

## LEGAL DESCRIPTION

### FIRE STATION 22 SITE

A PORTION OF GOVERNMENT LOT 2, SECTION 25, AND A PART OF THE WILLIAM SILCOX GRANT, SECTION 39, BOTH IN TOWNSHIP 2 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF FRACTIONAL BLOCK "J", AS SHOWN ON THE PLAT OF LACKAWANNA, AS RECORDED IN PLAT BOOK 4, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE FORMER NORTHERLY RIGHT OF WAY LINE OF LENOX AVENUE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE FORMER WESTERLY RIGHT OF WAY LINE OF LANE AVENUE (A VARIABLE WITH RIGHT OF WAY AT THIS POINT), SAID POINT LYING ON THE ARC OF A CURVE ON SAID FORMER NORTHERLY RIGHT OF WAY LINE OF LENOX AVENUE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2824.79 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.66 FEET TO THE CURRENT RIGHT OF WAY LINE OF SAID LENOX AVENUE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°35'58" WEST, 18.66 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 234.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°10'07" WEST, 234.60 FEET; THENCE SOUTH 80°32'55" WEST, CONTINUING ALONG SAID CURRENT RIGHT OF WAY LINE, A DISTANCE OF 268.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°32'55" WEST, CONTINUING ALONG SAID CURRENT RIGHT OF WAY LINE, A DISTANCE OF 217.27 FEET; THENCE NORTH 11°19'42" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 522.38 FEET; THENCE NORTH 86°25'22" EAST, A DISTANCE OF 157.47 FEET; THENCE SOUTH 13°28'47" EAST, A DISTANCE OF 194.15 FEET; THENCE NORTH 80°32'55" EAST, A DISTANCE OF 42.10 FEET; THENCE SOUTH 13°28'47" EAST, A DISTANCE OF 313.09 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 2.25 ACRES, MORE OR LESS.

### CONSTRUCTION, MAINTENANCE AND DRAINAGE EASEMENT

A PORTION OF THE WILLIAM SILCOX GRANT, SECTION 39, BOTH IN TOWNSHIP 2 SOUTH, RANGE 25 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE THE INTERSECTION OF THE FORMER NORTHERLY RIGHT OF WAY LINE OF LENOX AVENUE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE FORMER WESTERLY RIGHT OF WAY LINE OF LANE AVENUE (A VARIABLE WITH RIGHT OF WAY AT THIS POINT), SAID POINT LYING ON THE ARC OF A CURVE ON SAID

FORMER NORTHERLY RIGHT OF WAY LINE OF LENOX AVENUE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2824.79 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.66 FEET TO THE CURRENT RIGHT OF WAY LINE OF SAID LENOX AVENUE, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°35'58" WEST, 18.66 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 234.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°10'07" WEST, 234.60 FEET; THENCE SOUTH 80°32'55" WEST, CONTINUING ALONG SAID CURRENT RIGHT OF WAY LINE, A DISTANCE OF 268.50 FEET; THENCE SOUTH 80°32'55" WEST, CONTINUING ALONG SAID CURRENT RIGHT OF WAY LINE, A DISTANCE OF 217.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°32'55" WEST, CONTINUING ALONG SAID CURRENT RIGHT OF WAY LINE, A DISTANCE OF 50.03 FEET; THENCE NORTH 11°19'42" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 527.55 FEET; THENCE NORTH 86°25'22" EAST, A DISTANCE OF 50.46 FEET; THENCE SOUTH 11°19'42" EAST, A DISTANCE OF 522.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 26,248 SQUARE FEET OR 0.60 ACRES, MORE OR LESS.

SPECIFIC PURPOSE EASEMENT FOR INGRESS AND UTILITIES

A PORTION OF GOVERNMENT LOT 2, SECTION 25, AND A PART OF THE WILLIAM SILCOX GRANT, SECTION 39, BOTH IN TOWNSHIP 2 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF FRACTIONAL BLOCK "J", AS SHOWN ON THE PLAT OF LACKAWANNA, AS RECORDED IN PLAT BOOK 4, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE THE INTERSECTION OF THE FORMER NORTHERLY RIGHT OF WAY LINE OF LENOX AVENUE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE FORMER WESTERLY RIGHT OF WAY LINE OF LANE AVENUE (A VARIABLE WITH RIGHT OF WAY AT THIS POINT), SAID POINT LYING ON THE ARC OF A CURVE ON SAID FORMER NORTHERLY RIGHT OF WAY LINE OF LENOX AVENUE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2824.79 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.66 FEET TO THE CURRENT RIGHT OF WAY LINE OF SAID LENOX AVENUE, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°35'58" WEST, 18.66 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 234.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°10'07" WEST, 234.60 FEET;

THENCE SOUTH 80°32'55" WEST, CONTINUING ALONG SAID CURRENT RIGHT OF WAY LINE, A DISTANCE OF 268.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°32'55" WEST, CONTINUING ALONG SAID CURRENT RIGHT OF WAY LINE, A DISTANCE OF 56.79 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 27.50 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE AND DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 16.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°24'20" EAST, 15.92 FEET; THENCE NORTH 09°24'54" WEST, A DISTANCE OF 255.42 FEET; THENCE NORTH 13°28'47" WEST, A DISTANCE OF 71.84 FEET; THENCE NORTH 80°32'55" EAST, A DISTANCE OF 35.09 FEET; THENCE SOUTH 13°28'47" EAST, A DISTANCE OF 313.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 13,038 SQUARE FEET OR 0.30 ACRES, MORE OR LESS.