

LEGAL DESCRIPTION

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PARCEL A: THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOTS 4, 11, AND 13, BLOCK 53, LACKAWANNA, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 4, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THE SAME BEING SITUATED ON THE EASTERLY BOUNDARY OF RIVERSIDE MEMORIAL PARK SOUTH EAST GARDENS, AS RECORDED IN PLAT BOOK 34, PAGE 29, OF SAID PUBLIC RECORDS; THENCE SOUTH 0 DEGREES 26' 10" EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 4 AND EASTERLY BOUNDARY OF SAID PLAT BOOK 34, PAGE 29, 146.2 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 26' 10" EAST ALONG THE WESTERLY BOUNDARY OF SAID LOTS 4 AND 11, 182.14 FEET; THENCE SOUTH 38 DEGREES 40' 11" EAST, 232.29 FEET TO THE PRESENT NORTHWESTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD (A 92.5 FOOT RIGHT OF WAY); THENCE NORTH 51 DEGREES 16' 49" EAST, ALONG SAID RIGHT OF WAY LINE, 100.63 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2833, PAGE 972 OF SAID PUBLIC RECORDS; THENCE NORTH 39 DEGREES 40' 41" WEST, ALONG SAID BOUNDARY, 36.00 FEET TO AN INTERSECTION WITH THE LINE DIVIDING SAID LOTS 11 AND 12; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY OF SAID LOTS SO DESCRIBED AND THE LINE DIVIDING SAID LOTS 11 AND 12, NORTH 0 DEGREES 26' 10" WEST, 155.57 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 743, PAGE 165 OF SAID PUBLIC RECORDS; THENCE NORTH 59 DEGREES 43' 02" WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LANDS SO DESCRIBED, 232.65 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS.

PARCEL B: THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 11, BLOCK 53, LACKAWANNA, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 4, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 53, OF SAID LACKAWANNA, THE SAME BEING SITUATED IN THE EASTERLY BOUNDARY OF RIVERSIDE MEMORIAL PARK SOUTH EAST GARDENS, RECORDED IN PLAT BOOK 34, PAGE 29, OF SAID PUBLIC RECORDS; THENCE SOUTH DEGREES 26' 10" EAST, ALONG THE WESTERLY BOUNDARY OF SAID LOT 4 AND EASTERLY BOUNDARY OF SAID PLAT BOOK 34, PAGE 29, 328.34 FEET TO A POINT FOR THE POINT OF BEGINNING, THENCE SOUTH 38 DEGREES 40' 11" EAST, 232.29 FEET TO AN INTERSECTION WITH THE PRESENT NORTHWESTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD (A 92.5 FOOT RIGHT OF WAY); THENCE SOUTH 51 DEGREES 19' 49" WEST, ALONG SAID RIGHT OF WAY LINE, 152.45 FEET TO A POINT OF CURVE THENCE ALONG A CURVE IN SAID RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1192.17 FEET, A DISTANCE OF 30.00 FEET AS MEASURED ALONG A CHORD BEARING SOUTH 50 DEGREES 35' 18" WEST TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID LOT 11 AND THE EASTERLY BOUNDARY OF SAID PLAT BOOK 34, PAGE 29: THENCE NORTH 0 DEGREES 26' 10"

WEST, ALONG THE WESTERLY BOUNDARY OF SAID LOT 11 AND THE EASTERLY BOUNDARY OF SAID PLAT BOOK 34, PAGE 29, 296.23 FEET TO THE POINT OF BEGINNING. CONTAINING .49 ACRES MORE OR LESS.

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LOT 3 AND PART OF LOTS 4, 11 AND 12, BLOCK 53, LACKAWANNA, PLAT BOOK 4, PAGE 66, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE NORTHEAST CORNER OF LOT 3, BLOCK 53, LACKAWANNA, AND RUN SOUTH 87 DEGREES 50' WEST TO A DISTANCE OF 400 FEET TO THE NORHTWEST CORNER OF SAID LOT 4, BLOCK 53, THENCE SOUTH 2 DEGREES 10' 30" EAST A DISTANCE OF 146.20 FEET ALONGTHE WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 61 DEGREES 54' 30" EAST A DISTANCE OF 416.93 FEET TO A POINT ON THE NORTHWESTERLY PROPERTY LINE OF OLD MIDDLEBURG ROAD' THENCE NORTH 49 DEGREES 05' 30" EAST ALONG SAID NORTHWESTERLY PROPERTY LINE OF OLD MIDDLEBURG ROUAD A DISTANCE OF 50 FEET TO THE SOUTHEASTERLY CORNER OF LOT 12, BLOCK 53; THENCE NORTH 2 DEGREES 10' 30" WEST ALONG THE EASTERLY LINE OF LOTS 12 AND 3 A DISTANCE OF 325.70 FEET TO THE POINT OF BEGINNING.

LOTS 1, 2, AND 13, IN BLOCK 53, LACKAWANNA ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOTS 6, 7, 15, AND 16, OF BLOCK 54, OF LACKAWANNA, LOT 7 IS 150 FEET ON WYANDOTTE AND LOT 15 IS 150 FEET ON CHICASAW. LOT 15 IS 150 FEET BY 225 FEET. LOT 7 IS 150 FEET BY 225 FEET. LOTS 6 AND 7 ARE UNDER WATER. LOTS SO DESCRIBED ARE RECORDED IN PLAT BOOK 4, PAGE 66, AND LACKAWANNA TOWNSITE PLAT BOOK 4, PAGE 79, AS SHOWN ON THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PART OF LOT 12, BLOCK 53, LACKAWANNA, AS RECORDED IN PLAT BOOK 4, PAGE 66, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORHTWEST CORNER OF SAID LOT 12; THENCE SOUTH 2 DEGREES 26' 30" EAST, ALONG THE WEST LINE OF SAID LOT 12, 37.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61 DEGREES 54' 30" EAST, 190.10 FEET TO A POINT IN THE NORHTWESTERLY LINE OF OLD MIDDLEBURG ROAD, SAID POINT BEING NORTH 49 DEGREES 05' 30" WEST ALONG SAID NORTHWESTERLY LINE OF OLD MIDDLEBURG ROAD, 162.50 FEET; THENCE NORTH 41 DEGREES 55' WEST, 53.0 FEET TO A POINT IN SAID WEST LINE OF LOT 12; THENCE NORTH 2 DEGREES 26' 30" WEST, ALONG SAID WEST LINE OF LOT 12, 161.41 FEET TO THE POINT OF BEGINNING.

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THE WEST 74 FEET OF LOT 17, BLOCK 54, LACKAWANNA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 79, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.