

LEGAL DESCRIPTION

GARDEN ST (January 28, 2021)

Parcel 1:

A part of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 1 South, Range 25 East, Duval County, Florida, together with a part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Township 1 South, Range 25 East Duval County, Florida, being more particularly described as follows: Begin at the Northeast corner of said Northeast 1/4 of the Southwest 1/4 of Section 15; thence South 87 degrees 06 minutes 23 seconds East, 20.00 feet to an intersection with the East line of the West 20.00 feet of said Northwest 1/4 of the Southeast 1/4 of Section 15, thence South 02 degrees 53 minutes 37 seconds West along said East line of the West 20.00 feet of the Northwest 1/4 of the Southeast 1/4 of Section 15, 734.84 feet to an intersection with the Easterly prolongation of the North line of those lands described in Official Record Volume 4628, Page 447, of the current public records of said county; thence South 89 degrees 00 minutes 12 seconds West along said North line and said Easterly prolongation of said lands described in Official Record Volume 4628, Page 447, 504.49 feet to the Northwest corner of said lands described in Official Record Volume 4628, Page 447, thence South 02 degrees 00 minutes 57 seconds West along the West line of said lands described in Official Record Volume 4628, Page 447, and along its Southerly prolongation, 615.00 feet to an intersection with the South line of said Northeast 1/4 of the Southwest 1/4 of Section 15, thence South 89 degrees 00 minutes 12 seconds West along said South line of the Northeast 1/4 of the Southwest 1/4 of Section 15, 887.54 feet to the Southwest corner of said Northeast 1/4 of the Southwest 1/4 of Section 15; thence North 00 degrees 11 minutes 16 seconds East along the West line of said Northeast 1/4 of the Southwest 1/4 of Section 15, 391.97 feet to the Southwest corner of those lands described in Official Record Volume 3945, Page 766, of said current public records; thence Northeasterly along the Southeasterly line of said lands described in Official Record Volume 3945, Page 766 the following three courses: North 61 degrees 50 minutes 11 seconds East, 676.67 feet to the point of curvature of a curve leading Northeasterly; thence along and around the arc of said curve, being concave Northwesterly and having a radius of 2914.79 feet, an arc distance of 931.00 feet, said arc being subtended by a

chord bearing and distance of North 52 degrees 41 minutes 09 seconds East, 927.04 feet to the point of tangency of said curve; thence North 43 degrees 32 minutes 08 seconds East, 138.55 feet to the Point of Beginning.

Together with an easement described as follows:

A part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 1 South, Range 25 East, Duval County, Florida, being a portion of those lands described in Official Records Book 15127, Page 2110, of the current Public Records of said 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 Garden Street (an 80 foot right of way) with the Easterly line of said Southeast 1/4 of the Southwest 1/4 of said Section 15; thence South 89°54'50" West, along the Northerly right of way line of said Garden Street, a distance of 20.01 feet to the Point of Beginning; thence North 02°03'50" East, parallel and 20 feet Westerly of the Easterly line of the Southeast 1/4 of the Southwest 1/4 of said Section 15, a distance of 1311.60 feet to a point of the Northerly line of those lands described in said Official Records Book 15127, Page 2110; thence South 89°00'12" West, along the last said Northerly line, said line also being the Southerly line of those lands described in Official Records Book 17132, Page 81, Official Records Book 9884, Page 546 and Official Records Book 9884, Page 544, all of the current Public Records of said Duval County, a distance of 505.02 feet; thence South 00°59'48" East, a distance of 30.00 feet; thence North 89°00'12" East, a distance of 473.37 feet; thence South 02°03'50" West, a distance of 1281.08 feet to a point of the Northerly right of way line of said Garden Street; thence North 89°54'50" East, along the Northerly right of way line of said Garden Street, a distance of 30.02 feet to the Point of Beginning.

Parcel 2:

A part of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 1 South, Range 25 East, Duval County, Florida, being more particularly described as follows: For a point of reference,

Commence at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 15; thence South 02 degrees 53 minutes 37 seconds West, along the East line of said Northeast 1/4 of the Southwest 1/4 of said Section 15, a distance of 1,351.77 feet to the North line of the South 1/2 of the Southwest 1/4 of said Section 15; thence South 89 degrees 00 minutes 12 seconds West, along said North line of the South 1/2 of the Southwest 1/4 of said Section 15, a distance of 247.55 feet to the point of beginning; thence continue South 89 degrees 00 minutes 12 seconds West, along said North line of the South 1/2 of the Southwest 1/4 of said Section 15, a distance of 227.45 feet; thence North 02 degrees 00 minutes 57 seconds East, and departing said North line, a distance of 325.00 feet; thence North 89 degrees 00 minutes 12 seconds East, a distance of 227.45 feet; thence South 02 degrees 00 minutes 57 seconds West, a distance of 325.00 feet to the North line of the South 1/2 of the Southwest 1/4 of Section 15 and the Point of Beginning.

Parcel 3:

That certain piece, parcel, or tract of land, situate, lying and being a part of the Southeast one-quarter (SE1/4) of the Southwest one-quarter (SW1/4) of Section Fifteen (15), Township One (1) South, Range Twenty-five (25) East, Duval County, Florida, and being more particularly described as follows: Beginning at the intersection of the Northerly right of way line of Garden Street (an Eighty (80) foot right of way as now established), with the East line of said Southwest one-quarter (SW1/4) of Section Fifteen (15); thence South Eighty-nine (89) degrees, Fifty-four (54) minutes, Fifty (50) seconds west along said Northerly right of way line of Garden Street, One Thousand Two Hundred Ninety-eight and Eighty-five Hundredths (1,298.85) feet; thence North Zero (0) degrees, Eight (08) minutes East, Six Hundred Twenty-eight and Sixty-three Hundredths (628.63) feet; thence North Eighty-eight (88) degrees, Fifty-seven (57) minutes, Thirty-five (35) seconds East, Two Hundred Ninety and Ninety-six Hundredths (290.96) feet; thence North Zero (0) degrees, Eight (08) minutes West, Six Hundred Sixty (660.0) feet to the Northerly line of the Southeast one-quarter (SE1/4) said Southwest one-quarter (SW1/4); thence North Eighty-eight (88) degrees, Fifty-seven (57) minutes, Thirty-five (35) seconds East along the Northerly line of said Southeast one-quarter (SE1/4) of the Southwest one-quarter (SW1/4), One Thousand Fifty-two and Thirty-six

Hundredths (1052.36) feet to the East line of the Southwest one-quarter (SW1/4) of said Section Fifteen (15); thence South Two (2) degrees, Three (03) minutes Fifty (50) seconds West along said East line of the Southwest one-quarter (SW1/4) of Section Fifteen (15), One Thousand Three Hundred Eleven and Ninety-two Hundredths (1311.92) feet to the point of beginning.