

LEGAL DESCRIPTION

November 8, 2023

PARCEL A

A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11289, PAGE 1937 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 340.00 FEET; THENCE SOUTH 00°24'21" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 530.00 FEET; THENCE SOUTH 89°35'39" WEST, A DISTANCE OF 239.38 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD (RIGHT OF WAY VARIES) AS ESTABLISHED IN THE PLAT OF CRAVEN ROAD AT EDGEWATER AND RECORDED IN PLAT BOOK 62, PAGES 83 THROUGH 85 OF SAID PUBLIC RECORDS; THENCE NORTH 02°37'51" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 140.15 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 221.60 FEET AND A CENTRAL ANGLE OF 38°47'40"; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE AN ARC DISTANCE OF 150.04 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 22°01'41" WEST AND A CHORD DISTANCE OF 147.19 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 153.96 FEET AND A CENTRAL ANGLE OF 27°53'00"; THENCE CONTINUE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE AN ARC DISTANCE OF 74.93 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 27°29'01" WEST AND A CHORD DISTANCE OF 74.19 FEET TO A POINT ON SAID CURVE AND RIGHT OF WAY LINE; THENCE NORTH 02°36'03" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11289, PAGE 1937, A DISTANCE OF 187.20 FEET TO THE POINT OF BEGINNING. CONTAINING 3.50 ACRES, MORE OR LESS

PARCEL B

A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11289, PAGE 1937 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'39" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.87 FEET; THENCE NORTH 88°46'28" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 159.13 FEET; THENCE SOUTH 00°24'21" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 200.02 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19617, PAGE 148 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°46'28" WEST, ALONG SAID LINE, A DISTANCE OF 157.72 FEET; THENCE SOUTH 89°35'39" WEST, A DISTANCE OF 42.28 FEET; THENCE NORTH 00°24'21" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES, MORE OR LESS

PARCEL C

A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 11289, PAGE 1937 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°35'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD, A DISTANCE OF 380.87 FEET; THENCE NORTH 88°46'28" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 159.13 FEET TO THE

POINT OF BEGINNING; THENCE CONTINUING NORTH 88°46'28" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 654.37 FEET TO THE WEST LINE OF PEGGYVILLE, AS RECORDED IN PLAT BOOK 16, PAGE 11 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°42'10" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE AND ALONG SAID WESTERLY LINE OF PEGGYVILLE, A DISTANCE OF 200.07 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19617, PAGE 148 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°46'28" WEST, ALONG SAID LINE, A DISTANCE OF 662.39 FEET; THENCE NORTH 00°24'21" WEST, A DISTANCE OF 200.02 FEET TO THE POINT OF BEGINNING. CONTAINING 3.02 ACRES, MORE OR LESS