

LEGAL DESCRIPTION

PARCEL 1.

THE MOST NORTHERLY EIGHT (8) ACRES, LYING SOUTH OF NOROAD, TRACT FIVE (5), BLOCK FOUR (4), SECTION EIGHT (8), TOWNSHIP THREE (3) SOUTH, RANGE TWENTY-FIVE (25) EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN IRON AT THE CENTERLINE INTERSECTION OF MONROE SMITH ROAD AND NOROAD, SAID INTERSECTION BEING THE QUARTER CORNER ON THE EAST LINE OF SAID SECTION EIGHT (8); THENCE ALONG THE NORTH LINE OF BLOCK FOUR (4) OF SAID SECTION EIGHT (8), SOUTH EIGHTY-EIGHT (88) DEGREES, FORTY-ONE (41) MINUTES, TWENTY-SEVEN (27) SECONDS WEST; ONE-THOUSAND THREE HUNDRED AND THIRTY-TWO HUNDREDTHS (1300.32) FEET; THENCE SOUTH ONE (1) DEGREE, THIRTY-FIVE (35) MINUTES, TWELVE (12) SECONDS WEST, THIRTY AND FOUR HUNDREDTHS (30.04) FEET TO AN IRON AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ONE (1) DEGREE THIRTY-FIVE (35) MINUTES TWELVE (12) SECONDS WEST, ONE THOUSAND SEVENTY-SIX AND ZERO TENTHS (1076 0) FEET TO AN IRON; THENCE SOUTH EIGHTY-EIGHT (88) DEGREES, FORTY (40) MINUTES, THIRTY (30) SECONDS WEST, THREE HUNDRED TWENTY-TWO AND NINETY-FIVE HUNDREDTHS (322.95) TO AN IRON; THENCE NORTH ONE (1) DEGREE, TWENTY-EIGHT (28) MINUTES, TWENTY-EIGHT (28) SECONDS EAST, ONE THOUSAND SEVENTY-SIX AND ZERO TENTHS (1076 0) FEET, ALONG THE WEST LINE OF TRACT FIVE (5) TO A CONCRETE MONUMENT IN THE SOUTH LINE OF NOROAD; THENCE NORTH EIGHTY-EIGHT (88) DEGREES, FORTY-ONE (41) MINUTES, TWENTY-SEVEN (27) SECONDS EAST, ALONG THE SAID SOUTH LINE OF NOROAD, THREE HUNDRED TWENTY-FIVE AND TWO HUNDREDTHS (325.02) FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PORTION OF TRACT 5, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING THE SAME AS THOSE LANDS AS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 17603, PAGE 681 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF MONROE SMITH ROAD, BEING A 60 FOOT RIGHT OF WAY AND NOROAD, BEING A 60 FOOT RIGHT OF WAY; THENCE SOUTH 88°41'27" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 1300.32 FEET TO THE NORTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 01°35'12" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1106.04 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED AS PARCEL 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 17603, PAGE 681, OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°35'12" WEST, ALONG SAID EAST LINE, A DISTANCE OF 191.56 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5, ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6886, PAGE 2302 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°17'30" WEST, ALONG THE SOUTH LINE OF SAID TRACT 5, A DISTANCE OF 322.69 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5, ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5634, PAGE 1161, ALSO BEING THE NORTHEAST CORNER OF THE PLAT OF BRIGHTON PARK, AS RECORDED IN PLAT BOOK 57, PAGES 69-69B, INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°28'28" EAST, ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 193.70 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL 1; THENCE NORTH 88°40'30" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 322.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 62,097.25 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

PARCEL 3:

PART OF TRACT FOUR (4) BLOCK FOUR (4), SECTION EIGHT (8), TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER LINE INTERSECTION OF MONROE SMITH ROAD AND NOROAD; THENCE SOUTH 88°41'27" WEST 975.24 FEET ALONG THE CENTER LINE OF SAID NOROAD; THENCE SOUTH 1°41'56" WEST, 30.0 FEET TO AN IRON IN THE SOUTHERLY LINE OF NOROAD; THENCE SOUTH 1°41'56" WEST, 737.11 FEET ALONG THE EASTERLY LINE OF SAID TRACT 4 TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EASTERLY LINE 528.33 FEET TO THE SOUTH LINE OF SAID TRACT 4; THENCE SOUTH 88°17'30" WEST, 322.64 FEET, ALONG SAID SOUTHERLY LINE OF SAID TRACT 4 TO THE WESTERLY LINE OF SAID TRACT 4; THENCE NORTH 1°35'12"EAST, 529.0 FEET ALONG SAID WESTERLY LINE TRACT 4; THENCE NORTH 85°24'42" EAST, 323.64 FEET TO THE POINT OF BEGINNING.