

Legal Description

PARCEL 1:

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY

LINE OF ARMSDALE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 00°54'28" WEST, ALONG LAST SAID, ALSO BEING THE WESTERLY LINE OF LOT 1, SOUTHLAKE ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 82, 82A, 82B AND 82C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 350.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°54'28" WEST, ALONG SAID WESTERLY LINE OF SECTION 34, A DISTANCE OF 1,229.68 FEET TO AN INTERSECTION WITH THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 295 (A 300 FOOT RIGHT-OF-WAY, AS PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 72001-2410, DATED 3-15-73), SAID POINT LYING ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 11,309.16 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE AN ARC DISTANCE OF 4,079.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°38'29" EAST AND A CHORD DISTANCE OF 4,057.41 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8854, PAGE 1518, PART "A"; THENCE SOUTH 00°28'28" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 952.77 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8035, PAGE 876 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°09'45" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 720.18 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°29'03" WEST, A DISTANCE OF 196.00 FEET; THENCE SOUTH 01 °08'18" EAST, ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 25, SAID SOUTHLAKE ESTATES, A DISTANCE OF 249.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 89°28'25" WEST, ALONG THE NORTHERLY LINE OF SAID SOUTHLAKE ESTATES, A DISTANCE OF 3786.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 637.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG SAID EAST LINE OF SECTION 34, A DISTANCE OF 721.51 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 25 MINUTES 13 SECONDS WEST, ALONG LAST SAID LINE, A DISTANCE OF 283.04 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 35 DEGREES 49 MINUTES 45 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 895.75 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11542, PAGE 474, SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES 27 MINUTES 46 SECONDS EAST, ALONG SAID LINE AND ALONG THE NORTHERLY BOUNDARIES OF

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9338, PAGE 950, OFFICIAL RECORDS BOOK 11581, PAGE 2076, OFFICIAL RECORDS BOOK 11649, PAGE 2087, OFFICIAL RECORDS BOOK 8833, PAGE 1217 AND OFFICIAL RECORDS BOOK 8851, PAGE 852, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 814.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,358.92 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 25 MINUTES 13 SECONDS WEST, ALONG LAST SAID LINE, A DISTANCE OF 357.59 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE SOUTH 35 DEGREES 49 MINUTES 45 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 895.68 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10492, PAGE 771, SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 27 MINUTES 46 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 440.01 FEET TO THE WEST LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 28 MINUTES 22 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 720.52 FEET TO THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518; THENCE NORTH 89 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG LAST SAID LINE, A DISTANCE OF 970.29 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF DUVAL ROAD (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED).