

Legal Description – 8/9/2021

OVERALL PARCEL TO HDR:

ALL OR PORTIONS OF LOTS 60, 61, 62, 64 ANO 65, A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AO", PAGES 260 ANO 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP .3 SOUTH, RANGE 27 EAST, LYING EAST OF THE LINE OF DEMARCATION DESCRIBED IN DEED BOOK 1709, PAGE 547, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECT/ON OF THE CENTERLINE OF BELFORD ROAD (A 100 FOOT RIGHT OF WAY), WITH THE CENTERLINE OF A.G. SKINNER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 6703'07" EAST, ALONG THE CENTERLINE OF SAID A.C. SKINNER PARKWAY, A DISTANCE OF 1051.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2291.83 FEET AND A CENTRAL ANGLE OF J0"24'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 1216.00 FEET (SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 82'15'07" EAST, 1201.79 FEET) TO THE POINT OF TANGENCY. THENCE SOUTH 82'32'53" EAST, A DISTANCE OF 1166.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3500.00 FEET AND A CENTRAL ANGLE OF 07"01'51"; THENCE ALONG ANO AROUND THE ARC DF SAID CURVE A DISTANCE OF 429.50 FEET (SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 79°01'57" EAST, 429.23 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 75°31'02" EAST, A DISTANCE OF 56.32 FEET TO THE INTERSECTION OF THE CENTERLINE OF A.C. SKINNER PARKWAY WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE "LIMITS OF CONVEYANCE" AS RECORDED IN MAP BOOK "E", PAGE 76 OF SAJD PUBLIC RECORDS; THENCE NORTH 13'29'48" EAST, DEPARTING LAST SAID CENTERLINE, AND ALONG LAST SAID SOUTHERLY PROLONGATION, A DISTANCE OF 50.01 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, AFOREMENTIONED AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID "LIMITS OF CONVEYANCE" THE FOLLOWING TWO (2) COURSES: (1) NORTH 13'29'48" EAST, 89.6.3 FEET; (2) NORTH 01"24'55" WEST, 450.45 FEET TO A POINT ON THE CURRENT SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY). THENCE ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 82°33'36" EAST, 222.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HA□NG A RADIUS OF 4507.37 FEET AND A CENTRAL ANGLE OF 07°13'00"; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 567.72 FEET (SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 86"10'06" EAST, 567.35 FEET) TO THE POINT OF TANGENCY; (3) THENCE SOUTH 89°46'36" EAST. 1852.41 FEET; THENCE SOUTH 00-12'35" WEST, DEPARTING LAST SAID SOUTHERLY UM/TEO ACCESS RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 170.37, PAGE 1187, A DISTANCE OF 607.92 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT OF WAY LINE OF AC. SKINNER PAR.KWAY, AFOREMENTIONED; THENCE ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 71°30'27" WEST, 382.03 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 09°03'52"; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF .308.50 FEET (SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 76"02'23" WEST, 308.18 FEET TO A NON-TANGENT POINT; (.3) NORTH 09'25'40" WEST, 65.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1885.00 FEET AND A CENTRAL ANGLE OF 07°44'06"; (4) THENCE ALONG AND AROUND THE ARC OF SAID CURVE. A DISTANCE OF 254.48 FEET (SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 84"26'22" WEST, 254.29 FEET) TO A NON-TANGENT POINT; (5) THENCE NORTH 01"41'34" WEST, 15.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1870.00 AND A CENTRAL ANGLE OF 02"17'31"; (6) THENCE ALONG ANO AROUND THE ARC OF SAID CURVE, A DISTANCE OF 74.80 FEET (SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 89'27'11" WEST, 74.80 FEET TO A NON-TANGENT POINT; (7) THENCE SOUTH 45"25'48" WEST, A DISTANCE OF 110.61 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1950.00 FEET ANO A CENTRAL ANGLE OF 11"35'31"; (8) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 394.52 FEET (SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 81'18'48" WEST, 393.85 FEET) TO THE POINT OF TANGENCY; (9) NORTH 75"31'02" WEST, 1216.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42.55 ACRES, MORE OR LESS.

Legal Description – 8/9/2021 (Page 2 of 3)

LESS AND EXCEPT THE FOLLOWING LANDS FOR ROS:

A PORTION OF LOTS 60, 61, 64, AND UNNAMED ROADS, A.B. CAMPBELL'S DIVISION F TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AQ", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF BELFORT ROAD, RELOCATED (A VARIABLE WIDTH RIGHT OF WAY), WITH THE CENTERLINE OF J. TURNER BUTLER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY), AS CENTERLINES ARE NOW ESTABLISHED AND REPRESENTED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION NUMBER 72292-3503, THENCE SOUTH 82°33'47" EAST, ALONG THE CENTERLINE OF SAID J. TURNER BUTLER BOULEVARD, A DISTANCE OF 3240.19 FEET TO A POINT ON THE FIFTH COURSE OF THE "LINE OF DEMARCATION" DESCRIBED IN DEED BOOK 1709, PAGE 547, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 28°53'05" EAST, ALONG SAID "LINE OF DEMARCATION", A DISTANCE OF 124.11 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID J. TURNER BUTLER BOULEVARD (LYING 100 FEET SOUTH OF SAID CENTERLINE); THENCE SOUTH 82°33'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 878.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4507.37 FEET AND A CENTRAL ANGLE OF 07°13'00"; ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 567.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°10'17" EAST, 567.35 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 89°46'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 1123.06 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 89°46'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 729.57 FEET TO THE WESTERLY LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS 18832, PAGE 1267, SAID PUBLIC RECORDS; THENCE SOUTH 00°14'47" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 608.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING EIGHT(8) COURSES: COURSE 1: SOUTH 71°31'13" WEST, A DISTANCE OF 382.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 09°03'52"; COURSE 2: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 308.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°03'09" WEST, 308.18 FEET, TO A NON-TANGENT POINT; COURSE 3: NORTH 09°24'54" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 1885.00 FEET AND A CENTRAL ANGLE OF 07°44'07"; COURSE 4: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 254.48 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°27'08" WEST, 254.29 FEET, TO A NON-TANGENT POINT; COURSE 5: NORTH 01°40'48" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 1870.00 FEET AND A CENTRAL ANGLE OF 02°17'31"; COURSE 6: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 74.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°27'57" WEST, 74.80 FEET, TO A NON-TANGENT POINT; COURSE 7: SOUTH 45°26'34" WEST, A DISTANCE OF 110.61 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 03°13'21"; COURSE 8: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 109.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°29'07" WEST, 109.66 FEET TO THE POINT OF TANGENCY; THENCE: NORTH 06°07'33" EAST, A DISTANCE OF 102.49; THENCE: NORTH 27°33'00" EAST, A DISTANCE OF 186.06 FEET; THENCE: NORTH 63°22'00" EAST, A DISTANCE OF 135.26 FEET; THENCE: NORTH 47°22'49" EAST, A DISTANCE OF 331.59 FEET; THENCE: NORTH 00°04'07" WEST, A DISTANCE OF 269.66 FEET TO A POINT ON THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 15.24 ACRES, MORE OR LESS.

Legal Description – 8/9/2021 (Page 3 of 3)

ROS PARCEL:

A PORTION OF LOTS 60, 61, 64, AND UNNAMED ROADS, A.B. CAMPBELL'S DIVISION F TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AQ", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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