

January 20, 2021

## Legal Description

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PARCEL 1  
(REMAINDER OF PARCEL 13.1 O.R.V. 7655 PAGE 669)

A PORTION OF LOTS 1 AND 2, SUBDIVISION OF PART OF G.N. TISON ESTATE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALSO BEING A PART OF THOSE LANDS DESCRIBED AS PARCEL 13.1, RECORDED IN OFFICIAL RECORDS VOLUME 7655, PAGE 669 OF SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 1, SAID POINT LAYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (FORMERLY SEABOARD COAST LINE RAILROAD, A 120' RIGHT-OF-WAY AS NOW ESTABLISHED) ; THENCE N01°29'13"E [ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 105.1 IN OFFICIAL RECORDS VOLUME 10337, PAGE 709, THENCE N66°45'12"W DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 105.1 A DISTANCE OF 215.34 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE N01°29'11"E ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 826.45 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE S89°14'20"E ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 200.02 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO LAYING ON AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD; THENCE N01°29'13"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1298.16 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE S89°45'47"W ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 1752.88 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE S01°21'02"E ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 2441.06 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 105 AS RECORDED IN OFFICIAL RECORDS VOLUME 10337, PAGE 709, SAID POINT BEARING N01°21'02"W 200.00 FEET FROM THE SOUTHWESTERLY CORNER OF THOSE SAID LANDS DESCRIBED AS PARCEL 13.1 AS RECORDED IN OFFICIAL RECORDS VOLUME 7655, PAGE 669; THENCE N88°32'09"E ALONG THE NORTHERLY LINE OF SAID PARCEL 105 A DISTANCE OF 1143.11 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE S23°13'50"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 215.34 FEET TO A POINT LAYING ON THE SOUTHERLY LINE OF SAID O.R.V. 7655, PAGE 669, THENCE N88°32'09"E ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 400.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 92.2 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND UTILITIES RECORDED IN OFFICIAL RECORDS VOLUME 7163, PAGE 2051, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING SUBJECT TO AND TOGETHER WITH A 50' OUTFALL DITCH EASEMENT RECORDED IN DEED BOOK 879, PAGE 362 AND A J.E.A. PERPETUAL EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 10337, PAGE 707 (PARCELS 802 AND 802.1) ALL RECORDED IN THE SAID CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.