

## LEGAL DESCRIPTION

April 4, 2022

### Old Kings Trail PUD

#### SURVEYOR'S DESCRIPTION:

##### PARCEL A

A portion of Section 38 of the Seymour Pickett Donation and a portion of Section 39 of the Charles F. Sibbald Grant, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Crossroads Distribution Center, as depicted on the plat thereof, recorded in Plat Book 75, pages 15 through 24, of the current Public Records of said county, said corner lying on the Westerly right of way line of Old Kings Road, a variable width right of way as presently established; thence South  $22^{\circ}37'33''$  East, along said Westerly right of way line, 153.12 feet; thence North  $67^{\circ}22'27''$  East, departing said Westerly right of way line, 55.50 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 18243, page 282, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence North  $71^{\circ}39'53''$  East, along the Southerly line of said Official Records Book 18243, page 282, a distance of 129.08 feet to the Southeasterly corner thereof; thence North  $18^{\circ}43'44''$  West, along the Easterly line of last said lands, 148.40 feet to the Northeasterly corner thereof, said corner lying on the Southerly line of Parcel 3, as described and recorded in Official Records Book 19727, page 2460, of said current Public Records; thence Easterly along said Southerly line the following 3 courses: Course 1, thence North  $71^{\circ}39'53''$  East, 304.05 feet; Course 2, thence South  $21^{\circ}02'37''$  East, 171.00 feet; Course 3, thence North  $58^{\circ}28'23''$  East, 921.70 feet to the Northerly most corner of those lands described and recorded in Official Records Book 18882, page 1451, of said current Public Records; thence South  $32^{\circ}58'41''$  East, departing said Southerly line and along the Easterly line of said Official Records Book 18882, page 1451, a distance of 495.45 feet to its intersection with the Northerly line of those lands described and recorded in Deed Book 1518, page 574, of said current Public Records; thence South  $65^{\circ}49'00''$  West, departing said Easterly line and along said Northerly line, 1393.47 feet to its intersection with the Easterly right of way line of said Old Kings Road; thence North  $29^{\circ}45'16''$  West, departing said Northerly line and along said Easterly right of way line, 205.27 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1869.20 feet; thence Northwesterly, continuing along said Easterly right of way line and along the arc of said curve, through a central of  $07^{\circ}12'26''$ , an arc length of 235.13 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $27^{\circ}08'15''$  West, 234.97 feet.

Containing 14.55 acres, more or less.