

**LEGAL DESCRIPTION**

**March 16, 2021**

**RE # 167733-0810:**

A PART OF SECTION 11. TOWNSHIP 3 SOUTH. RANGE 28 EAST. DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD STATE ROAD NO. 202 (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF HODGES BOULEVARD. COUNTY ROAD NO. 3888 (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N. 01°00'29"W ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET; THENCE N. 88°59'31"E A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N 01°00'29"W ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B" AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY: THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B" THE FOLLOWING FOUR COURSES: COURSE (1) 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET A CHORD BEARING S 46°00'28"E AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N 88°59'32"E A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S 01°00'28"E RADIAL TO SAID CURVE A DISTANCE OF 20.00 FEET; COURSE (4) 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N 82°15'29"E AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE, BEING THE POINT OF BEGINNING; THENCE N 08°08'00"W A DISTANCE OF 44.19 FEET: THENCE N 09°03'23"E A DISTANCE OF 793.80 FEET; THENCE N 04°55'49"E A DISTANCE OF 226.20 FEET; THENCE S 85°04'11"E A DISTANCE OF 302.83 FEET; THENCE S 04°55'49"W A DISTANCE OF 253.00 FEET; THENCE S 40°04'11"E A DISTANCE OF 442.37 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2070.00 FEET BEING A POINT ON THE NORTHERLY BOUNDARY OF AFORESAID WINDSOR PARKE UNIT ONE "B"; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE COURSES: COURSE (1) 162.92 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING S 47°44'15" W AND A CHORD DISTANCE OF 162.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) S 49°59'32"W A DISTANCE OF 108.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY. HAVING A RADIUS OF 1270.00 FEET; COURSE (3) 565.93 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING S 62°45'29"W AND A CHORD DISTANCE OF 561.26 FEET TO THE POINT OF BEGINNING CONTAINING 9.57 ACRES, MORE OR LESS

**RE #'s 167733-1110 and 167733-1000:**

A PART OF SECTION 11. TOWNSHIP 3 SOUTH. RANGE 28 EAST, DUVAL COUNTY. FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202 (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD, COUNTY ROAD NO. 3888 (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE N 01°00'29"W ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET; THENCE N 88°59'31"E A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N 01°00'29"W ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY: THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B", BEING THE NORTHERLY RIGHT-OF-WAY OF SUTTON PARK DRIVE SOUTH (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THE FOLLOWING FOUR COURSES: COURSE (1) SOUTHEASTERLY 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S 46°00 '28"E AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N 88°59'32"E A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S 01°00'28"E, RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) EASTERLY 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1270.00 FEET; A CHORD BEARING N 82°15'29"E AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE, THENCE N 08°08'00"W A DISTANCE OF 44.19 FEET: THENCE N 09°03'23"E A DISTANCE OF 793.80 FEET; THENCE N 04°55'49" E A DISTANCE OF 226.20 FEET TO THE POINT OF BEGINNING; THENCE N 04°55'49"E A DISTANCE OF 190.00 FEET: THENCE S 85°04'11"E A DISTANCE OF 1006.06 FEET; THENCE S 61°32'40"E A DISTANCE OF 62.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AFORESAID SUTTON PARK DRIVE SOUTH, BEING A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1225.00 FEET, THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID SUTTON PARK DRIVE SOUTH. THE FOLLOWING TWO COURSES: COURSE (1) 100.73 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 31°26'33"W AND A CHORD DISTANCE OF 100.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) S 33°47'54"W A DISTANCE OF 193.79 FEET; THENCE N 81°59'53" W A DISTANCE OF 79.21 FEET; THENCE N 84°54'19" W A DISTANCE OF 148.86 FEET: THENCE S 05°02'30"W A DISTANCE OF 48.06 FEET; THENCE S 36°31'30"W A DISTANCE OF 141.35 FEET; THENCE N 40°04'20"W A DISTANCE OF 149.41 FEET: THENCE N 84°59'11"W A DISTANCE OF 87.06 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 70.00 FEET: THENCE NORTHWESTERLY 56.99 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING N 17°48'51"W, AND A CHORD DISTANCE OF 55.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE N 41°08'14"W A DISTANCE OF 146.27 FEET; THENCE N 85°04'11"W A DISTANCE OF 302.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202 (A 300- FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD COUNTY ROAD NO. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N 01°00'29"W ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET: THENCE N 88°59'31"E A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N 01°00'29"W, ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE " B", BEING THE NORTHERLY RIGHT-OF-WAY OF SUTTON PARK DRIVE SOUTH, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THE FOLLOWING FOUR COURSES: COURSE (1) SOUTHEASTERLY 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S 46°00'28"E AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N 88°59'32"E A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S 01°00'28"E RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) EASTERLY 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVINC A RADIUS OF 1270.00 FEET. A CHORD BEARING N 82°15'29"E AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE, THENCE N 08°08'00" W A DISTANCE OF 44.19 FEET; THENCE N 09°03'23"E A DISTANCE OF 793.80 FEET; THENCE N 04°55'49"E A DISTANCE OF 226.20 FEET: THENCE S 85°04'11"E, A DISTANCE OF 302.83 FEET TO THE POINT OF BEGINNING. THENCE S 41°08'14"E A DISTANCE OF 146.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY 56.99 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 17°48'51"E A CHORD DISTANCE OF 55.43 FEET TO A POINT ON SAID CURVE; THENCE S 84°59'11"E A DISTANCE OF 87.06 FEET; THENCE S 40°04'20"E, A DISTANCE OF 149.41 FEET: THENCE N 36°31'30"E A DISTANCE OF 141.35 FEET; THENCE N 05°02'30"E A DISTANCE OF 48.06 FEET; THENCE S 84°54'19"E A DISTANCE OF 148.86 FEET: THENCE S 81°59'53"E A DISTANCE OF 79.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AFORESAID SUTTON PARK DRIVE SOUTH; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID SUTTON PARK DRIVE SOUTH, THE FOLLOWING TWO COURSES: COURSE (1) S 33°47'54" W, A DISTANCE OF 142.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2070.00 FEET; COURSE (2) SOUTHWESTERLY 422.14 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 39°38'25"W AND A CHORD DISTANCE OF 421.41 FEET TO A POINT ON SAID CURVE; THENCE N 40°04'11"W A DISTANCE OF 442.37 FEET; THENCE. N 04°55'49"E A DISTANCE OF 263.00 FEET TO THE POINT OF BEGINNING.

**RE # 167733-0820:**

A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202, (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD, COUNTY ROAD NO. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N. 01°00'29" W., ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET, THENCE N. 88°59'31" E., A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N. 01°00'29" W., ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B" THE FOLLOWING FOUR COURSES: COURSE (1) 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S. 46°00'28" E., AND A CHORD DISTANCE OF 42.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N. 88°59'32" E., A DISTANCE OF 813.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S. 01°00'28" E., RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N. 82°15'29" E., AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE; THENCE N. 08°08'00" W., A DISTANCE OF 44.19 FEET, THENCE N. 09°03'23" E., A DISTANCE OF 798.80 FEET; THENCE N. 04°55'49" E., A DISTANCE OF 226.20 FEET; THENCE S. 85°04'11" E., A DISTANCE OF 302.83 FEET; THENCE S. 04°55'49" W., A DISTANCE OF 258.00 FEET TO THE POINT OF BEGINNING: THENCE S. 40°04'11" E., A DISTANCE OF 442.37 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2070.00 FEET, BEING A POINT ON THE NORTHERLY BOUNDARY OF AFORESAID WINDSOR PARKE UNIT ONE "B"; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO COURSES: COURSE (1) 162.92 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S. 47°44'15" W., AND A CHORD DISTANCE OF 162.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) S. 49°59'32" W., A DISTANCE OF 68.79 FEET TO A POINT ON SAID NORTHERLY BOUNDARY; THENCE N. 34°24'43" W., A DISTANCE OF 134.71 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF AN INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 9149, PAGE 205; THENCE NORTHWESTERLY ALONG SAID WESTERLY EASEMENT LINE THE FOLLOWING TWO COURSES: COURSE (1) 313.45 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 251.42 FEET, A CHORD BEARING N. 00°39'01" W., AND A CHORD DISTANCE OF 293.54 FEET TO A POINT OF REVERSE CURVATURE; COURSE (2) 70.60 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 281.42 FEET, A CHORD BEARING N. 29°10'46" W., AND A CHORD DISTANCE OF 70.42 FEET TO A POINT ON SAID CURVE; THENCE N. 04°55'49" E., A DISTANCE OF 26.25 FEET TO THE POINT OF BEGINNING, CONTAINING 1.165 ACRES, MORE OR LESS.

**RE # 167733-1120:**

A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202, (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD. COUNTY ROAD NO. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N. 01°00'29" W., ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET; THENCE N. 88°59'31" E., A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD. SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N. 01°00'29" W., ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B" THE FOLLOWING FOUR COURSES: COURSE (1) 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S. 46°00'28" E., AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N. 88°59'32" E., A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S. 01°00'28" E., RADIAL TO SAID CURVE A DISTANCE OF 20.00 FEET; COURSE (4) 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N. 82°15'29" E., AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE; THENCE N. 08°08'00" W., A DISTANCE OF 44.19 FEET; THENCE N. 09°03'23" E., A DISTANCE OF 793.80 FEET; THENCE N. 04°55'49" E., A DISTANCE OF 226.20 FEET TO THE POINT OF BEGINNING: THENCE N. 04°55'49" E., A DISTANCE OF 190.00 FEET; THENCE S. 85°04'11" E., A DISTANCE OF 302.83 FEET; THENCE S. 04°55'49" W., A DISTANCE OF 190.00 FEET; THENCE N. 85°04'11" W., A DISTANCE OF 302.83 FEET TO THE POINT OF BEGINNING. CONTAINING 1.321 ACRES. MORE OR LESS.