

Legal Description

January 22, 2024

PARCEL A: A part of Section 32, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence for a Point of Reference at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 32; thence South 55 Degrees 57 Minutes 13 Seconds East, 810.01 Feet to the Northwestern right of way line of San Jose Boulevard, State Road No. 13 (a 174 Foot right of way as now established); thence North 33 Degrees 47 Minutes 16 Seconds East along said right of way line, 239.76 Feet; thence South 56 Degrees 12 Minutes 44 Seconds East along said right of way line, 29.75 Feet; thence North 33 Degrees 47 Minutes 16 Seconds East along said right of way line 350.13 Feet to the Point of Curve of a curve to the left, said curve having a radius of 1402.14 Feet; thence along the arc of said curve and along said right of way line a chord distance 212.47 feet on a bearing of North 29 Degrees 26 Minutes 33 Seconds East; thence North 71 Degrees 13 Minutes 44 Seconds West, 181.61 Feet; thence North 18 Degrees 46 Minutes 16 Seconds East, 35 Feet to the Point of Beginning; thence continue North 18 Degrees 46 Minutes 16 Seconds East, 140.0 Feet; thence South 71 Degrees 13 Minutes 44 Seconds East, 190 Feet to the Westerly right of way line of San Jose Boulevard; thence along said right of way line and along the arc of said curve having a radius of 1402.14 Feet a chord distance of 302.27 Feet on a bearing of North 11 Degrees 44 Minutes 44 Seconds East; thence continue along the arc of said curve a chord distance of 25.74 Feet on a bearing of North 05 Degrees 01 Minutes 34 Seconds East; thence North 71 Degrees 13 Minutes 44 Seconds West, 658.23 Feet; thence South 89 Degrees 48 Minutes 16 Seconds West, 180.0 Feet; thence South 01 Degrees 13 Minutes 44 Seconds East, 434.27 Feet; thence South 71 Degrees 13 Minutes 44 Seconds East, 305.02 Feet; thence South 73 Degrees 14 Minutes 23 Seconds East, 45.03 Feet; thence South 71 Degrees 13 Minutes 44 Seconds East, 183.0 Feet to the Point of Beginning.

PARCEL B: A part of Section 32, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence for a Point of Reference at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 32; thence South 55 Degrees 57 Minutes 13 Seconds East, 810.01 Feet to the Northwestern right-of-way line of San Jose Boulevard, State Road No. 13 (a 174 Foot right-of-way as now established); thence North 33 Degrees 47 Minutes 16 Seconds East along said right-of-way line, 239.76 Feet; thence South 56 Degrees 12 Minutes 44 Seconds East along said right-of-way line, 29.75 Feet; thence North 33 Degrees 47 Minutes 16 Seconds East along said right-of-way line, 245 Feet to the Point of Beginning; thence continue North 33 Degrees 47 Minutes 16 Seconds East along said right-of-way line, 105.13 Feet to the Point of Curve of a curve to the left, said curve having a radius of 1402.14 Feet; thence along the arc of said curve and along said right-of-way line, a chord distance of 212.47 Feet on a bearing of North 29 Degrees 26 Minutes 33 Seconds East; thence North 71 Degrees 13 Minutes 44 Seconds West, 181.61 Feet; thence North 18

Degrees 46 Minutes 16 Seconds East, 35.0 Feet; thence North 71 Degrees 13 Minutes 44 Seconds West, 183.0 Feet; thence North 73 Degrees 14 Minutes 23 Seconds West, 45.03 Feet; thence North 71 Degrees 13 Minutes 44 Seconds West, 305.02 Feet; thence South 01 Degrees 13 Minutes 44 Seconds East, 200.38 Feet; thence South 56 Degrees 12 Minutes 44 Seconds East, 600.0 Feet to the Point of Beginning.

LESS AND EXCEPT:

A part of Section 32, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 32; thence South 55° 57'13" East, a distance of 810.01 Feet to the Northwestern Right-of-Way line of San Jose Boulevard, State Road No. 13 (a 174 Foot Right-of-Way as now established); thence North 33° 14'16" East along said Right-of-Way line a distance of 239.76 Feet; thence South 56° 12'44" East along said Right-of-Way line a distance of 29.75 Feet; thence North 33° 47'16" East along said Right-of-Way line a distance of 245 Feet; thence North 56° 12'44" West, a distance of 600.0 Feet; thence North 01° 13'44" West, a distance of 140.0 Feet to the Point of Beginning; thence continue North 01° 13'44" West, a distance of 30.0 Feet; thence North 88° 46'16" East, a distance of 25.0 Feet; thence South 01° 13'44" East, a distance of 30.0 Feet; thence South 88° 46'16" West, a distance of 25.0 Feet to the Point of Beginning, containing 750 Square Feet more or less.

FURTHER LESS AND EXCEPT:

A parcel of land in Section 32, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northwestern Right-of-Way line of State Road Number 13, (San Jose Boulevard) (a 174 Foot Right-of-Way as now established) with the Northeasterly Right-of-Way line of Kori Road (a 60 Foot Right-of-Way as now established); thence North 34° 08'20" East along said Northwestern Right-of-Way line, a distance of 64.63 Feet to a Transition Point in said Northwestern Right-of-Way line; thence South 55° 51'40" East continuing along said Northwestern Right-of-Way line, a distance of 29.75 Feet to a Transition Point in said Northwestern Right-of-Way line; thence North 34° 08'20" East continuing along said Northwestern Right-of-Way line, a distance of 350.67 Feet to the Point of Curve of a curve, concave Northwesternly having a central angle of 24° 38'47" and a radius of 1402.14 Feet; thence Northeasterly along said Northwestern Right-of-Way line and along the arc of said curve, an arc distance of 603.14 Feet to the Point of Beginning; thence departing said Northwestern Right-of-way line, North 05° 05'43" East, a distance of 114.05 Feet; thence South 71° 02'10" East, a distance of 4.24 Feet to a point on said Northwestern Right-of-Way line, said point lying on a curve, concave Westerly having a central angle of 04° 37'24" and a radius of 1402.14 Feet; thence Southerly along said Northwestern Right-of-Way line and along the arc of said curve, an arc distance of 113.14 Feet, said arc being subtended by a chord bearing of South 07° 10'51" West and a chord distance of 113.11 Feet to the Point of Beginning.

Together with those easement rights arising under the following:

1. Reciprocal Easement and Restrictive Covenant Agreement dated June 30, 1978, between Financial Properties Developers, Inc. and Gate Petroleum Company, recorded in Official Record Volume 4673, Page 1107, of the Public Records of Duval County, Florida.
2. Reciprocal Easement, Restrictions and Maintenance Agreement dated July 7, 1978, between Financial Properties Developers, Inc. and Sparmere Associates, a Massachusetts limited partnership, recorded in Official Record Volume 4717, Page 791, of the Public Records of Duval County, Florida.