

LEGAL DESCRIPTION

June 2, 2021

PART OF LOT 17, THOMAS REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PART OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EMERSON STREET (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND THE WEST LINE OF PINE FOREST HEIGHTS AS RECORDED IN PLAT BOOK 22, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON A CURVE (CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1869.86 FEET); THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 238.53 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°15'00" WEST, 238.37 FEET); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE NORTH 22°06'33" WEST A DISTANCE OF 15.01 FEET; THENCE SOUTH 89°12'05" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°37'14" EAST, A DISTANCE OF 14.00 FEET TO THE SAID NORTH RIGHT OF WAY LINE, SAID POINT LYING AT A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND THE ARC OF A CURVE (CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1869.86 FEET), A DISTANCE OF 10.29 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°32'13" WEST 10.29 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 89°41'41" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.34 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°26'19" WEST ALONG THE EAST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 15139 PAGE 868 OF SAID COUNTY, A DISTANCE OF 100 FEET TO THE SOUTH RIGHT OF WAY LINE OF STUBBS LANE (A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°07'25" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 50.01 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 02°13'28" WEST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6112, PAGE 2117 OF SAID COUNTY, A DISTANCE OF 99.78 FEET; THENCE SOUTH 89°22'21" WEST, A DISTANCE OF 250.09 FEET; THENCE SOUTH 02°25'49" EAST, A DISTANCE OF 117.76 FEET; THENCE SOUTH 89°13'06" WEST, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19121, PAGE 1879 OF SAID COUNTY; THENCE NORTH 02°25'49" WEST ALONG SAID EAST LINE, A DISTANCE OF 127.91 FEET; THENCE NORTH 89°22'43" WEST A DISTANCE OF 7.54 FEET; THENCE NORTH 01°18'10" WEST A DISTANCE OF 379.90 FEET TO A POINT OF INTERSECT; THENCE NORTH 00°33'58" WEST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1903, PAGE 589, AND BOOK 3910, PAGE 71, AND BOOK 17789, PAGE 118 OF SAID COUNTY A DISTANCE OF 214.68 FEET TO THE TERMINUS OF DREW STREET (A 15 FOOT RIGHT OF WAY AS NOW ESTABLISHED) THENCE NORTH 89°19'08" EAST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15165, PAGE 1786, AND BOOK 17957, PAGE 1314, AND BOOK 5662, PAGE 1009 OF SAID COUNTY, A DISTANCE OF 250.21 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5662, PAGE 1009; THENCE NORTH 00°04'43" WEST ALONG SAID EAST LINE A DISTANCE OF 87.58 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16665, PAGE 1869 OF SAID COUNTY; THENCE SOUTH 89°29'42" EAST ALONG SAID SOUTH LINE, A

DISTANCE OF 430.50 FEET TO THE WEST LINE OF PINE FOREST HEIGHTS AS RECORDED IN PLAT BOOK 22, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°26'36" WEST ALONG SAID WEST LINE, A DISTANCE OF 681.74 FEET; THENCE NORTH 89°29'00" WEST, A DISTANCE OF 1.57 FEET; THENCE SOUTH 00°24'06" WEST, A DISTANCE OF 215.25 FEET THE SAID NORTHERLY RIGHT OF WAY LINE OF EMERSON STREET AND THE POINT OF BEGINNING.

CONTAINING 525,821 SQ FT/12.07 ACRES MORE OR LESS
CERTIFIED TO: GOODSON NEVIN & ASSOCIATES