

LEGAL INCLUDING WETLAND

DESCRIPTION BY SURVEYOR

A PART OF LOTS 2, 3 AND 12 TOGETHER WITH LOTS 8 THROUGH 11, EMMA A. PICKETT'S SUBDIVISION OF THE SEYMORE PICKETT DONATION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 108, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 12 WITH THE MONUMENTED SOUTHWESTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (66 FOOT RIGHT OF WAY AS PER MONUMENTATION OF THIS AREA AND 60 FOOT PER D.O.T.); THENCE SOUTH 65°26'26" WEST, ALONG THE SOUTHEASTERLY LINES OF SAID LOTS 12 AND 11, A DISTANCE OF 453.38 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 16670, PAGE 1721 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 26°58'15" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 287.60 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 63°01'15" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 218.00 FEET TO SOUTHWEST CORNER OF THOSE LANDS; THENCE SOUTH 29°35'44" EAST, ALONG THE NORTHEASTERLY LINES OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18036, PAGE 2478, OFFICIAL RECORDS BOOK 9559, PAGE 739 AND OFFICIAL RECORDS BOOK 9559, PAGE 738 OF SAID PUBLIC RECORDS, A DISTANCE OF 308.13 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9559, PAGE 738 AND SAID POINT ALSO LIES ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PICKETTVILLE ROAD AS NOW ESTABLISHED; THENCE SOUTH 62°38'42" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS AND ALSO SAID RIGHT OF WAY LINE, A DISTANCE OF 165.15 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 30°10'00" WEST, ALONG THE SOUTHWESTERLY LINES OF SAID LANDS AND ALSO DESCRIBED IF 9559, PAGE 739, A DISTANCE OF 274.98 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18036, PAGE 2478; THENCE SOUTH 65°26'35" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 168.82 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 30°03'08" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS 344.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 65°44'38" WEST, ALONG THE SOUTHEASTERLY LINES OF SAID LOTS 9 AND 8, A DISTANCE OF 682.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 29°51'27" WEST, ALONG SAID SOUTHWESTERLY LINE OF LOT 8, A DISTANCE OF 904 FEET, MORE OR LESS, TO THE CENTER LINE OF THE NORTH FORK OF SIX MILE CREEK; THENCE NORTHEASTERLY, ALONG SAID CENTER LINE AND FOLLOWING MEANDERINGS THEREOF, A DISTANCE OF 1724 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF A OF OLD KINGS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10762, PAGE 1373 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 29°51'27" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 485 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID RIGHT OF WAY LINE; THENCE NORTH 60°08'33" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE

SOUTH 29°51'29" EAST, ALONG AFOREMENTIONED RIGHT OF WAY LINE, A DISTANCE OF 236.31 FEET TO THE POINT OF BEGINNING.
45.92 ACRES MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

THE EASTERLY 134 FEET OF LOTS 1 & 2 OF A SUBDIVISION OF LOT 3, SEYMOUR PICKETT SUBDIVISION, MADE MAY 14, 1915 BY J.M. DANCY, AND DESCRIBED IN A DEED FROM JACKSON T. PICKETT AND HIS WIFE SADIE M. PICKETT TO CHARLES GARDNER AND HIS WIFE, EMMA VIOLA GARDNER, DATED MAY 17, 1915 AND RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN DEED BOOK 143, PAGE 797, THIS PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1 OF LOT 3, SOUTH 67 DEGREES 30 MINUTES WEST, A DISTANCE OF 134 FEET; THENCE SOUTH 30 DEGREES EAST, A DISTANCE OF 230 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 67 DEGREES 30 MINUTES EAST ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 134 FEET TO THE EAST LINES OF LOTS 1 & 2; THENCE NORTH 30 DEGREES WEST ALONG THE EAST LINE, A DISTANCE OF 230 FEET TO THE POINT OF BEGINNING. THERE IS FURTHER GRANTED A PERPETUAL EASEMENT 30 FEET WIDE ON THE NORTHERN SIDE OF SAID LOT 1 OF LOT 3, RUNNING FROM THE PRESENT END OF THE EXISTING 12 FOOT ROAD THROUGH LOT 1 TO THE PROPERTY DESCRIBED ABOVE FOR ACCESS.

LESS 0.70 ACRES TOTAL

TOTAL INCLUDING WETLAND WITH OUT PARCEL REMOVED 45.22 ACRES