

**September 8, 2023**

**Legal Description**

PARCEL 8: #152612-0700

That certain piece, parcel or tract of land situate lying and being in the City of Jacksonville, County of Duval and State of Florida and being more particularly described as follows: A parcel of land, in the Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows: For point of reference, commence at the point of intersection of the centerline of Baycenter Road (a 60-foot right of way, as now established) with the centerline of Baymeadows Way (a 100-foot right of way, as now established), as said roads are described in the public records of said County, in Official Records Volume 3358, page 746, and run South 25°44'50" East, along the centerline of Baymeadows Way, a distance of 102.81 feet to a point of curvature; run thence South 64°15'10" West a distance of 50.00 feet to the Westerly right of way line of said road; run thence along said Westerly right of way line and along the arc of a curve, concave Northeasterly and having a radius of 2,132.69 feet the following chord bearings and distances; First Course, South 34°02'39" East, a distance of 619.32 feet to a point; Second Course, South 44°54'39" East, a distance of 182.62 feet to a point for point of beginning, said point being the extreme Northerly corner of a 30-foot drainage easement, as described in Official Records Volume 3358, page 740, public records of said county. From the point of beginning thus described, continue Southeasterly, along said right of way line and along the arc of the aforementioned curve, a chord distance of 15.00 feet to the point of tangency of said curve, the bearing of the aforementioned chord being South 47°33'55" East; run thence South 47°46'00" East, along said right of way line, a distance of 140.00 feet to a point; run thence South 42°14'00" West, a distance of 270.00 feet to a point; run thence South 47°46'00" East, a distance of 123.00 feet to a point; run thence South 42°14'00" West, a distance of 345.83 feet to a point in the Easterly boundary of East Swale (a 100-foot drainage right of way), as described in Official Records Volume 3358, page 734, public records of said county; run thence North 27°35'05" West, along said Easterly boundary, a distance of 296.19 feet to a point, said point being the Northwesterly corner of said 30-foot drainage easement; run thence North 42°14'00" East, along the Northerly boundary of said 30-foot easement, a distance of 513.70 feet to the point of beginning.

PARCEL 9: #152612-0190

A parcel of land, in the Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows: For point of reference, commence at the point of intersection of the centerline of Baycenter Road (a 60-foot right of way, as now established) with the centerline of Baymeadows Way (a 100-foot right of way, as now established), as said roads are described in the public records of said County, in Official Records Volume 3358, page 746, and run South 25°44'50" East, along the centerline of Baymeadows Way, a distance of 102.81 feet to a point of curvature; run thence South 64°15'10" West a distance of 50.00 feet to the Westerly right of way line of said road; run thence along said Westerly right of way line and along the arc of a curve, concave Northeasterly and having a radius of 2,132.69 feet, a chord distance of 814.58 feet to the point of tangency of said curve, the bearing of the aforementioned chord being South 36°45'25" East; thence continue along said Westerly right of way, South 47°46'00" East a distance of 140.00 feet to a point for point of beginning. From the point of beginning thus described, continue South 47°46'00" East, along said Westerly right of way line, a distance of 305.00 feet to a point; run thence South 42°14'00" West, a distance of 720.14 feet to a point in the Easterly boundary of East Swale (a 100-foot drainage right of way), as described in Official Records Volume 3358, page 734 of said public records; run thence along said Easterly boundary, as follows: First Course, North 9°29'51"

West a distance of 113.11 feet to a point; Seconds Course, North 27°35'05" West a distance of 99.29 feet to a point; run thence North 42°14'00" East, a distance of 345.83 feet to a point; run thence North 47°46'00" West, a distance of 123.00 feet to a point; run thence North 42°14'00" East, a distance of 270.00 feet to the point of beginning.

Together with the benefits and easements contained within that certain Declaration of Easements, Covenants and Restrictions for Bayway Office Center dated December 15, 2008, and recorded February 10, 2009 in Official Records Volume 14777, page 1063, of the current public records of Duval County, Florida.