

LEGAL DESCRIPTION OF LAND

Parcel 016331-0010

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA TO WIT:
COMMENCE AT THE NORTHEAST CORNER OF TRACT 11, BLOCK 2, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST OF JACKSONVILLE HEIGHTS, AS SHOWN ON MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS THE POINT OF BEGINNING, RUN THENCE SOUTH 89°23'45" WEST 165 FEET, RUN THENCE SOUTH 00°05'53" EAST 264 FEET, RUN THENCE NORTH 89°23'45" EAST 165 FEET, RUN THENCE NORTH 00°05'53" WEST 264 FEET TO THE POINT OF BEGINNING.

Parcel 016331-0020

A part of the Tract 11, Block 2, Section 29, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northeast corner of said Tract 11, Block 2; Thence in a Southerly direction along the East line of said Tract 11, Block 2, South 00°05'55" West 264.00 feet to the point of beginning; Thence continue South 00°05'55" West along last said line 264.00 feet; Thence South 89°23'49" West, 165.00 feet; Thence North 00°05'55" East, 264.00 feet; Thence North 89°23'49" East, 165.00 feet to the Point of beginning.

TOGETHER WITH:

PARCEL 016331-0040

A PART OF TRACT 11, BLOCK 2, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 11; THENCE ALONG THE NORTHERLY LINE OF TRACT 11, NORTH 89°34'31" EAST A DISTANCE OF 173.31 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11836, PAGE 1965, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE SOUTH 00°05'55" WEST A DISTANCE OF 264.00 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14834, PAGE 1571, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14834, PAGE 1571, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SOUTH 00°05'55" WEST A DISTANCE OF 263.88 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14834, PAGE 1569, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID LANDS SOUTH 00°06'02" WEST A DISTANCE OF 264.03 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS NORTH 89°35'43" EAST A DISTANCE OF 165.05 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS (FOUND TO BE 0.53 FEET WESTERLY OF THE EASTERLY LINE OF THE AFOREMENTIONED TRACT 11); THENCE FROM SAID CORNER SOUTH 00°00'08" WEST A DISTANCE OF 562.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 11; THENCE ALONG THE SOUTHERLY LINE OF TRACT 11, SOUTH 89°54'32" WEST A DISTANCE OF 336.34 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 11; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 11, NORTH 00°01'34"

WEST A DISTANCE OF 1088.83 FEET; THENCE, DEPARTING SAID WESTERLY LINE OF TRACT 11, NORTH 89°34'31" EAST A DISTANCE 172.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 016332-0500

A PORTION OF TRACT 12, BLOCK 2, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING A PORTION OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 12 WITH THE CENTERLINE OF A 30 FOOT ROAD; THENCE NORTH 89° 39' 11" EAST ALONG SAID CENTERLINE A DISTANCE OF 30.00 FEET; THENCE NORTH 00° 07' 41" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 30 FOOT ROAD; THENCE CONTINUE NORTH 00° 07' 41" WEST A DISTANCE OF 269.39 FEET; THENCE NORTH 89° 39' 06" EAST A DISTANCE OF 153.38 FEET; THENCE SOUTH 00° 00' 07" WEST A DISTANCE OF 269.40 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89° 39' 11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 152.77 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 016331-0030

A PART OF TRACT 11, BLOCK 2, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGES 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 11, BLOCK 2, THENCE NORTH 00°05'55" WEST ALONG THE EAST LINE OF SAID TRACT 11, 562.87 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00°05'55" WEST ALONG LAST SAID EAST LINE 264.00 FEET; THENCE SOUTH 89°23'49" WEST, 165.00 FEET; THENCE SOUTH 00°05'55" EAST, 264.00 FEET; THENCE NORTH 89°23'50" EAST, 165.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(Parcel ID No.: 016331-0050)

A Portion of Tract 11, Block 2, Section 29, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a point of reference, Commence at the Northwest corner of said Tract 11, Block 2; thence in a Southerly direction along the East line of said Tract 11, Block 2, South 00°05'55" West, 264.00 feet to the point of beginning; Thence continue South 00°05'55" West along last said line, 264.00 Feet; Thence South 89°23'49" West, 165.00 Feet; Thence North 00°05'55" East, 264.00 feet; Thence North 89°23'49" East, 165.00 feet to the point of beginning. Containing 1.00 Acres or less.

Together with:

(Parcel ID Nos.: 016327-0200 and 016327-0000)

PARCEL I:

The SOUTH half (one half) of TRACT 6, BLOCK 2, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, Jacksonville Heights, according to the plat thereof, recorded in Plat Book 5, page 93, current public records of Duval, Florida.

PARCEL II:

The North West ¼ of the North ½ of Tract 6, Block 2, Section 29, Township 3 South, Range 25 East, Jacksonville Heights, according to plat thereof, recorded in Plat Book 5, page 93, current public records of Duval County, Florida, excepting therefrom, a strip of land 15 feet deep along the lines of the proposed roads to be dedicated for public use as a thoroughfare.