

**LEGAL DESCRIPTION**

**January 16, 2020**

**PARCELS 1, 2, & 3 (149046-0010, 149050-0010, 149053-0000)**

LOTS 2, 3, 4, 10 AND 12, PEGGYVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; EXCEPTING THEREFROM ANY PORTION THEREOF CONVEYED TO THE CITY OF JACKSONVILLE, FLORIDA FOR WIDENING SUNBEAM ROAD.

LESS AND EXCEPT A PORTION OF LOTS 2, 3, 4 AND 10, OF PEGGYVILLE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 11, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. LESS AND EXCEPT RIGHT OF WAY FOR SUNBEAM ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF LOT 12 OF SAID PEGGYVILLE SUBDIVISION; THENCE ALONG THE WEST BOUNDARY OF SAID PEGGYVILLE SUBDIVISION, N.02°37'16"W., A DISTANCE OF 149.69 FEET TO THE S.W. CORNER OF LOT 1 OF SAID PEGGYVILLE SUBDIVISION; THENCE DEPARTING THE WEST BOUNDARY OF PEGGYVILLE SUBDIVISION, ALONG THE SOUTH BOUNDARY OF SAID LOT 1, N.89°40'18"E., A DISTANCE OF 60.50 FEET TO THE S.W. CORNER OF LOT 2 OF SAID PEGGYVILLE SUBDIVISION; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 1, ALONG THE WEST BOUNDARY OF SAID LOT 2, N.00°29'56"W., A DISTANCE OF 191.86 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SUNBEAM ROAD (BEING AN 80 FOOT RIGHT OF WAY); THENCE DEPARTING THE WEST BOUNDARY OF SAID LOT 2, ALONG SAID SOUTH RIGHT OF WAY LINE, N.88°51'55"E., A DISTANCE OF 11.21 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, N.88°51'55"E., A DISTANCE OF 172.31 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S.40°18'19"E., A DISTANCE OF 29.04 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF KEVIN ROAD (BEING A 60 FOOT RIGHT OF WAY); THENCE DEPARTING THE SOUTH RIGHT OF WAY LINE OF SUNBEAM ROAD, ALONG THE WEST RIGHT OF WAY LINE OF KEVIN ROAD, S.00°31'56"E., A DISTANCE OF 199.50 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S.89°28'04"W., A DISTANCE OF 191.00 FEET; THENCE N.00°29'56"W., A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.96 ACRES, MORE OR LESS.