

LEGAL DESCRIPTION

November 21, 2023

RE# 149106-0000 & 149105-0000

A PART OF NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD AND THE WESTERLY RIGHT OF WAY LINE OF HOOD ROAD, SAID POINT LYING 1450 FEET WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH 1 DEGREE 10 MINUTES 10 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF HOOD ROAD, A DISTANCE OF 128.0 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 40 SECONDS WEST PARALLEL TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD A DISTANCE OF 110.0 FEET; THENCE NORTH 1 DEGREE 10 MINUTES 10 SECONDS WEST PARALLELL TO THE SAID WESTERLY RIGHT OF WAY LINE OF HOOD ROAD, DISTANCE OF 128.0 FEET TO A POINT IN THE SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, THENCE NORTH 89 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD A DISTANCE OF 110.0 FEET TO THE POINT OF BEGINNING.

A PART OF NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD WITH THE WESTERLY RIGHT OF WAY LINE OF HOOD (BOTH BEING 60 FOOT RIGHTS OF WAYS AS NOW ESTABLISHED BY THE CITY ENGINEERS OFFICE); THENCE SOUTH 0 DEGREES 42 MINUTES 22 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF HOOD ROAD, A DISTANCE OF 128.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 42 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF HOOD ROAD A DISTANCE OF 126.49 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF 300.19 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 41 SECONDS WEST A DISTANCE OF 125.70 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 0 SECONDS EAST, A DISTANCE OF 299.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PORTION OF PARCEL 2 ABOVE SHOWN AS PARCEL NO. 794 IN DECLARATION OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 11338, PAGE 1665, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED IN THE LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 11338, PAGE 1153, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RE# 149106-0010 & 149106-0020

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD WITH THE WESTERLY RIGHT OF WAY LINE OF HOOD ROAD (BOTH ROADS HAVING A 60 FOOT RIGHT OF WAY WIDTH) AND RUN SOUTH 89 DEGREES 26 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, 185 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; RUN THENCE NORTH 89 DEGRRES 06 MINUTES 40 SECONDS WEST, CONTINUING ALONG SAID EXISTING RIGHT OF WAY LINE, 35 FEET TO A POINT FOR THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUED NORTH 89 DEGREES 05 MINUTES 40 SECONDS WEST, CONTINUING ALONG SAID EXISTING RIGHT OF WAY LINE, 80 FEET TO AN IRON PIPE; RUN THENCE SOUTH 00 DEGRRES 35 MINUTES 40 SECONDS EAST PARALLEL TO SAID HOOD ROAD AND ALONG THE WEST LINE OF LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 1277, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF SAID COUNTY, AND ALONG THE NORTHERLY PROLONGATION OF SAID WEST LINE, A DISTNCE OF 130.93 FEET; RUN THENCE NORTH 89 DEGREES 26 MINUTES 40 SECONDS EAST, 80 FEET; RUN THENCE NORTH 00 DEGREES 35 MINUTES 40 SECONDS WEST PARALLEL TO SAID HOOD ROAD, 128.9 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD WITH THE WESTERLY RIGHT OF WAY LINE OF HOOD ROAD (BOTH ROADS HAVING A 60 FOOT RIGHT OF WAY WIDTH) AND RUN SOUTH 89 DEGRRES 26 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, 110 FEET TO A POINT FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE

SOUTH 89 DEGREES 26 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 55.0 FEET; THENCE CONTINUE SOUTH 89 DEGRRES 26 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 35 FEET; RUN THENCE SOUTH 0 DEGREES 35 MINUTES 40 SECONDS EAST PARALLEL WITH SAID HOOD ROAD 128.9 FEET; RUN THENCE NORTH 0 DEGREES 35 MINUTES 40 SECONDS WEST PARALLEL WITH SAID HOOD ROAD, 128.0 FEET TO THE POINT OF BEGINNING.

RE# 149103-0050

A PART OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ½ OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING KNOWN AS THE NORTH ½ OF LOT 11 AND LOTS 12 AND 13, IN BLOCK 3, SUNBEAM LAKES ESTATES FIRST ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SUNBEAM ROAD THAT IS 300 FEET WESTERLY OF THE WEST LINE OF HOOD ROAD; THENCE SOUTH 0°32'10" EAST, 237.5 FEET; THENCE NORTH 89°44'30" WESTM 82.5 FEET; THENCE NORTH 0°32'10" WEST, 237.82 FEET TO THE SOUTHERLY LINE OF SUNBEAM ROAD; THENCE SOUTH 89°14'20" EAST, 82.5 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENT RECORDED IN O.R. BOOK 3443, PAGE 464 AND O.R. BOOK 4640, PAGE 1083 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA