

LEGAL DESCRIPTION

March 18, 2021

PARCEL A:

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 88° 55' 54" EAST 2,210.33 FEET ALONG THE NORTH LINE OF SAID SECTION 33; THENCE RUN SOUTH 01° 05' 07" EAST 1,910.25 FEET; THENCE RUN SOUTH 25° 08' 57" EAST 245.91 FEET; THENCE RUN NORTH 66° 40' 38" EAST 523.73 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 25° 08' 57" EAST 307.39 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORMANDY DOULEVARD, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY SAID CURVE HAVING A RADIUS OF 11,387.75 FEET; THENCE RUN NORTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE FOR THE FOLLOWING THREE COURSES:

1. NORTHEASTERLY ALONG SAID CURVE FROM A TANGENT BEARING OF NORTH 65° 27' 08.6" EAST, AN ARC DISTANCE OF 163.20 FEET, THROUGH A CENTRAL ANGLE OF 00° 49' 16.0";

2. NORTH 64° 37' 52.6" EAST, 200.00 FEET TO THE PC OF A CURVE CONCAVE TO THE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 11,531.75 FEET;

3. NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 24.03 FEET, THROUGH A CENTRAL ANGLE OF 00° 07' 09.8";

THENCE RUN NORTH 25° 08' 57" WEST 294.75 FEET, THENCE RUN SOUTH 66° 40' 38" WEST 387.42 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT A PORTION THEREOF SOMETIMES REFERRED TO AS THE EASTERLY 175 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 88° 55' 54" EAST 2,210.33 FEET ALONG THE NORTH LINE OF SAID SECTION 33; THENCE RUN SOUTH 01° 05' 07" EAST 1,910.25 FEET; THENCE RUN SOUTH 25° 08' 57" EAST 245.91 FEET; THENCE RUN NORTH 66° 40' 38" EAST 523.73 FEET TO A POINT; THENCE CONTINUE NORTH 66° 40' 38" EAST 212.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66° 40' 38" EAST 175 FEET TO A POINT; THENCE RUN SOUTH 25° 08' 57" EAST 294.75 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 11,531.75 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 24.03 FEET THROUGH A CENTRAL ANGLE OF 00° 07' 09.8" TO THE END OF SAID CURVE; THENCE RUN SOUTH 64° 7' 52.6" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 150.97 FEET TO A POINT; RUN THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 33, THENCE RUN NORTH 88° 55' 54" EAST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 2,210.33 FEET; THENCE RUN SOUTH 01° 05' 07" EAST 1,910.25 FEET; THENCE RUN SOUTH 25° 08' 57" EAST 245.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25° 08' 57" EAST 320.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING THREE COURSES:

1. NORTH 66° 40' 38" EAST, 279,80 FEET,

2. NORTH 23° 19' 22" WEST, 10.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 11,387.75 FEET;

3. NORTHEASTERLY ALONG SAID CURVE, FROM A TANGENT BEARING OF NORTH 66° 40' 38" EAST, AN ARC DISTANCE OF 243.44 FEET, THROUGH A CENTRAL ANGLE OF 01° 13' 29.4";

THENCE RUN NORTH 25° 08' 57" WEST 307.39 FEET; THENCE RUN SOUTH 66° 40' 38" WEST 523.73 FEET TO THE POINT OF BEGINNING.