

LEGAL DESCRIPTION
NOVEMBER 22, 2024

CONSERVATION PARCEL

A PORTION OF PARCEL TWO AS DESCRIBED IN OFFICIAL RECORDS BOOK 15597, PAGE 2089 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18106, PAGE 2480, OF SAID CURRENT PUBLIC RECORDS, ALL LANDS LYING WITHIN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21, SAID POINT ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 4, OF SAID SECTION; THENCE S89°59'40"E, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1080.48 FEET TO THE POINT OF BEGINNING; THENCE S13°46'07"E, A DISTANCE OF 22.52 FEET; THENCE S24°48'01"W, A DISTANCE OF 101.18 FEET; THENCE S61°37'15"W, A DISTANCE OF 91.97 FEET; THENCE S09°35'39"E, A DISTANCE OF 91.81 FEET; THENCE S07°01'28"W, A DISTANCE OF 119.23 FEET; THENCE S15°55'38"W, A DISTANCE OF 32.50 FEET; THENCE S29°15'45"W, A DISTANCE OF 76.89 FEET; THENCE S17°42'26"W, A DISTANCE OF 50.40 FEET; THENCE S58°54'22"W, A DISTANCE OF 68.52 FEET; THENCE S22°00'21"W, A DISTANCE OF 160.43 FEET; THENCE S05°55'30"W, A DISTANCE OF 75.60 FEET; THENCE S24°44'09"W, A DISTANCE OF 41.66 FEET; THENCE S12°44'17"W, A DISTANCE OF 63.48 FEET; THENCE S08°17'20"W, A DISTANCE OF 80.92 FEET; THENCE S40°27'01"W, A DISTANCE OF 54.53 FEET; THENCE S07°00'22"W, A DISTANCE OF 64.92 FEET; THENCE S39°58'00"W, A DISTANCE OF 56.64 FEET; THENCE S46°18'30"W, A DISTANCE OF 70.77 FEET; THENCE N86°39'34"W, A DISTANCE OF 60.41 FEET; THENCE S75°11'08"W, A DISTANCE OF 52.00 FEET; THENCE S55°33'17"W, A DISTANCE OF 111.62 FEET; THENCE S34°13'47"W, A DISTANCE OF 53.81 FEET TO THE EASTERLY LINE OF PARCEL "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 4644, PAGE 777, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG LAST SAID EASTERLY LINE THE NEXT THREE COURSES AND DISTANCES: COURSE ONE(1): THENCE S11°36'40"W, A DISTANCE OF 132.66 FEET; COURSE TWO(2): THENCE S51°36'40"W, A DISTANCE OF 238.67 FEET; COURSE THREE(3): THENCE S35°55'40"W, A DISTANCE OF 142.14 FEET TO THE SOUTH LINE OF SAID PARCEL 'A'; THENCE S89°37'40"W, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE WESTERLY LINE OF SAID SECTION 21; THENCE S00°22'20"E, ALONG LAST SAID SECTION LINE, A DISTANCE OF 1259.43 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JULINGTON CREEK ROAD EXTENSION (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) ALSO BEING A POINT ON A NON-TANGENT CURVE, SAID CURVE HAVING A RADIAL BEARING OF S89°37'40"W, BEING CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 686.75 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID

NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 212.76 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N80°34'10"E, 211.91 FEET, TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE N71°41'40"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 45 FEET MORE OR LESS TO THE NORTHWESTERLY BANK OF OLD FIELD CREEK; THENCE NORTHERLY ALONG SAID NORTHWESTERLY BANK A DISTANCE OF 1850 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 4; SAID POINT LYING S29°06'33"E, A DISTANCE OF 1513.25 FEET FROM THE POINT OF COMMENCEMENT; THENCE S89°49'50"E, ALONG LAST SAID SOUTHERLY LINE, A DISTANCE OF 10 FEET MORE OR LESS TO THE CENTERLINE OF OLD FIELD CREEK; THENCE NORTHERLY, ALONG LAST SAID CENTERLINE, A DISTANCE OF 1430 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID SECTION 21; SAID POINT LYING S89°59'40"E, A DISTANCE OF 214.75 FEET FROM THE POINT OF BEGINNING; THENCE N89°59'40"W, ALONG LAST SAID NORTH LINE, A DISTANCE OF 215 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 15.8 ACRES MORE OR LESS