

## LEGAL DESCRIPTION

### PARCEL 1

A PORTION OF TRACTS 4 AND 5, BLOCK 1, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF THE PLAT OF LIBERTY SQUARE PHASE 3, AS RECORDED IN PLAT BOOK 73, PAGES 44 THROUGH 47, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, SAID POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF POW-MIA MEMORIAL PARKWAY (FORMERLY KNOWN AS NEW WORLD AVENUE, A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH  $51^{\circ}14'59''$  EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 99.88 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 966.00 FEET, AN ARC DISTANCE OF 431.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $64^{\circ}03'25''$  EAST, 428.27 FEET; THENCE NORTH  $00^{\circ}30'04''$  WEST, 513.90 FEET TO THE SOUTHERLY LINE OF THE PLAT OF PANTHER CREEK PHASE 1, AS RECORDED IN PLAT BOOK 56, PAGES 15 AND 15A THROUGH 15H, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH  $88^{\circ}40'10''$  WEST, ALONG LAST SAID LINE, 458.63 FEET TO THE EASTERLY LINE OF AFORESAID LIBERTY SQUARE PHASE 3; THENCE SOUTH  $00^{\circ}00'00''$  EAST, ALONG LAST SAID LINE, 753.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.44 ACRES, MORE OR LESS.

### PARCEL 2

A PORTION OF TRACTS 3 AND 4, BLOCK 1, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF THE PLAT OF LIBERTY SQUARE PHASE 3, AS RECORDED IN PLAT BOOK 73, PAGES 44 THROUGH

47, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, SAID POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF POW-MIA MEMORIAL PARKWAY (FORMERLY KNOWN AS NEW WORLD AVENUE, A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51°14'59" EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 99.88 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 966.00 FEET, AN ARC DISTANCE OF 431.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°03'25" EAST, 428.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°30'04" WEST, 513.90 FEET TO THE SOUTHERLY LINE OF THE PLAT OF PANTHER CREEK PHASE 1, AS RECORDED IN PLAT BOOK 56, PAGES 15 AND 15A THROUGH 15H, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°40'10" EAST, ALONG LAST SAID LINE, 211.54 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13669, PAGE 1170 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°38'43" WEST, ALONG LAST SAID LINE, 272.56 FEET TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 802, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17628, PAGE 1200 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 28°38'50" WEST, 135.61 FEET; COURSE NO. 2: SOUTH 00°00'06" WEST, 75.44 FEET; COURSE NO. 3: SOUTH 52°31'19" EAST, 39.11 FEET; COURSE NO. 4: SOUTH 02°55'49" EAST, 4.00 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF POW-MIA MEMORIAL PARKWAY AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 966.00 FEET, AN ARC DISTANCE OF 172.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°58'01" WEST, 171.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.15 ACRES, MORE OR LESS.