

LEGAL DESCRIPTION

December 2, 2019

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I

Part of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 34; thence South 00 degrees, 10 minutes East, 279.5 feet along the center line of Hood Road (a 60.0 foot right of way); thence North 89 degrees, 57 minutes, 30 seconds West 30.0 feet to the West line of said Hood Road and the POINT OF BEGINNING; thence continue North 89 degrees, 52 minutes, 57 seconds West 299.98 feet; thence South 00 degrees, 10 minutes East, 1,019.86 feet; thence South 89 degrees, 29 minutes, 25 seconds East, 300.0 feet to the West line of said Hood Road; thence North 00 degrees, 10 minutes West, 1,023.14 feet along the West line of said Hood Road to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM those lands as described in Official Records Volume 7429, Page 1994, as follows:

A portion, part, or tract of land lying in 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: Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 34; thence South 00 degrees, 10 minutes, 00 seconds East, along the centerline of Hood Road (a 80-foot right of way as now established), 1121.37 feet to a point; thence North 89 degrees, 29 minutes, 25 seconds West, 30.0 feet to the Westerly right of way of said Hood Road and the point of beginning; thence North 89 degrees, 29 minutes, 25 seconds West, 300.0 feet to the Easterly boundary of the land described in Official Records Volume 2836, page 933, of the current public records of said county; thence South 00 degrees, 10 minutes, 00 seconds East along the Easterly boundary of the land described in Official Records Volume 2836, page 933 and Volume 8238, page 832, of the current public records of said county, 181.51 feet to the Northerly boundary of the land described in Official Records Volume 5708, page 2016, of the current public records of said county; thence South 89 degrees, 29 minutes, 25 seconds East, along said Northerly boundary 300.00 feet to the Westerly right of way of said Hood Road; thence North 00 degrees, 10 minutes, 00 seconds West, along said right of way, 181.51 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the Southerly 110 feet of the following described land:

Part of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 34; thence South 00 degrees, 10 minutes East 279.5 feet along the center line of Hood Road (a 60.0 foot right of way); thence North 89 degrees, 57 minutes, 30 seconds West 30.0 feet to the West line of said Hood Road and the POINT OF BEGINNING; thence continue North 89 degrees, 52 minutes, 57 seconds West 299.98 feet; thence South 00 degrees, 10 minutes East, 1,019.86 feet; thence South 89 degrees, 29 minutes, 25 seconds East, 300.0 feet to the West line of said Hood Road; thence North 00 degrees, 10 minutes West, 1,023.14 feet along the West line of said Hood Road to the POINT OF BEGINNING.