

## Legal Description

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**RE # 014426 0010**

A PART OF TRACT 3, BLOCK 2, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 15, WESCONNETT ESTATES, AS RECORDED IN PLAT BOOK 22, PAGE 56, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 72.45 FEET ALONG THE NORTHERLY LINE OF 103RD STREET (AN 80.0 FOOT RIGHT OF WAY); THENCE SOUTH 1 DEGREE, 45 MINUTES, 30 SECONDS WEST, 80.02 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SAID TRACT 3 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID 103RD STREET; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 123.22 FEET ALONG SAID 103RD STREET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE, 29 MINUTES, 18 SECONDS WEST, 218.99 FEET; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 190.04 FEET; THENCE NORTH 2 DEGREES, 08 MINUTES EAST, 218.99 FEET TO SAID 103RD STREET; THENCE SOUTH 89 DEGREES, 53 MINUTES, 30 SECONDS EAST, 187.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT INTEREST GRANTED TO THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, IN THE FOLLOWING DESCRIBED LANDS BY UNRECORDED DEED DATED DECEMBER 5, 1975, GIVEN BY KERR-MCGEE CORPORATION TO THE SAID STATE OF FLORIDA, TO WIT:

THAT PART OF TRACT 3, BLOCK 2, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 15, WESCONNETT ESTATES, AS RECORDED IN PLAT BOOK 22, PAGE 56, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 72.45 FEET ALONG THE NORTHERLY LINE OF 103RD STREET (AN 80 FOOT RIGHT OF WAY); THENCE SOUTH 1 DEGREE, 45 MINUTES, 30 SECONDS WEST, 80.02 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SAID TRACT 3 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID 103RD STREET; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 123.22 FEET ALONG SAID 103RD STREET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE, 29 MINUTES, 18 SECONDS WEST, 218.99 FEET; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, 190.04 FEET; THENCE NORTH 2 DEGREES, 08 MINUTES EAST, 218.99 FEET TO SAID 103RD STREET; THENCE SOUTH 89 DEGREES, 53 MINUTES, 30 SECONDS EAST, 187.58 FEET TO THE POINT OF BEGINNING; LYING SOUTHERLY OF AND WITHIN 52 FEET OF THE SURVEY LINE OF 103RD STREET, SECTION 72220-2501, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

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BEGIN AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 25 EAST, (NORTHEAST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 25 EAST); RUN THENCE NORTH 89°53'43" WEST, 3,907.41 FEET TO THE END OF SAID SURVEY LINE.

TOGETHER WITH:

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ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 1, 2 AND 3, BLOCK 2, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 3, ACCORDING TO THE PLAT OF OAK HILL UNIT NO. 12 REPLAT AS RECORDED IN PLAT BOOK 30, PAGE 96 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 89°47'28" WEST, ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID OAK HILL UNIT NO. 12 REPLAT, A DISTANCE OF 11.37 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6130, PAGE 956 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 01°30'02" EAST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 400.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 103RD STREET (A 104 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°53'30" WEST ALONG LAST SAID RIGHT-OF-WAY, A DISTANCE OF 139.43 FEET TO THE NORTHWESTERLY CORNER OF LAST SAID OFFICIAL RECORDS VOLUME 6130, PAGE 956, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°39'35" WEST ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6130, PAGE 956, A DISTANCE OF 710.57 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6130, PAGE 951 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°25'59" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6130, PAGE 951, A DISTANCE OF 342.31 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE NORTH 02°08'00" EAST, A DISTANCE OF 507.81 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2711, PAGE 792 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°53'30" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 190.04 FEET TO THE SOUTHEASTERLY CORNER OF LAST SAID LANDS; THENCE NORTH 01°29'18" EAST ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 2711, PAGE 792, A DISTANCE OF 206.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 103RD STREET; THENCE SOUTH 89°53'30" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 148.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE APPURTENANT EASEMENTS AS SET FORTH IN THE FOLLOWING:

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DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6136, PAGE 2291  
AND FIRST AMENDMENT TO DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS  
BOOK 6159, PAGE 1155, BOTH OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AND

EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK  
6136, PAGE 2192 AS EFFECTED BY CORRECTIVE EASEMENT AND MAINTENANCE  
AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6159, PAGE 1149, BOTH OF THE  
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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**Exhibit 1**  
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