

Legal Description

June 13, 2023

RE 004339-0030 & RE 003461-0020

PARCEL 1

A PORTION OF SECTION 36 ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 89°54'06" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 36, A DISTANCE OF 1212.58 FEET TO THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO 9A (A VARIABLE WIDTH LIMITED ACCESS RIGHT OF WAY, PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 72001-2408) AND THE POINT OF BEGINNING: THENCE NORTH 00°10'54" WEST, ALONG LAST SAID LINE 386.18 FEET; THENCE SOUTH 19°35'17" EAST, 26.76 FEET; THENCE SOUTH 76°12'36" EAST, 39.49 FEET; THENCE NORTH 47°18'48" EAST, 58.50 FEET; THENCE NORTH 23°06'54" EAST, 51.40 FEET; THENCE NORTH 40°13'48" EAST, 64.84 FEET; THENCE NORTH 19°21'29" EAST, 36.97 FEET, THENCE NORTH 01°41'12" EAST, 20.37 FEET; THENCE NORTH 89°52'38" EAST, 191.08 FEET; THENCE SOUTH 12°42'38" EAST, 24.39 FEET; THENCE SOUTH 39°50'30" EAST, 96.20 FEET; THENCE NORTH 82°14'57" EAST, 132.69 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 982.70 FEET, AN ARC DISTANCE OF 231.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°11'53" EAST, 231.16 FEET; THENCE NORTH 57°56'42" EAST, 70.82 FEET; THENCE NORTH 27°44'21" EAST, 82.59 FEET; THENCE NORTH 42°37'04" EAST, 72.64 FEET; THENCE NORTH 40°16'08" EAST, 52.78 FEET; THENCE NORTH 33°20'3" EAST, 73.44 FEET; THENCE NORTH 34°25'22" EAST, 50.12 FEET; THENCE SOUTH 54°55'34" EAST, 61.05 FEET; THENCE NORTH 85°34'34" EAST, 60.95 FEET; THENCE NORTH 77°42'25" EAST, 78.50 FEET; THENCE NORTH 22°08'45" EAST, 59.77 FEET; THENCE NORTH 69°16'56" EAST, 67.99 FEET; THENCE NORTH 84°39'39" EAST, 16.96 FEET TO THE WESTERLY LINE OF GOVERNMENT LOT 4 OF SAID SECTION 36: THENCE SOUTH 00°00'43" WEST, ALONG LAST SAID LINE, 870.09 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3902, PAGE 855 OF THE CURRENT PUBLIC RECORDS; THENCE SOUTH 89°42'05" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7834 PAGE 2091 AND OFFICIAL RECORDS 6061 PAGE 153, BOTH OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1329.56 FEET TO THE POINT OF BEGINNING. CONTAINING 17.5 ACRES, MORE OR LESS. OTHERWISE KNOWN AS PARCEL ID No 003461-0010

Exception to Parcel 1:

A PORTION OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19681. PAGE 1179 OF

THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 36. A DISTANCE OF 1312.58 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9A (A VARIABLE WIDTH LIMITED ACCESS RIGHT OF WAY, PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 72001-2408), SAID POINT BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED LANDS AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 19681, PAGE 1179; THENCE NORTH 00°10'54" WEST ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 386.87 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 19681, PAGE 1179; THENCE SOUTHEASTERLY, NORTHEASTERLY AND EASTERLY, DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, AND ALONG THE BOUNDARY LINE OF SAID OFFICIAL RECORDS BOOK 19681, PAGE 1179. THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES; COURSE 1: SOUTH 19°37'23" EAST, 26.84 FEET; COURSE 2: SOUTH 76°25'49" EAST, 39.43 FEET; COURSE 3: NORTH 47°22'59" EAST, 58.50 FEET; COURSE 4: NORTH 23°05'50" EAST, 51.35 FEET; COURSE 5: NORTH 40°14'54" EAST, 64.84 FEET; COURSE 6: NORTH 19°19'48" EAST, 36.90 FEET; COURSE 7: NORTH 1°32'04" EAST, 20.33 FEET; COURSE 8: NORTH 89°50'29" EAST, 191.12 FEET; COURSE 9: SOUTH 12°39'47" EAST, 34.45 FEET; COURSE 10: SOUTH 39°51'22" EAST, 96.20 FEET; COURSE 11: NORTH 82°14'40" EAST, 132.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 982.70 FEET AND BEING THE POINT OF BEGINNING; THENCE NORTHEASTERLY AND EASTERLY, CONTINUING ALONG SAID BOUNDARY LINE OF SAID OFFICIAL RECORDS BOOK 19681, PAGE 1179. THE FOLLOWING NINE (9) COURSES AND DISTANCES; COURSE 1: NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°29'58" AN ARC LENGTH OF 231.53 FEET TO A NON-TANGENT POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°15'29" EAST, 231.00 FEET; COURSE 2: NORTH 57°48'07" EAST, 71.11 FEET; COURSE 3: NORTH 27°44'29" EAST, 82.52 FEET; COURSE 4: NORTH 42°37'11" EAST, 72.67 FEET; COURSE 5: NORTH 40°14'54" EAST, 52.79 FEET; COURSE 6: NORTH 33°22'11" EAST, 73.37 FEET; COURSE 7: NORTH 34°26'43" EAST, 50.12 FEET; COURSE 8: SOUTH 64°56'29" EAST, 60.83 FEET; COURSE 9: NORTH 85°38'30" EAST, 61.08 FEET; THENCE SOUTH 35°24'30" WEST, DEPARTING LAST SAID BOUNDARY LINE, A DISTANCE OF 34.69 FEET; THENCE SOUTH 27°38'37" WEST, A DISTANCE OF 104.97 FEET; THENCE SOUTH 40°53'43" WEST, A DISTANCE OF 257.52 FEET; THENCE SOUTH 60°13'22" WEST, A DISTANCE OF 77.45 FEET; THENCE SOUTH 57°59'35" WEST, A DISTANCE OF 26.81 FEET; THENCE SOUTH 84°50'11" WEST, A DISTANCE OF 180.02 FEET; THENCE NORTH 44°15'14" WEST, A DISTANCE OF 10.87 FEET; THENCE NORTH 54°21'30" WEST, A DISTANCE OF 56.61 FEET; THENCE NORTH 61°09'29" WEST, A DISTANCE OF 38.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.44 ACRES, MORE OR LESS.

Parcel 2:

THAT CERTAIN PIECE, PARCEL. OR TRACT OF LAND SITUATE. LYING AND BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE PLAT OF HARTVILLE AS RECORDED IN PLAT BOOK 22, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT OF WAY LINE OF ROBINSON ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 85°37'30" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE 01' ROBINSON ROAD, 909.27 FEET FOR A POINT OF BEGINNING; THENCE NORTH 0°34'37" WEST 636.28 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE NORTH 89°58'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF THE EAST 1/2 or THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 0°33'30" EAST, ALONG THE AFORESAID WEST LINE, 628.40 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF ROBINSON ROAD; THENCE SOUTH 85°37'30" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ROBINSON ROAD, 100.00 FEET TO INT OF BEGINNING. OTHERWISE KNOWN AS PARCEL ID No. 004339-0030

EXCEPTION TO PARCEL 2:

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL ONE AS CONTAINED IN THAT CERTAIN ACCESS EASEMENT DATED JULY 6TH 2022, RECORDED IN O.R. BOOK 20349, PAGE 867 ON JULY 7TH, 2022 BY AND BETWEEN SHAW'S LAND PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GRANTOR, AND CWW ENTERPRISES, LLC, A KANSAS LIMITED LIABILITY COMPANY, AS GRANTEE.