

Legal Description

PARCEL "A"

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING, AND BEING A PART OF THE LEVI SPARKMAN GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LEVI SPARKMAN GRANT WITH THE EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (COUNTY ROAD NUMBER 3), (A 100' RIGHT OF WAY HAS NOW BEEN ESTABLISHED), THENCE NORTH 33 DEGREES, 54 FEET, 20 INCHES WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD, 510.74 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, N 15 DEGREES, 09 FEET, 25 INCHES WEST, 373.35 FEET TO THE POINT OF BEGINNING

THENCE NORTH 15 DEGREES, 09 FEET, 36 INCHES WEST, TO A POINT SITUATE ON A SOUTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT CERTAIN ONE ACRE TRACT CONVEYED TO THE ATLANTIC COAST LINE RAILROAD IN DEED RECORDED IN BOOK "AH", PAGE 169 OF THE FORMER PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 63 DEGREES, 44 FEET, 00 INCHES EAST, ALONG SAID LAST MENTIONED PROLONGATION, 12.77 FEET TO AN EXISTING TRIANGULAR SHAPED CONCRETE RAILROAD MONUMENT; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK "AH", PAGE 169, NORTH 63 DEGREES, 48 FEET, 55 INCHES EAST, 208.08 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD RIGHT OF WAY (A 200 FOOT RIGHT OF WAY); THENCE SOUTH 26 DEGREES, 12 FEET, 31 INCHES, EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 413.20 FEET, THENCE SOUTH 64 DEGREES, 12 FEET, 35 INCHES WEST, 301.93 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA. CONTAINING 2.48 ACRES +/-

PACEL "B"

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING, AND BEING A PART OF THE LEVI SPARKMAN GRANT, SECTION 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LEVI SPARKMAN GRANT WITH THE EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (COUNTY ROAD NUMBER 3), (A 100' RIGHT OF WAY HAS NOW BEEN ESTABLISHED), THENCE NORTH 33 DEGREES, 54 FEET, 20 INCHES WEST, ALONG SAID EASTERLY

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RIGHT OF WAY LINE OF OLD KINGS ROAD 470.56 FEET TO THE POINT OF BEGINNING, THENCE NORTH 33 DEGREES, 54 FEET, 20 INCHES WEST, A DISTANCE OF 40.18 FEET, TO AN ANGLE POINT IN SAID RIGHT OF WAY, THENCE NORTH 15 DEGREES, 9 FEET, 35 INCHES WEST, 375.35 FEET, THENCE NORTH 64 DEGREES, 12 FEET, 35 INCHES EAST, 301.93 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY, (A 200' RIGHT OF WAY), THENCE SOUTH 26 DEGREES, 12 FEET, 31 INCHES EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 377.63 FEET, THENCE SOUTH 59 DEGREES, 41 FEET, 16 INCHES WEST, 369.03 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA. CONTAINING 3.06 ACRES +/-

PARCEL "C"

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LEVI SPARKMAN GRANT WITH THE EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (COUNTY ROAD NUMBER 3, A 100' RIGHT OF WAY HAS NOW BEEN ESTABLISHED), THENCE NORTH 33 DEGREES, 54 FEET, 20 INCHES WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 470.56 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11626, PAGE 203 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 59 DEGREES, 41 FEET, 15 INCHES EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 297.46 FEET TO A POINT IN SAID EASTERLY LINE OF THE LEVI SPARKMAN GRANT AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 36 FEET, 13 INCHES WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 165.20 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF CSX TRANSPORTATION; THENCE SOUTH 26 DEGREES, 12 FEET, 31 INCHES EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 143.85 FEET; THENCE SOUTH 59 DEGREES, 41 FEET, 15 INCHES WEST, A DISTANCE OF 71.57 FEET TO THE POINT OF BEGINNING.

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