

LEGAL DESCRIPTION

December 10, 2021

PARCEL A

A PORTION OF THE I. HENDRICKS GRANT, SECTION 40, AND A PART OF THE I. HENDRICKS GRANT, SECTION 41, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DENNIS STREET (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 74°19'06" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF DENNIS STREET, 460.38 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 1, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17551, PAGE 577 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 16°12'03" EAST, ALONG LAST SAID LINE, 315.62 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 73°52'12" EAST, ALONG LAST SAID LINE, 223.25 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 925.40 FEET, AN ARC DISTANCE OF 50.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°18'24" EAST, 50.49 FEET TO THE NORTHEASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 52°48'08" EAST, ALONG LAST SAID LINE, 300.85 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE SOUTH 41°08'42" WEST, ALONG LAST SAID LINE, 223.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.41 ACRES, MORE OR LESS.

PARCEL B

ALL OF BLOCK 1 AND A PORTION OF BLOCK 4, OF JOHNSON'S SUBDIVISION OF THE HULL TRACT, RECORDED IN PLAT BOOK 1, PAGE 132 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A PORTION OF LOT "A", CAMPBELL'S ADDITION TO LAVILLA, RECORDED IN DEED BOOK AR, PAGE 151 OF SAID FORMER PUBLIC RECORDS, AND A PORTION OF IVES STREET (CLOSED PER ORDINANCE 2018-652-E, RECORDED IN OFFICIAL RECORDS BOOK 18614, PAGE 24050 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF DENNIS STREET (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 41°08'42" WEST, ALONG SAID WESTERLY LINE OF INTERSTATE 95, A DISTANCE OF 88.20 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1887.36 FEET, AN ARC DISTANCE OF 136.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°12'43" WEST, 136.15 FEET; THENCE NORTH 74°32'07" WEST, 11.23 FEET; THENCE SOUTH 13°35'46" WEST, 1.33 FEET; THENCE SOUTH 76°24'14" EAST, 10.63 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 AND THE ARC OF A CURVE LEADING

SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1887.36 FEET, AN ARC DISTANCE OF 62.94 FEET, SAID ARC BEING SUBTENDEED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°16'08" WEST, 62.94 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HARPER STREET (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 74°00'18" WEST, ALONG LAST SAID LINE, 37.80 FEET; THENCE NORTH 76°16'54" WEST, 50.36 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF HARPER STREET; THENCE NORTH 75°50'19" WEST, ALONG LAST SAID LINE, 199.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ERNEST STREET (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 14°21'29" EAST, ALONG LAST SAID LINE, 262.42 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF DENNIS STREET; THENCE SOUTH 74°19'06" EAST, ALONG LAST SAID LINE, 427.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.14 ACRES, MORE OR LESS.

1802 DENNIS ST

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 2, CAMPBELL'S HILL, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 135, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.