

Legal Description – 5/27/2020

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14936, PAGE 691 AND OFFICIAL RECORDS BOOK 10370, PAGE 497 (PARCEL II), OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID LANDS LYING WITHIN SECTION 19 AND THE SARAH BOWDEN GRANT (SECTION 46), OF TOWNSHIP 4 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF LOT 29, BLOCK 1, JULINGTON HILLS UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 35 THROUGH 35B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN SOUTH 26°09'14" EAST, ALONG THE WESTERLY LINE OF LOTS 29, 28, AND 27, BLOCK 1, OF SAID JULINGTON HILLS UNIT TWO, A DISTANCE OF 337.54 FEET TO THE SOUTHEASTERLY CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10370, PAGE 497 (PARCEL II); THENCE DEPARTING SAID WESTERLY LINE, RUN SOUTH 70°03'02" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 28.16 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 26°03'14" WEST, A DISTANCE OF 335.26 FEET; THENCE RUN NORTH 23°23'06" WEST, A DISTANCE OF 77.81 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PADDLE BOAT LANE (A VARIABLE WIDTH RIGHT-OF-WAY PER PADDLE CREEK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 12 THROUGH 12B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE RUN NORTH 89°24'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 151.58 FEET TO A POINT ON THE NORTHERLY LINE OF A RIGHT-OF-WAY FOR DRAINAGE AS DEPICTED ON THE AFORESAID PLAT OF JULINGTON HILLS UNIT TWO; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 70°01'57" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 111.95 FEET TO THE NORTHWESTERLY CORNER OF SAID RIGHT-OF-WAY FOR DRAINAGE; THENCE DEPARTING SAID NORTHERLY LINE, RUN SOUTH 23°23'06" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 25.18 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.314 ACRES, MORE OR LESS.

AND

ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12036, PAGE 42, OFFICIAL RECORDS BOOK 12511, PAGES 838 THROUGH 841, OFFICIAL RECORDS BOOK 6926, PAGE 172, AND OFFICIAL RECORDS BOOK 18931, PAGE 1789, AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14936, PAGE 691 AND OFFICIAL RECORDS BOOK 10370, PAGE 497 (PARCEL II), ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID LANDS LYING WITHIN SECTION 19 AND THE SARAH BOWDEN GRANT (SECTION 46), OF TOWNSHIP 4 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 29, BLOCK 1, JULINGTON HILLS UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 35 THROUGH 35B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THENCE RUN SOUTH 26°03'14" EAST, ALONG THE WESTERLY LINE OF LOTS 29, 28, AND 27, BLOCK 1, OF SAID JULINGTON HILLS UNIT TWO, A DISTANCE OF 337.54 FEET TO THE SOUTHEASTERLY CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10370, PAGE 497 (PARCEL II); THENCE DEPARTING SAID WESTERLY LINE, RUN ALONG THE SOUTHERLY LINE OF SAID THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 70°03'02" WEST, A DISTANCE OF 28.16 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE SOUTH 70°03'02" WEST, A DISTANCE OF 331.12 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS AND A POINT ON THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8029, PAGE 189 (PARCEL 1), OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 19°54'14" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 26.24 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS AND A POINT ON THE SOUTHERLY LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12036, PAGE 42; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTH 69°49'11" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 658.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD NO. 13, A 120 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 72160-2556); THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 00°10'01" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 532.96 FEET TO THE NORTHWEST CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18931, PAGE 1789; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN NORTH 89°21'30"

EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 241.27 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°04'36" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 26.94 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND A POINT ON THE NORTHERLY LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14936, PAGE 691, THENCE DEPARTING SAID EAST LINE, RUN NORTH 69°54'19" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS A DISTANCE OF 521.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PADDLE BOAT LANE {A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER PADDLE CREEK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 12 THROUGH 128, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTH 89°24'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 27.84 FEET, THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 23°23'06" EAST, A DISTANCE OF 77.81 FEET, THENCE RUN SOUTH 26°03'14" EAST, A DISTANCE OF 335.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 8.666 ACRES, MORE OR LESS.