

June 24, 2021

Legal Description for land proposed for MDR

A PORTION OF LOTS 1 AND 2, SUBDIVISION OF PART OF G. N. TISON ESTATE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALSO BEING A PART OF THOSE LANDS DESCRIBED AS PARCEL 13 .1, RECORDED IN OFFICIAL RECORDS BOOK 7655, PAGE 669 OF SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (FORMERLY SEABOARD COASTLINE RAILROAD, A 120' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 01° 29' 26" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 400.07 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 105.1 IN OFFICIAL RECORDS BOOK 10337, PAGE 709; THENCE NORTH 66° 43' 15" WEST DEPARTING WESTERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 105.1, A DISTANCE OF 215.37 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 01° 28' 37" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 826.26 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 89° 16' 25" EAST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 199.87 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO LYING ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD; THENCE NORTH 01° 29' 04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1, 298 .50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89° 45' 38" WEST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 635.30 FEET; THENCE THE FOLLOWING FIFTY (50) COURSES: COURSE NO. 1: SOUTH 04° 44' 41" EAST, 40.43 FEET; COURSE NO. 2: SOUTH 36° 41' 31" EAST, 18.92 FEET; COURSE NO. 3: SOUTH 13° 05' 40" WEST, 32.57 FEET; COURSE NO. 4: SOUTH 20° 04' 47" WEST, 76.46 FEET; COURSE NO. 5: SOUTH 63° 52' 02" WEST, 51.73 FEET; COURSE NO. 6: SOUTH 17° 56' 31" WEST, 74.63 FEET; COURSE NO. 7: SOUTH 33° 40' 39" WEST, 42.35 FEET; COURSE NO. 8: SOUTH 42° 35' 12" WEST, 54.63 FEET; COURSE NO. 9: SOUTH 52° 33' 43" WEST, 51.85 FEET; COURSE NO. 10: SOUTH 40° 53' 45" WEST, 51.32 FEET; COURSE NO. 11: SOUTH 33° 08' 12" WEST, 61.77 FEET; COURSE NO. 12: SOUTH 49° 41' 49" WEST, 40.72 FEET; COURSE NO. 13: SOUTH 49° 25' 03" WEST, 46.37 FEET; COURSE NO. 14: SOUTH 36° 35' 27" WEST, 41 .01 FEET; COURSE NO. 15: SOUTH 45° 30' 20" WEST, 32.85 FEET; COURSE NO. 16: SOUTH 53° 52' 27" WEST, 41 .27 FEET; COURSE NO. 17: SOUTH 57° 05' 44" WEST, 37.86 FEET; COURSE NO. 18: SOUTH 14° 17' 34" WEST, 62.01 FEET; COURSE NO. 19: SOUTH 00° 59' 41" EAST, 73.84 FEET; COURSE NO. 20: SOUTH 35° 56' 59" EAST, 34.52 FEET; COURSE NO. 21: SOUTH 05° 54' 58" WEST, 39.95 FEET; COURSE NO. 22: SOUTH 02° 07' 17" WEST, 14 .03 FEET; COURSE NO. 23: SOUTH 31° 15' 44" WEST, 69 .51 FEET; COURSE NO. 24: SOUTH 42° 15' 03" WEST, 108.19 FEET; COURSE NO. 25: SOUTH 50° 30' 33" WEST, 52.25 FEET; COURSE NO. 26: SOUTH 46° 03' 42" WEST, 85.36 FEET; COURSE NO. 27: SOUTH 39° 00' 40" WEST, 63.27 FEET; COURSE NO. 28: SOUTH 43° 04' 59" WEST, 62.43 FEET; COURSE NO. 29: SOUTH 52° 19' 12" WEST, 48.41 FEET; COURSE NO. 30: SOUTH 31° 52' 08" WEST, 65.97 FEET; COURSE NO. 31: SOUTH 00° 21' 19" WEST, 54.16 FEET; COURSE NO. 32: SOUTH 70° 04' 08" WEST, 45.45 FEET; COURSE NO. 33: SOUTH 49° 40' 42" WEST, 108.59 FEET; COURSE NO. 34: SOUTH 73° 00' 37" EAST, 72.91 FEET; COURSE NO. 35: SOUTH 11° 48' 27" EAST, 84.10 FEET; COURSE NO. 36: SOUTH 11° 36' 59" EAST, 63.24 FEET; COURSE NO. 37: SOUTH 34° 34' 14" EAST, 77.28 FEET; COURSE NO. 38: SOUTH 16° 02' 16" EAST, 123 .36 FEET; COURSE NO. 39: SOUTH 35° 11' 27" EAST, 24.65 FEET; COURSE NO. 40: SOUTH 20° 17' 54" EAST, 11.84 FEET; COURSE NO. 41: SOUTH 14° 51' 45" EAST, 50.30 FEET; COURSE NO. 42: SOUTH 36° 11' 45" EAST, 28.22 FEET; COURSE NO. 43: SOUTH 15° 23' 51" EAST, 185 .53 FEET; COURSE NO. 44: SOUTH 17° 13' 06" WEST, 46.34 FEET; COURSE NO. 45: SOUTH 24° 53' 45" WEST, 71.69 FEET; COURSE NO. 46: SOUTH 06° 46' 10" EAST, 73.29 FEET; COURSE NO. 47: SOUTH 06° 29' 34" WEST, 66.48 FEET; COURSE NO. 48: SOUTH 15° 45' 02" EAST, 55.13 FEET; COURSE NO. 49: SOUTH 09° 20' 38" WEST, 70.42 FEET; COURSE NO. 50: SOUTH 25° 01' 17" WEST, 67.53 FEET; THENCE NORTH 88° 32' 26" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 105, A DISTANCE OF 803 .45 FEET TO THE

NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 23° 13' 38" EAST ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 215.28 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 7655, PAGE 669; THENCE NORTH 88° 33' 13" EAST ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 400.17 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINING 62.07 ACRES, MORE OR LESS.

June 24, 2021

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A PORTION OF LOTS 1 AND 2, SUBDIVISION OF PART OF G. N. TISON ESTATE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALSO BEING A PART OF THOSE LANDS DESCRIBED AS PARCEL 13.1, RECORDED IN OFFICIAL RECORDS BOOK 7655, PAGE 669 OF SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (FORMERLY SEABOARD COASTLINE RAILROAD, A 120' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 01' 29' 26" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 400.07 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 105.1 IN OFFICIAL RECORDS BOOK 10337, PAGE 709; THENCE NORTH 66' 43' 15" WEST DEPARTING WESTERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY LINE OF SAID PARCEL

105.1, A DISTANCE OF 215.37 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 01' 28' 37" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 826.26 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 89' 16' 25" EAST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 199.87 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO LYING ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD; THENCE NORTH 01' 29' 04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,298.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89' 45' 38" WEST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 1,752.55 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 01' 20' 40" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 2,441.32 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 105 AS RECORDED IN OFFICIAL RECORDS VOLUME 10337, PAGE 709, SAID POINT BEARING NORTH 01' 15' 03" WEST, 200.05 FEET FROM THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 13.1 AS RECORDED IN OFFICIAL RECORDS VOLUME 7655, PAGE 669; THENCE NORTH 88' 32' 26" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 105, A DISTANCE OF 1,143.32 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 23' 13' 38" EAST ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 215.28 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 7655, PAGE 669; THENCE NORTH 88' 33' 13" EAST ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 400.17 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT, DEVELOPMENT PARCEL:

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THE LANDS THUS DESCRIBED CONTAINING 30.17 ACRES, MORE OR LESS.