

## LEGAL DESCRIPTION

October 25, 2021

CORNER LOT HYATT OVERALL

ALL OF LOTS 3 AND 4, TOGETHER WITH A PORTION OF LOTS 2, 12 AND 13 AS SHOWN ON PLAT OF G.N. TISON ESTATE AS RECORDED IN PLAT BOOK 6, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 73 DEGREES 32 MINUTES 21 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 4, 191.95 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HYATT ROAD, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE **POINT OF BEGINNING**; THENCE NORTH 00 DEGREES 40 MINUTES 41 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 865.32 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF HYATT LANE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89 DEGREES 16 MINUTES 30 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 576.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD, (A 200 FOOT RIGHT OF WAY); THENCE SOUTH 16 DEGREES 27 MINUTES 10 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 1357.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MAX LEGGETT PARKWAY, (FORMERLY DUVAL ROAD), (A 100 FOOT RIGHT OF WAY BY CITY OF JACKSONVILLE RIGHT OF WAY MAP, NUMBER T9927003); THENCE NORTH 65 DEGREES 58 MINUTES 15 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 194.01 FEET TO ITS INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF HYATT ROAD; THENCE NORTH 00 DEGREES 40 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 350.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.04 ACRES MORE OR LESS.