

LEGAL DESCRIPTION

August 28, 2023

PARENT TRACT DESCRIPTION (PREPARED BY SURVEYOR)

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9494, PAGE 905 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA LYING SOUTH OF VALLEY RIDGE BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 65, PAGES 50 THROUGH 53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY AND LYING NORTHERLY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15469, PAGE 919 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET; THENCE S19° 29' 50"E FOR 50.00 FEET; THENCE N70° 30' 10"E FOR 37.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S19° 29' 50"E FOR 75.00 FEET; THENCE S70° 30' 10"W FOR 75.00 FEET; THENCE N19° 29' 50"W FOR 75.00 FEET; THENCE N70° 30' 10"E FOR 75.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA, CONTAINING 5,625 SQUARE FEET OF LAND MORE OR LESS.

NEXTOWER INGRESS/EGRESS & UTILITIES EASEMENT DESCRIPTION

A 30-FOOT WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN SECTION 25, TOWNSHIP 4 SOUTH,

RANGE 28 EAST, DUVAL COUNTY, FLORIDA; SAID EASEMENT STRIP LYING 15.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 65, PAGES 50-53 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE S70° 30' 10"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 105.29 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE S19° 29' 50"E FOR 50.00 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT RIGHT-OF-WAY LINES AND LEASE PARCEL LINES.