

ORDINANCE 2022-851

Legal Description – 6/7/2022

PARCEL 1:

A PORTION OF SECTIONS 32, 33, 34, 35 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, A PORTION OF SECTIONS 4 AND 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 2, 15, 18, 31; PART OF FARMS 3, 14, 19, AND 30, BLOCK 1, NORTH DINSMORE FARMS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION, 378.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ACREE ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 76° 24' 10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 4,759.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING (2) COURSES ALONG THE LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE: COURSE NO. 1: SOUTH 01° 27' 50" EAST, 580.48 FEET; COURSE NO. 2: SOUTH 15° 09' 00" EAST, 90.19 FEET TO A NORTHEASTERLY CORNER OF LANDS DESCRIBED IN BOOK 10228, PAGE 1768 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (4) COURSES ALONG BOUNDARY OF LAST MENTIONED LANDS: COURSE NO. 1: SOUTH 66° 28' 47" WEST, 710.47 FEET; COURSE NO. 2: NORTH 25° 05' 59" WEST, 798.00 FEET; COURSE NO. 3: SOUTH 89° 24' 01" WEST, 1,897.89 FEET; COURSE NO. 4: SOUTH 29° 49' 32" EAST, ALONG LAST MENTIONED LANDS AND ALONG THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 17769, PAGE 2313, OFFICIAL RECORDS BOOK 13134, PAGE 1309, OFFICIAL RECORDS BOOK 19877, PAGE 496, OFFICIAL RECORDS BOOK 16319, PAGE 2158, AND OFFICIAL RECORDS BOOK 7983, PAGE 929 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 2,323.33 FEET; THENCE SOUTH 00° 31' 12" EAST, ALONG THE WESTERLY LINES OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7983, PAGE 929, OFFICIAL RECORDS BOOK 7817, PAGE 1737, OFFICIAL RECORDS BOOK 8327 PAGE 1113, OFFICIAL RECORDS BOOK 7501, PAGE 1773, OFFICIAL RECORDS BOOK 19662, PAGE 1728, OFFICIAL RECORDS BOOK 9591, PAGE 1679, AND OFFICIAL RECORDS BOOK 16528, PAGE 1506, 644.95 FEET TO THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16528, PAGE 1506 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 39' 12" EAST, ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16528, PAGE 1506, OFFICIAL RECORDS BOOK 6498, PAGE 1974, OFFICIAL RECORDS BOOK 13946, PAGE 1582, AND OFFICIAL RECORDS BOOK 6191, PAGE 698, 2,831.80 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD/COUNTY ROAD NO. 3 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 33° 52' 55" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 487.28 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7300, PAGE 1262 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 46' 16" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, 724.93 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00° 34' 53" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS AND ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11588, PAGE 259 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 429.21 FEET TO THE SOUTHWESTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 89° 47' 31" WEST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17189, PAGE 1292, AND OFFICIAL RECORDS BOOK 10998, PAGE 1947 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 2,375.05 FEET, SAME BEING THE NORTH LINE OF AFOREMENTIONED SECTION 42; THENCE CONTINUE SOUTH 89° 45' 39" WEST, THE NORTH LINE OF LAST MENTIONED LANDS, 263.67 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN BOOK 10998, PAGE 1947; THENCE SOUTH 00° 32' 43" EAST, ALONG THE WEST OF LAST MENTIONED LANDS, 776.23 FEET TO THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 15" WEST, ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7115, PAGE 1502, 336.53 FEET TO THE SOUTHEAST CORNER OF LOT 48, BLOCK 1, NORTH DINSMORE FARMS, ACCORDING TO PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LOT 48; COURSE NO. 1: NORTH 00° 32' 00" WEST, 778.23 FEET; COURSE NO. 2: SOUTH 89° 45' 39" WEST, 550.01 FEET; COURSE NO. 3: SOUTH 00° 33' 44" EAST, 781.49 FEET TO THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 11" WEST, ALONG SAID SOUTH LINE, 1,758.27 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 42, SAID POINT LYING ON THE EAST

LINE OF AFOREMENTIONED SECTION 4; THENCE SOUTH 00° 05' 28" WEST, ALONG EAST LINE OF SAID SECTION 4, 1,731.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: COURSE NO. 1: NORTH 82° 30' 35" WEST, 772.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,940.24 FEET, A CENTRAL ANGLE OF 13° 59' 52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89° 30' 14" WEST, 472.84 FEET; COURSE NO. 2: IN A WESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 474.01 FEET TO A POINT OF TANGENCY; COURSE NO. 3: SOUTH 83° 30' 25" WEST, 1,191.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 604.60 FEET, A CENTRAL ANGLE OF 34° 26' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66° 19' 11" WEST, 358.06 FEET; COURSE NO. 4: THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 363.51 FEET TO A POINT OF TANGENCY; COURSE NO. 5: SOUTH 49° 18' 55" WEST, 35.61 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 40° 56' 10" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 7,876.64 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ACREE ROAD; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; COURSE NO 1: NORTH 60° 22' 27" EAST, 427.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,429.82 FEET, A CENTRAL ANGLE OF 12° 16' 15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54° 23' 37" EAST, 305.63 FEET; COURSE NO. 2: THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 306.22 FEET TO A POINT OF TANGENCY; COURSE NO. 3: NORTH 48° 27' 51" EAST, 1,521.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,857.22 FEET, A CENTRAL ANGLE FOR 14° 22' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55° 36' 49" EAST, 464.95 FEET; COURSE NO. 4: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 466.17 FEET TO THE POINT OF TANGENCY; COURSE NO. 5: NORTH 62° 43' 24" EAST, 677.90 FEET TO THE NORTH LINE OF AFOREMENTIONED SECTION 33; THENCE NORTH 89° 29' 58" EAST, ALONG THE NORTH LINE OF SAID SECTION 33, 2,347.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ACREE ROAD AND A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 859.02 FEET, A CENTRAL ANGLE OF 7° 11' 14" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80° 06' 08" EAST, 107.68 FEET; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 107.76 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 01° 37' 51" WEST, ALONG SAID WEST LINE, 2,618.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89° 12' 49" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 1,753.27 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13758, PAGE 2297 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SOUTH LINE OF SAID NORTHEAST 1/4, AND ALONG THE EAST LINE OF LAST MENTIONED LANDS, NORTH 00° 26' 23" WEST, A DISTANCE OF 2,021.07 FEET; THENCE SOUTH 89° 59' 59" EAST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 01' 13" EAST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE SOUTH 89° 57' 57" EAST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00° 27' 57" WEST ALONG THE EAST LINE OF SAID SECTION 33, 488.65 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 1,286.05 ACRES, MORE OR LESS.

PARCEL 2:

A PORTION OF SECTIONS 34 AND 39, TOWNSHIP NORTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89° 25' 51" EAST, ALONG THE NORTH LINE OF SAID SECTION, 3,901.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 26° 09' 46" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 402.11 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 26° 09' 46" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1,214.04 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ACREE ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW

ESTABLISHED; THENCE NORTH 76° 24' 10" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 542.07 FEET TO THE EAST LINE OF LANDS DESCRIBED IN BOOK 8381, PAGE 1746 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00° 30' 05" WEST, ALONG SAID EAST LINE, 962.26 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 5.81 ACRES, MORE OR LESS.

PARCEL 3:

A PORTION OF SECTIONS 26, 34, 35 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89° 25' 51" EAST LONG THE NORTH LINE OF SECTION 34, A DISTANCE OF 4,688.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 25' 51" EAST, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 340.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00° 40' 50" WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 299.61 FEET; THENCE DEPARTING WEST LINE NORTH 89° 58' 09" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18761, PAGE 1317 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,472.52 FEET; THENCE DEPARTING SOUTH LINE SOUTH 01° 29' 45" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 2,394.50 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,125.00 FEET, A CENTRAL ANGLE OF 52° 28' 46" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85° 06' 14" EAST, 994.79 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ARC LENGTH OF 1,030.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 68° 39' 23" EAST, A DISTANCE OF 102.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 59' 42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23° 39' 32" EAST, 49.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 54.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEW KINGS ROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 21° 20' 19" EAST, ALONG WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 220.01 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 35.01 FEET, A CENTRAL ANGLE OF 90° 00' 18" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66° 20' 28" WEST, 49.51 FEET; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 55.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68° 39' 23" WEST, A DISTANCE OF 102.46 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE OF 48° 15' 33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87° 12' 50" WEST, 1,042.45 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,073.91 FEET; THENCE SOUTH 01° 30' 41" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 366.74 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 01° 41' 47" EAST, ALONG THE EAST LINE OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1,030.15 FEET; THENCE SOUTH 89° 04' 38" WEST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5127, PAGE 1119 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 684.49 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 26° 06' 33" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CSX TRANSPORTATION RAILROAD, A DISTANCE OF 1,911.28 FEET; THENCE CONTINUE ALONG SAID CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY LINE NORTH 64° 34' 42" EAST, A DISTANCE OF 50.07 FEET; THENCE NORTH 26° 13' 03" WEST ALONG SAID CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 925.05 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY; THENCE NORTH 01° 26' 55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 1,103.93 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 134.60 ACRES, MORE OR LESS.

PARCEL 4:

A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH 01° 33' 07" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1,313.07 FEET; THENCE SOUTH 89° 43' 20" WEST, A DISTANCE OF 1,348.35 FEET; SOUTH 00° 47' 13" WEST, A DISTANCE OF 259.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 40° 56' 16" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GEORGIA SOUTHERN AND FLORIDA RAILROAD, A DISTANCE OF 341.77 FEET; THENCE DEPARTING EASTERLY RIGHT-OF-WAY LINE NORTH 89° 43' 20" EAST, A DISTANCE OF 227.51 FEET; THENCE NORTH 00° 42' 41" EAST, A DISTANCE OF 1,343.81 FEET; THENCE SOUTH 89° 28' 53" WEST, A DISTANCE OF 1,321.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 539.96 FEET, A CENTRAL ANGLE OF 31° 46' 05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67° 37' 17" EAST, 295.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 299.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 83° 30' 19" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 1,191.02 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,876.86 FEET, A CENTRAL ANGLE OF 13° 59' 06" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89° 30' 08" EAST, 456.98 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 458.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82° 30' 35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 781.39 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 4; THENCE DEPARTING SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00° 02' 45" WEST ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 154.08 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 53.33 ACRES, MORE OR LESS.

PARCEL 5:

A PORTION OF THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 49° 07' 29" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 35.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 502.61 FEET, A CENTRAL ANGLE OF 0° 28' 13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49° 21' 36" EAST, 4.12 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AN ARC LENGTH OF 4.12 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 00° 34' 27" WEST, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8083, PAGE 166 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 59.21 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD; THENCE NORTH 40° 55' 51" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GEORGIA SOUTHERN AND FLORIDA RAILROAD, A DISTANCE OF 44.39 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.02 ACRES, MORE OR LESS.

CONTAINING 1,479.81 ACRES, MORE OR LESS