

LEGAL DESCRIPTIONS

5/17/2021

RE No: 100518-0000

A PORTION OF THE JOHN H. MCINTOSH GRANT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 26 EAST, BEING A PORTION OF THAT LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 2982, PAGE 56 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 120TH STREET (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD CAOSTLINE RAILROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 62 DEGREES 27 MINUTES 39 SECONDS WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID 120TH STREET, A DISTANCE OF 85.61 FEET (MEASURE) (73.00 FEET/RECORD); THENCE CONTINUE ALONG LAST SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 290.56 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 856, PAGE 485 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 13 MINUTES 45 SECONDS WEST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 150.0 FEET TO THE SOUTHERLY LINE OF SAID DEED BOOK 856, PAGE 485; THENCE NORTH 89 DEGREES 58 MINUTES 39 SECONDS WEST ALONG LAST SAID SOUTHERLY LINE, A DISTANCE OF 89.92 FEET (MEASURE) (90.00 FEET/RECORD) TO THE WESTERLY LINE OF SAID DEED BOOK 856, PAGE 485; THENCE NORTH 00 DEGREES 13 MINUTES 45 SECONDS EAST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 120TH STREET; THENCE NORTH 89 DEGREES 58 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 43.00 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8451, APGE 2080 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 13 MINUTES 45 SECONDS WEST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 150.00 FEET TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8461, PAGE 1924 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 26 DEGREES 13 MINUTES 42 SECONDS EAST, ALONG LAST SAID NORTHEASTERLY LINE, A

DISTANCE OF 118.27 FEET (MEASURE) (SOUTH 26 DEGREES 19 MINUTES 32 SECONDS EAST, 118.62 FEET/RECORD) TO A POINT ON THE NORTHERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 5792, PAGE 1608 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 52 MINUTES 46 SECONDS EAST (MEASURE) (SOUTH 89 DEGREES 50 MINUTES 40 SEONDS EAST/RECORD) ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 388.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SEABOARD COASTLINE ROALROAD; THENCE NORTH 15 DEGREES 15 MINUTES 06 SECONDS EAST (MEASURE) (NORTH 15 DEGREES 15 MINUTES 01 SECOND EAST/RECORD) ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 225.09 FEET TO THE POINT OF BEGINNING.

RE No: 100520-0000

COMMENCE AT THE WESTERLY CORNER OF THE PREMISES DEED BY LEE RHODEN TO WILLIS N. BUTTS AND WIFE, BY DEED DATED JANUARY 18, 1940, DEED BOOK 848, PAGE 119, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID WESTERLY CORNER BEING ADJACENT TO AND LYING ON THE SOUTHERLY BOUNDARY LINE OF THE WESTERLY PROLONGATION OF 120TH STREET, THENCE RUN 89 DEGREES 58' 46" E, A DISTANCE OF 150.00 FEET ALONG A LINE 123' EAST OF AND PARALLEL WITH THE EXTREME WESTERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODEN TO WILLIS N. BUTTS, THENCE RUN S 89 DEGREES 58' 01" E, A DISTANCE OF 90.08 FEET TO A FOUND CAPPED IRON ROD LB NUMBER 5488; THENCE RUN N 00 DEGREES 07' 27" E, A DISTANCE OF 150.08 FEET ALONG, A LINE 213 FEET EAST OF AND PARALLEL TO THE EXTREME WESTERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODEN TO WILLIS N. BUTTS PER DEED, TO A FOUND ORON PIPE ½", SAID POINT BEING THE POINT OF THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 120TH STREET; THENCE RUN S 89 DEGREES 58' 46" W, A DISTANCE OF 89.92' ON THE NORTHERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODEN TO WILLIS N. BUTTS (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 120TH STREET) TO THE POINT OF BEGINNING; SAID PARCEL OF LAND LYING AND BEING IN THE JOHN H. MCINTOSH GRANT, SECTION FORTY-TWO (42), TOWNSHIP THREE (3) SOUTH, RANGE TWENTY-SIX (26) EAST.

BEING THE SAME PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN DEED BOOK 856, PAGE 485, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS FOLLOWS:

BEGINNING AT A POINT 43' EAST OF THE WESTERLY CORNER OF THE PREMISES DEED BY LEE RHODEN TO WILLIS N. BUTTS AND WIFE, BY DEED DATED JANUARY 18, 1940, DEED BOOK 848, PAGE 119, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID WESTERLY CORNER BEING ADJACENT TO AND LYING ON THE SOUTHERLY BOUNDARY LINE OF THE WESTERLY PROLONGATION OF 120TH STREET, THENCE RUNNING SOUTHERLY PARALLEL WITH AND 123' DISTANT FROM THE EXTREME WESTERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODENT TO WILLIS N. BUTTS, 150 TO AN IRON STAKE, THENCE RUNNING EASTERLY, PARALLEL WITH AND 150' DISTANT FROM THE NORTHERLY BOUNDARY OF THE PREMISES DEEDED BY LEERHODEN TO WILLIS N. BUTTS 90' TO AN IRON STAKE, THENCE RUNNING NORTHERLY,

PARALLEL WITH AND 213' DISTANT FROM THE EXTREME WESTERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODEN TO WILLIS N. BUTTS, 150' TO AN IRON STAKE, THENCE RUNNING WESTERLY ON THE NORTHERLY BOUNDARY OF THE PREMISES DEEDED BY LEE RHODEN TO WILLIS N. BUTTS, WHICH IS THE SOUTHERLY BOUNDARY OF THE WESTERLY PROLONGATION OF 120TH STREET, 90' TO THE POINT OF BEGINNING; SAID PARCEL OF LAND LYING AND BEING IN THE JOHN H. MCINTOSH GRANT, SECTION FORTY-TWO (42), TOWNSHIP THREE (3) SOUTH, RANGE TWENTY-SIX (26) EAST, SAID PARCEL BEING A RECTANGLE 90' BY 150'.