

LEGAL DESCRIPTION

October 18, 2021

PARCEL A:

That certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, County of Duval, State of Florida, more particularly described as follows:

A portion of Tract 20, together with a portion of Lot 13, according to Commissioner's Plat of Section 11 of a subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida as recorded in Chancery Order Book 115, Page 282 and a portion of Lots 15 and 5 and all of Lots 1 through 4, and the portion of that certain 20 foot alley all being in Block 9, OCEANWAY, according to the Plat recorded in Plat Book 11, Page 49, Current Public Records of said county, all being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of Section 11, said John Broward Grant; thence South 89 degrees 08 minutes 42 seconds West along the North line of said 1/4, said line also being the South line of said Oceanway, 450 feet to the point of beginning; thence continue South 89 degrees 08 minutes 42 seconds West along said North line, 183.37 feet to a point, said point being the intersection of said North line with Southeasterly prolongation of the Northeasterly line of Lot 10, Block 9, said Oceanway; thence North 30 degrees 44 minutes 18 seconds West along said prolongation, 114.68 feet to the center line of a 20 foot alley in said Block 9; thence South 59 degrees 15 minutes 42 seconds West along said center line 145 feet; thence North 30 degrees 44 minutes 18 seconds West, 135 feet to the Southeasterly right of way line of New Berlin Road: thence South 59 degrees 15 minutes 42 seconds West along said right of way line, said line being coincident with the Northwesterly line of Lots 5, 4, 3, 2, and 1, said Block 9, 100 feet to the Southeasterly right of way line of Palm Avenue (an 80 foot right of way); thence South 16 degrees 20 minutes 18 seconds West along said right of way line, 98.83 feet to the Northerly line of said Lot 13; thence South 89 degrees 08 minutes 42 seconds West, 10.47 feet to the Southeasterly right of way line of Palm Avenue (a 60 foot right of way); thence South 16 degrees 34 minutes 33 seconds West along said right of way line, 22.99 feet to the point of curve in said right of way line; thence Southwesterly along said right of way line, said line being a curve concave Easterly, having a radius of 245.72 feet, a chord bearing and distance of South 01 degree 35 minutes 01 second West, 127.13 feet respectively to the Northwesterly corner of lands described in Official Records Volume 243, Page 375; thence around the three boundary lines of lands described in said deed, thusly, North 89 degrees 20 minutes 35 seconds East, 177.80 feet, South 06 degrees 45 minutes 55 seconds East, 125 feet and South 89 degrees 20 minutes 35 seconds West, 150 feet to the Southwest corner of lands described in said deed; thence South 19 degrees 34 minutes 45 seconds East along Northeasterly right of way line of said Palm Avenue 90.8 feet to the point of curve in said right of way line; thence continue Southerly along said right of way line, said line being a curve concave Westerly, having a radius of 583.35 feet, a chord bearing and distance of South 17 degrees 33 minutes 53 seconds East, 41.01 feet respectively; thence North 89 degrees 16 minutes 45 seconds East, 496.11 feet; thence North 01 degree 38 minutes 59 seconds West, 399.85 feet to the point of beginning.

Less and except Parcel 109.1, described in Order of Taking recorded in Official Records Book 7327, Page 2163.

PARCEL B:

A portion of Lot 15, and the portion of that certain 20 foot alley, both being in Block 9, OCEANWAY, according to the Plat recorded in Plat Book 11, Page 49, Current Public Records of Duval County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 15; thence North 0 degrees 46 minutes 59 seconds West along the dividing line between Lots 15 and 16, said Oceanway, 125.36 feet to the Southerly right of way line of Holly Court; thence northwesterly along said right of way line, said line being a curve concave to the North, a chord bearing and distance of North 71 degrees 17 minutes 59 seconds West, 65 feet to the intersection of said right of way line with the center line of that certain 20 foot alley lying in Block 9; thence South 59 degrees 20 minutes 01 seconds West along said center line, 96.23 feet to its intersection with the Southeasterly prolongation of the Northeasterly line of Lot 10, Block 9, said Oceanway; thence South 30 degrees 39 minutes 59 seconds East along said prolongation, 114.5 feet to its intersection with the Southerly line of said Lot 15; thence North 89 degrees 13 minutes 01 seconds East along said South line, 87.85 feet to the point of beginning.

PARCEL E:

That certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, County of Duval, State of Florida, more particularly described as follows:

A portion of Tract 20 and a portion of Lot 13 according to Commissioner's Plat of Section 11 of a subdivision of John Broward Grant in Government Section 37, Township 1 North, Range 27 East, Duval County, Florida as recorded in Chancery Order Book 115, Page 282, Public Records Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the South line of Oceanway as recorded in Plat Book 11, Page 49 of the Current Public Records of said County with the Easterly right of way line of Palm Avenue (an 80 foot right of way) as shown on said Plat of Oceanway; thence South 89 degrees 08 minutes 42 seconds West (actual), (South 89 degrees 15 minutes 30 seconds West, Deed) along the said South line of Oceanway, 10.47 feet to the Easterly right of way line of said Palm Avenue (a 60 foot right of way at this point); thence South 16 degrees 34 minutes 33 seconds West (actual), (South 16 degrees 29 minutes 30 seconds West, Deed) along said Easterly right of way line of Palm Avenue, 22.99 feet to the P.C. of a curve to the left, having a radius of 245.72 feet; thence around and along said curve South 01 degree 35 minutes 01 seconds West (actual) (South 01 degree 29 minutes 54 seconds West, Deed), 127.13 feet (chord distance and bearing) for a point of beginning; thence along said curve South 16 degrees 29 minutes 38 seconds East (actual), (South 16 degrees 34 minutes 46 seconds East, Deed), 26.45 feet (chord distance and bearing) to the P.T. of said curve; thence continuing along said Easterly right of way line of Palm Avenue, South 19 degrees 34 minutes 45 seconds East (actual), (South 19 degrees 39 minutes 50 seconds East, Deed), 104.49 feet; thence North 89 degrees 20 minutes 35 seconds East (actual), (North 89 degrees 15 minutes 30 seconds East, Deed), 150 feet; thence North 06 degrees 45 minutes 55 seconds West (actual), (North 06 degrees 51 minutes, West, Deed), 125 feet thence South 89 degrees 20 minutes 35 seconds West (actual), (South 89 degrees 15 minutes 30 seconds West, Deed), 177.80 feet to the point of beginning. The above

described lands being the same lands as described in Official Records Volume 243, Page 375, Public Records of said County.

PARCEL F:

A portion of Tract 20, according to Commissioner's Plat of Section 11 of the subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida as recorded in Chancery Order Book 115, Page 282 of said County being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of Section 11 of said John Broward Grant; thence South 89 degrees 13 minutes 01 seconds West along the North line of said 1/4, said line also being the South line of Oceanway as recorded in Plat Book 11, page 49, current public records of said County, 450 feet; thence South 01 degree 38 minutes 59 seconds East, 400 feet to the Point of Beginning, said Point of Beginning being the southeast corner of lands described in this deed as Parcel A; thence continue South 01 degree 38 minutes 59 seconds East, 50 feet; thence South 89 degrees 20 minutes 35 seconds West, 200 feet; thence North 01 degree 38 minutes 59 seconds West, 50 feet to a point in the South line of said Parcel A; thence North 89 degrees 20 minutes 35 seconds East along said South line, 200 feet to the Point of Beginning.

PARCEL SIGN SITE:

A portion of Lot 13, Commissioner's Plat of Section 11 of a subdivision of the John Broward Grant in Section 37, Township 1 North, Range 27 East, Duval County, Florida, as recorded in Chancery Order Book 115, Page 282 of said county and being more particularly described as follows:

Commence at the intersection of the Southwesterly right of way line of Palm Avenue (an 80 foot right of way) and the Southeasterly right of way line of New Berlin Road (a 60 foot right of way); thence South 59 degrees 15 minutes 42 seconds West along said Southeasterly right of way line, 78.23 feet to the point of beginning; thence continue South 59 degrees 15 minutes 42 second West along said right of way line, 59.06 feet; thence South 16 degrees 38 minutes 02 seconds West, 25 feet; thence South 73 degrees 21 minutes 58 seconds East, 40 feet; thence North 16 degrees 37 minutes 54 seconds East, 68.46 feet to the point of beginning.

LESS and except the lands conveyed in Warranty Deed recorded in Official Records Book 7554, Page 495.

PARCEL C:

EASEMENT PARCEL

A non-exclusive, perpetual and alienable easement for ingress, egress and utilities on, over and across the following described land:

Lot 10 and a portion of Lot 9 and a portion of the Northwest 1/2 of an alley (now closed), all in Block 9, Oceanway, according to the plat recorded in Plat Book 11, page 49, Duval County, Florida being more particularly described as follows:

Begin at the intersection of the Northeasterly line of said Lot 10 and the Southeasterly right of way line of New Berlin Road (a 60 foot right of way); thence South $30^{\circ}44'18''$ East along the Northeasterly line of said Lot 10 and a Southeasterly prolongation thereof, 135 feet to the center line of said alley; thence South $59^{\circ}15'42''$ West along said center Line, 30 feet; thence North $30^{\circ}44'18''$ West, 135 feet to a point in said Southeasterly right of way line; thence North $59^{\circ}15'42''$ East along said right of way line, 30 feet to the Point of Beginning.

Together with perpetual non-exclusive drainage easement created in Official Records Book 4551, Page 1131, Public Records of Duval County, Florida.