

LEGAL DESCRIPTION

December 23, 2022

RE # 152866-1400:

A portion of Tract B, Southpoint Center, according to plat recorded in the current public records of Jacksonville, Duval County, Florida, in Plat Book 49, pages 86 and 86A, and being more particularly described as follows:

For point of reference, commence at the point of intersection of the centerline of Southpoint Drive East, a 60-foot right of way, as shown on the aforementioned plat of Southpoint Center, with the Northwesterly right of way line of Belfort Road, as said right of way is now established, and run N-39°50'18"E, along said Northwesterly right of way line, a distance of 60.00 feet to a point on a curve in the Northeasterly right of way line of said Southpoint Drive East and the point of beginning.

From the point of beginning thus described, run along said Northeasterly right of way line, the following courses: first course, along the arc of a curve, concave Northerly and having a radius of 30.00 feet, an arc distance of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of S-84°50'18"W, 42.43 feet; second course, N-50°09'42"W a distance of 233.61 feet to the Southwesterly corner of a 24 foot Unobstructed Drainage Easement No. 2 as shown on the aforementioned plat of Southpoint Center; thence departing from said Northeasterly right of way, run N-39°50'18"E, along said Drainage Easement and its Northeasterly extension, a distance of 200.00 feet to a point; run thence S-50°09'42"E a distance of 263.61 feet to a point lying in the aforementioned Northwesterly right of way line of Belfort Road; run thence S-39°50' 18"W, along said Northwesterly right of way line a distance of 170.00 feet to the point of beginning. The land thus described contains 1.21 acres. more or less.

RE # 152866-1200:

A portion of Tract B, Southpoint Center, according to plat recorded in the current public records of Jacksonville, Duval County, Florida, in Plat Book 49, Pages 86 and 86A, and being more particularly described as follows:

For point of reference, commence at the point of intersection of the centerline of Southpoint Drive East, a 60-foot right of way, as shown on the aforementioned plot of Southpoint Center, with the Northwesterly right of way line of Belfort Road, as said right of way is now established, and run North 39°50'18" East, along said Northwesterly right of way line, a distance of 230.00 feet to the extreme Easterly corner of those lands described in deed recorded at Official Records Volume 8452, Page 830, Public Records of said County, and the Point of Beginning.

From the Point of Beginning thus described, continue North 39°50'18" East, along said North-westerly right of way line, a distance of 175.73 feet to the extreme Easterly corner of aforementioned Tract B; run thence North 54°32'41" West, along the Northeasterly boundary of said Tract B, a distance of 264.38 feet to its intersection with the Northeasterly extension of the Southeasterly boundary of a 24 foot Unobstructed Drainage Easement No. 2, as shown on the aforementioned plat of Southpoint Center; run thence South 39°50'18" West, along said extension, a distance of 155.52 feet to the extreme Northerly corner of

aforementioned lands described in Official Records Volume 8452, Page 830; run thence South 50°09'42" East, along the Northeasterly boundary of said lands, a distance of 263.61 feet to the Point of Beginning.