTION OF THOSE LANDS DESCRIBED IN DEED BOOK 519, PAGE 187, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY CORNER OF LOT 12 AS SHOWN ON THE PLAT OF LIVE OAK MANOR. AS RECORDED IN PLAT BOOK 20, PAGE 86, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF LIVE OAK LANE, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY, RUN THENCE SOUTH S4 DEGREES 08 MINUTES 23 SECONDS WEST, A DISTANCE OF 130.38 FEET; THENCE SOUTH 35 DEGREES S4 MINUTES 37 SECONDS EAST, A DISTANCE OF 234.98 FEET MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (COUNTY ROAD NO. 2, STATE ROAD NO. 10), AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY; THENCE NORTH 75 DEGREES 40 MINUTES 211 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD A DISTANCE OF 55.12 FEET TO THE P.C. OF CURVE; SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 6817.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 15.01 FEET MORE OR LESS TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF LIVE OAK LANE, AFOREMENTIONED SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 17 MINUTES 08 SECONDS EAST, CHORD DISTANCE OF 15.01 FEET; THENCE NORTH 35 DEGREES 54 MINUTES 37 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LIVE OAK LANE, A DISTANCE OF 2115.99 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART OF A CERTAIN 60 FOOT ROADWAY DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2934, PAGE 854.

RE # 129693-0000 (PUD 2012-0425-E)

LOT 8, LIVE OAK MANOR, UNIT NO. 2, AS RECORDED IN PLAT BOOK 21, PAGE 18, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

(PUD 1997-0834-E)

**PARCEL 1**

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, HIGHLAND PLACE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 87, CURRENT PUBLIC RECORDS, DUVAL COUNTY,

FLORIDA.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY A FEE SIMPLE INTEREST IN AND TO 18 RECTANGULAR PARCELS OF LAND FOR PIER FOOTINGS SUPPORTING AN ELEVATED VEHICULAR ROADWAY, THE CENTERLINE OF WHICH ROADWAY IS DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PROPERTY, 20.22 FEET WESTERLY FROM THE SOUTHEATERLY CORNER OF SAID PROPERTY; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,762.95 FEET, A DISTANCE OF 519.38 FEET TO THE POINT OF TANGENCY; THENCE NORTH 31 DEGREES 34 MINUTES 15 SECONDS WEST A DISTANCE OF 225 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY HIGH WATER MARK OF THE ST. JOHNS RIVER BEING THE NORTHERLY LINE OF THE FEE PARCEL.

THE PARCELS FOR SAID PIER FOOTINGS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID ROADWAY CENTERLINE 53.88 FEET NORTHERLY OF SAID SOUTHERLY PROPERTY LINE AND THENCE AT THAT POINT AND NORTHERLY AT INTERVALS OF 59 FEET BETWEEN THE INTERSECTION OF PARCEL CENTERLINES WITH SAID ROADWAY CENTERLINE TEN PARCELS (FIVE ON EACH SIDE OF SAID CENTERLINE), THE GEOMETRIC CENTERS OF WHICH PARCELS LIE 17.25 FEET NORTHEASTERLY AND SOUTHWESTERLY, MEASURED RADially, FROM SAID ROADWAY CENTERLINE, EACH PARCEL MEASURING 9 FEET PARALLEL AND 9 FEET PERPENDICULAR TO SAID PARCEL CENTERLINES, EACH PARCEL CONTAINING 81 SQUARE FEET; THENCE NORTHERLY 59 FEET TO THE INTERSECTION OF SAID ROADWAY CENTERLINE WITH THE CENTERLINE OF A PAIR OF PARCELS WHOSE GEOMETRIC CENTERS LIE 16.5 FEET NORTHEASTERLY AND SOUTHWESTERLY, MEASURED RADially, FROM SAID ROADWAY CENTERLINE, EACH PARCEL MEASURING 16 FEET PARALLEL AND 13 FEET PERPENDICULAR TO THE CENTERLINE OF THE PARCELS, EACH PARCEL CONTAINING 208 SQUARE FEET; THENCE NORTHERLY 101 FEET TO THE INTERSECTION OF SAID ROADWAY CENTERLINE WITH THE CENTERLINE OF A PAIR OF PARCELS WHOSE GEOMETRIC CENTERS LIE 16.5 FEET NORTHEASTERLY AND SOUTHWESTERLY, MEASURED RADially, FROM SAID ROADWAY CENTERLINE, EACH PARCEL MEASURING 17.5 FEET PARALLEL AND 17.5 FEET PERPENDICULAR TO THE CENTERLINE OF THE PARCELS, EACH PARCEL CONTAINING 306.25 SQUARE FEET; THENCE NORTHERLY 100 FEET TO THE INTERSECTION OF SAID ROADWAY CENTERLINE WITH THE CENTERLINE OF A PAIR OF PARCELS WHOSE GEOMETRIC CENTERS LIE 16.5 FEET NORTHEASTERLY AND SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ROADWAY CENTERLINE, EACH PARCEL MEASURING 16 FEET PARALLEL AND 15 FEET PERPENDICULAR TO THE CENTERLINE OF THE PARCELS, EACH PARCEL CONTAINING 240 SQUARE FEET; THENCE NORTHERLY 100 FEET TO THE INTERSECTION OF SAID ROADWAY CENTERLINE WITH THE CENTERLINE OF A PAIR OF PARCELS WHOSE GEOMETRIC CENTERS LIE 16.5 FEET NORTHEASTERLY AND SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ROADWAY CENTERLINE, EACH PARCEL MEASURING 16 FEET PARALLEL AND 19 FEET PERPENDICULAR TO THE CENTERLINE OF THE PARCELS, EACH PARCEL CONTAINING 304 SQUARE FEET.

IN ADDITION, A FEE SIMPLE INTEREST IN AND TO A TRIANGULAR PARCEL OF LAND FOR A

PORTION OF A PIER FOOTING SUPPORTING SAID VEHICULAR ROADWAY AND FOR A PORTION OF AN ELECTRICAL SUBSTATION, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE ABOVE-DESCRIBED PROPERTY, THENCE ALONG THE SOUTHERLY LINE OF SAID FEE PARCEL, PREVIOUSLY RECORDED AS BEARING SOUTH 55 DEGREES 55 MINUTES WEST, A DISTANCE OF 35.7 FEET TO A POINT; THENCE NORTHEASTERLY, A DISTANCE OF 36 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY; THAT IS 9.1 FEET NORTHERLY FROM THE POINT OF BEGINNING AS MEASURED ALONG SAID EASTERLY LINE, THENCE ALONG SAID EASTERLY LINE, PREVIOUSLY RECORDED AS BEARING SOUTH 39 DEGREES 10 MINUTES EAST A DISTANCE OF 9.1 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 158 SQUARE FEET, MORE OR LESS.

PARCEL 2

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

PART OF THE R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SUBDIVISION KNOWN AS LIVE OAK MANOR, UNIT NO. 2 AS PLATTED AND RECORDED IN PLAT BOOK 21 PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE WESTERLY LINE OF A PRIVATE DRIVEWAY KNOWN LOCALLY AS ELMO STREET, RUN THENCE SOUTH 55 DEGREES 59 MINUTES 22 SECONDS WEST LONG THE SOUTH LINE OF SAID LIVE OAK MANOR UNIT NO. 2, 118.74 FEET TO A PERMANENT REFERENCE MONUMENT; RUN THENCE SOUTH 56 DEGREES WEST ALONG THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 2, PAGE 378, CURRENT PUBLIC RECORDS, A DISTANCE OF 266.26 FEET TO A POINT; RUN THENCE EASTERLY TO A POINT ON THE WESTERLY LINE OF THE PRIVATE DRIVEWAY, KNOWN AS ELMO STREET WHICH IS 430 FEET SOUTHERLY FROM THE POINT OF BEGINNING, AS MEASURED ALONG THE WESTERLY LINE OF ELMO STREET; RUN THENCE NORTHERLY ALONG THE WESTERLY LINE OF ELMO STREET 430 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 1.90 ACRES, MORE OR LESS.

PARCEL 3

THAT PORTION OF HIGHLAND AVENUE COUNTY ROAD NO. 299, LYING BETWEEN THE NORTHERLY RIGHT OF WAY OF HALLADAY LANE, COUNTY ROAD NO. 1133, AND THE SOUTHERLY BANK OF THE ST. JOHNS RIVER ALL LOCATED WITHIN THE REUBEN HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AS CLOSED AND ABANDONED BY RESOLUTION OF COUNTY COMMISSIONERS ADOPTED AUGUST 13, 1968 AND RECORDED IN OFFICIAL RECORDS VOLUME 2908, PAGE 55, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 4

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

PART OF THE R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED IN DEED BOOK 2, PAGE 378 AND DEED BOOK 2, PAGE 384, CURRENT PUBLIC RECORDS DUVAL COUNTY, FLORIDA.

EXCEPTING THEREFROM PART IN DEED BOOK T, PAGES 217 & 218 OF THE FORMER PUBLIC RECORDS DUVAL COUNTY, FLORIDA AND FURTHER EXCEPTING PART TAKEN BY THE JACKSONVILLE EXPRESSWAY AUTHORITY IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS VOLUME 2560, PAGE 576, CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA.

PARCEL 5

A TRACT OF LAND IN THE R. HOGAN GRANT, SECTION FORTY-TWO (42), TOWNSHIP TWO (2) SOUTH, RANGE TWENTY-SEVEN (27) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT A PERMANENT REFERENCE MONUMENT, LOCATED AT THE EXTREME WESTERLY CORNER OF LOT SEVEN (7), LIVE OAK MANOR UNIT NO. 2, ACCORDING TO THE PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 21, PAGE 18, AND RUN NORTHEASTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID LIVE OAK MANOR UNIT NO. 2, AS FOLLOWS: FIRST COURSE, NORTH FIFTY-FOUR (54) DEGREES FOUR (4) MINUTES FORTY (40) SECONDS EAST, A DISTANCE OF ONE HUNDRED TEN AND SIXTY-ONE HUNDRETHS (110.61) FEET TO THE EXTREME NORTHERLY CORNER OF SAID LOT SEVEN (7); SECOND COURSE, NORTH THIRTY-FIVE (35) DEGREES FIFTY-TWO (52) MINUTES FIFTY (50) SECONDS WEST, A DISTANCE OF SIXTY (60.00) FEET TO A POINT; THIRD COURSE, NORTH FIFTY-FOUR (54) DEGREES SEVEN (7) MINUTES TEN (10) SECONDS EAST A DISTANCE OF TWO HUNDRED FORTY-FOUR AND THIRTY-FOUR HUNDRETHS (244.34) FEET TO A POINT OF CURVATURE; FOURTH COURSE, EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF EIGHTY (80) FEET, A CHORD DISTANCE OF NINETY-SEVEN AND NINETY-EIGHT HUNDRETHS (97.95) FEET TO THE EXTREME WESTERLY CORNER OF LOT TWENTY-TWO (22), IN SAID LIVE OAK MANOR UNIT NO. 2, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH EIGHTY-EIGHT (88) DEGREES SEVEN (7) MINUTES FIFTY (50) SECONDS EAST; FIFTH COURSE NORTH FIFTY-FOUR (54) DEGREES SEVEN (7) MINUTES FORTY (40) SECONDS EAST ALONG THE NORTHWESTERLY BOUNDARY OF LOT TWENTY-TWO (22), A DISTANCE OF ONE HUNDRED EIGHTEEN AND FIFTY-EIGHT HUNDRETHS (118.58) FEET TO A POINT; RUN THENCE NORTH THIRTY-FIVE (35) DEGREES FIFTY-TWO (52) MINUTES FIFTY (50) SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF GLENCARRY UNIT 2, ACCORDING TO ACCORDING TO PLAT RECORDED IN SAID PUBLIC RECORDS IN PLAT BOOK 19, PAGE 86, A DISTANCE OF NINE HUNDRED THIRTY-FIVE (935) FEET, MORE OR LESS, TO THE WATERS OF THE ST JOHNS RIVER; RUN THENCE SOUTHWESTERLY ALONG SAID WATER, FOLLOWING THE MEANDERING OF SAME, A DISTANCE OF FIVE HUNDRED SIXTY (560) FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH THIRTY-FIVE (35) DEGREES NINETEEN (19) MINUTES ZERO (0)

SECONDS WEST FROM THE POINT OF BEGINNING; RUN THENCE SOUTHTHIRTY-FIVE (35) DEGREES NINETEEN (19) MINUTES ZERO (0) SECONDS EAST A DISTANCE OF EIGHT HUNDRED NINETY-THREE (893) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PART PREVIOUSLY CONVEYED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 5634, PAGE 1280, CURRENT PUBLIC RECORDS DUVAL COUNTY, FLORIDA.

PARCEL 6

PARCEL A

A PART OF THE R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 14, I.IVE OAK MANOR, UNIT NO. 2, RECORDED IN PLAT BOOK 21, PAGE 18; THENCE SOUTH 36°23'02" EAST 80.60 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 TO ITS MOST SOUTHERLY CORNER; THENCE SOUTH 49°40' WEST 6.69 FEET TO AN IRON AT THE MOST WESTERLY CORNER OF DEED BOOK 1211, PAGE 51; THENCE SOUTH 35°15'40" EAST 146.6 FEET TO THE MOST SOUTHERLY CORNER OF SAID DEED BOOK 1211, PAGE 51, MARKED BY AN IRON IN CONCRETE AND THE POINT OF BEGINNING; THENCE SOUTH 35°15'40" EAST 406.28 FEET TO AN IRON IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100.0 FOOT RIGHT-OF-WAY) THENCE ALONG THE SAID RIGHT-OF-WAY OF ATLANTIC BOULEVARD NORTH 75°23' EAST 105.10 FEET TO AN IRON; THENCE NORTH 36°10'20" WEST 274. 47 FEET ALONG A FENCE TO AN IRON; THENCE SOUTH 52°48'40" EAST 50.0 FEET TO AN IRON; THENCE NORTH 36°10'20" WEST 86.0 FEET TO AN IRON; THENCE NORTH 52°48'40" WEST 50.0 FEET TO AN IRON; THENCE NORTH 36°10'20" WEST 86.0 FEET TO AN IRON; THENCE SOUTH 52°48'40" WEST 91.3 FEET TO THE POINT OF BEGINNING. BEING THOSE LANDS INTENDED TO BE DESCRIBED IN DEED BOOK 1051, PAGE 10, EXCEPT DEED BOOK 1211, PAGE 51, DEED BOOK 1481, PAGE 98 AND ANY PART IN ATLANTIC BOULEVARD.

PARCEL B

A PART OF THE R. HOGAN GRANT., SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 14, LIVE OAK MANOR, UNIT NO. 2, RECORDED IN PLAT BOOK 21, PAGE 18; THENCE SOUTH, 36°23'02" EAST 88.60 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 TO ITS MOST SOUTHERLY CORNER; THENCE SOUTH 49°40' WEST 6.69 FEET TO AN IRON AT THE MOST WESTERLY CORNER OF DEED BOOK 1211, PAGE 51; THENCE SOUTH 35°15'40" EAST, 146.6 FEET TO THE MOST SOUTHERLY CORNER OF SAID DEED BOOK 1211, PAGE 51, MARKED BY AN IRON IN CONCRETE, THENCE NORTH 52°48'40" EAST 91.3 FEET TO AN IRON; THENCE SOUTH 36°10'20" EAST., 86.0 FEET TO AN IRON IN AN EXISTING FENCE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36°10' 20" EAST 86.0 FEET TO AN IRON; THENCE SOUTH 52°48'40" WEST 50.0 FEET TO AN IRON; THENCE NORTH 36°10'20" WEST 86.0 FEET TO AN IRON; THENCE NORTH 52°48'40"

EAST 50.0 FEET TO THE POINT OF BEGINNING. BEING THOSE LANDS INTENDED TO BE DESCRIBED IN DEED BOOK 1481, PAGE 98;

EXCEPT THAT PART CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT DESCRIBED INDEED RECORDED IN OFFICIAL RECORDS VOLUME 2933, PAGE 900, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOTS ON ST. ELMO DRIVE

LOTS 1, 2, 3, 4, 5, 6 AND 7, LIVE OAK MANOR, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 18, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

1471 ST. ELMO DRIVE (RE 129534 0000)

A PART OF R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE WELL LOT AS RECORDED IN PLAT BOOK 20, PAGE 86 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 35°25'00" EAST, A DISTANCE OF 142.30 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7003, PAGE 1187 OF SAID COUNTY; THENCE SOUTH 54°15'00" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 91.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ST. ELMO DRIVE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 35°00'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 146.60 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 56°00'00" EAST, A DISTANCE OF 89.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 13,060 SQ. FT. / 0.30 ACRES MORE OR LESS