

### **Legal Description**

PART OF TRACT 9, BLOCK 4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF HIPPS ROAD (A 66.00 FOOT RIGHT OF WAY) WITH THE CENTERLINE OF EXLINE ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH 00°22'10"WEST, ALONG THE CENTERLINE OF EXLINE ROAD, 203.33 FEET; THENCE SOUTH 89°43'20"EAST, 30.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10182, PAGE 956, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTH 89°43'20"EAST, ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS VOLUME 10182, PAGE 956, 306.25 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 00°21'49"WEST, ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 12168, PAGE 1099, AND OFFICIAL RECORDS VOLUME 12265, PAGE 555, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 72.70 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 19456, PAGE 839, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°48'20"WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORDS VOLUME 19456, PAGE 839, 166.26 FEET TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9423, PAGE 1608, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°22'10"EAST, ALONG THE EASTERLY BOUNDARY OF SAID OFFICIAL RECORDS VOLUME 9423, PAGE 1608, 60.49 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°48'20"WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORDS VOLUME 9423, PAGE 1608, 140.00 FEET TO THE SOUTHWEST CORNER THEREOF AND THE EASTERLY RIGHT OF WAY LINE OF EXLINE ROAD; THENCE SOUTH 00°22'10"EAST, ALONG SAID EASTERLY RIGHT OF WAY OF EXLINE ROAD, 11.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 10.00 FOOT EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 9423, PAGE 1608, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

**May 27, 2021**