

Legal Description

December 1, 2020

OVERALL PARCEL

A portion of Sections 16 and 17, and a portion of Section 56 of the Francis Richard Grant, Township 3 South, Range 27 East, Duval County, Florida, together with a with a portion of Tract 1, Acreage Replat of Part of Dixie Farms, as recorded in Plat Book 14, page 100, of the current Public Records of said county, also being the same lands described and recorded in Official Records Book 16198, page 1201, of said current Public Records, being more particularly described as follows.

For a Point of Reference, commence at the intersection of the Southeasterly right of way line of Toledo Road, a 60 foot right of way as presently established, and the Southwesterly right of way line of Powers Avenue, a variable width right of way as presently established; thence North 58°31'56" East, along the Northeasterly prolongation of said Southeasterly right of way line, 85.00 feet to a point lying on the Northeasterly right of way line of said Powers Avenue; thence South 31°28'04" East, along said Northeasterly right of way line, 290.00 feet to its intersection with the Southeasterly line of those lands described and recorded in Official Records Book 13020, page 637, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence Northeasterly along said Southeasterly line of Official Records Book 13020, page 637, the following 3 courses: Course 1, thence North 58°31'56" East, departing said Northeasterly right of way line of Powers Avenue, a distance of 595.00 feet; Course 2, thence North 31°28'04" West, 305.00 feet; Course 3, thence North 58°31'56" East, 371.42 feet to the Easterly most corner thereof, said corner lying on the Southwesterly right of way line of Florida East Coast Railroad, a 100 foot right of way as presently established; thence South 31°11'57" East, along said Southwesterly right of way line, 3280.79 feet to the Northerly most corner of Parcel No. 006, as described and recorded in Official Records Book 8267, page 1210, of said current Public Records; thence South 58°31'36" West, departing said Southwesterly right of way line and along the Northwesterly line of said Parcel No. 006, a distance of 75.00 feet to the Easterly most corner of those lands described and recorded in Official Records Book 9166, page 469 (Exhibit A, Page 2), of said current Public Records; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North 31°11'57" West, departing said Northwesterly line of Parcel No. 006 and along a line parallel with and lying 75 feet Southwesterly of said Southwesterly right of way line of Florida East Coast Railroad, 125.00 feet; Course 2, thence South 58°31'56" west, 125.00 feet; Course 3, thence South 31°11'57" East, 125.00 feet to the Southerly most corner of said Official Records Book 9166, page 469 (Exhibit A, Page 2), said corner lying on said Northwesterly line of Parcel No. 006; thence South 58°31'56" West, along said Northwesterly line, 114.52 feet to the Westerly most corner thereof; thence South 31°11'57" East, along the Southwesterly line of said Parcel No. 006 and along the Southwesterly line of Parcel No. 005, as described and recorded in said Official Records Book 8267, page 1210, a distance of 495.21 feet to the Southerly most corner of said Parcel No. 005, said corner lying on the Northwesterly line of those lands described and recorded in Official Records Book 7765, page 1919, of said current Public Records; thence South 58°48'03" West, along said Northwesterly line, 634.21 feet to its intersection with said Northeasterly right of way line of Powers Avenue; thence North 31°28'04" West, departing said Northwesterly line and along said Northeasterly right of line, 3467.98 feet to the Point of Beginning.

Less and Except from the above described lands the following exception parcels:

EXCEPTION PARCEL 1

A portion of Section 56 of the Francis Richard Grant, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the intersection of the Southeasterly right of way line of Toledo Road, a 60 foot right of way as presently established, and the Southwesterly right of way line of Powers Avenue, a variable width right of way as presently established; thence North $58^{\circ} 31' 56''$ East, along the Northeasterly prolongation of said Southeasterly right of way line, 85.00 feet to a point lying on the Northeasterly right of way line of said Powers Avenue; thence South $31^{\circ} 028' 04''$ East, along said Northeasterly right of way line, 597.52 feet to the its intersection with the Southeasterly line of Open Ditch Easement Parcel 2, as described and recorded in Official Records Book 441 , page 33 8, of the current Public Records of said county; thence North $58^{\circ} 31' 56''$ East, departing said Northeasterly right of way line and along said Southeasterly line, 903.55 feet to the Point of Beginning.

From said Point of Beginning, thence South $31^{\circ} 11' 57''$ East, departing said Southeasterly line and along a line parallel with and lying 60 feet Southwesterly of the Southwesterly right of way line of Florida East Coast Railroad, a 100 foot right of way as presently established, 125.00 feet; thence South $58^{\circ} 31' 56''$ West, 125.00 feet; thence North $31^{\circ} 11' 57''$ West, 125.00 feet to a point lying on said Southeasterly line of Open Ditch Easement Parcel 2; thence North $58^{\circ} 31' 56''$ East, along said Southeasterly line, 125.00 feet to the Point of Beginning.

Said lands being the same as those lands conveyed to JEA as described and recorded in Official Records Book 9166, page 469 (Exhibit A, Page 1), of the current Public Records of Duval County, Florida.

EXCEPTION PARCEL 2

A portion of Section 56 of the Francis Richard Grant, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows.

For a Point of Reference, commence at the intersection of the Southeasterly right of way line of Toledo Road, a 60 foot right of way as presently established, and the Southwesterly right of way line of Powers Avenue, a variable width right of way as presently established; thence North $58^{\circ} 31' 56''$ East, along the Northeasterly prolongation of said Southeasterly right of way line, 85.00 feet to a point lying on the Northeasterly right of way line of said Powers Avenue; thence South $31^{\circ} 028' 04''$ East, along said Northeasterly right of way line, 1692.52 feet to the its intersection with the Southeasterly line of Open Ditch Easement Parcel 3, as described and recorded in Official Records Book 441 , page 33 8, of the current Public Records of said county; thence North $58^{\circ} 31' 56''$ East, departing said Northeasterly right of way line and along said Southeasterly line, 883.42 feet to the Point of Beginning.

From said Point of Beginning, thence South $31^{\circ} 11' 57''$ East, departing said Southeasterly line and along a line parallel with and lying 75 feet Southwesterly of the Southwesterly right of way line of Florida East Coast Railroad, a 100 foot right of way as presently established, 125.00 feet; thence South $58^{\circ} 31' 56''$ West, 125.00 feet; thence North $31^{\circ} 11' 57''$ West, 125.00 feet to a point

lying on said Southeasterly line of Open Ditch Easement Parcel 3; thence North $58^{\circ}31'56''$ East, along said Southeasterly line, 125.00 feet to the Point of Beginning.

Said lands being the same as those lands conveyed to JEA as described and recorded in Official Records Book 9166, page 469 (Exhibit A, Page 3), of the current Public Records of Duval County, Florida.

The above described lands containing 74.17 acres, more or less.