

Legal Description – 7/20/2021

Part of Section 38, Cotton Rawls Donation, Township 1 South, Range 25 East, and part of Block 3 all of; Block 4, as shown on Map of Pickett Land Company's Farm, as recorded In Plat Book 5 Page 93 of the Public Records of: Duval County, Florida and being more particularly described as follows: Begin at the Southeast corner of said Section 38; thence South 89 degs, 13 mins. 10 secs. West on the South line of said Section 38, a distance of 4051.61 feet to the Northeast corner of Section 29; thence South 89 degs. 17 mins. 16 secs. West on the North line of said Section 29, a distance of 259.52 feet to a point on the Westerly line of a 100-foot railroad right-of-way; thence North 66 degs. 37 mins. 42 secs. East on said right-of-way line a distance of 690.54 feet to the point of a curve to the left; said curve being concave Northwesterly and having a radius of 1382.4 feet; thence Northeasterly around said curve an arc distance of 1447.65 feet to the Point of Tangency of said curve; thence continue on said Westerly right-of-way line North 6 degs. 37 mins. 42 secs. East, a distance of 166.14 feet; thence North 74 degs. 01 mins. 44 secs. West, a distance of 739.18 feet; thence South 67 degs. 04 mins. 19 secs. West, a distance of 356.12 feet thence North 84 degs. 39 mins. 01 secs. West a distance of 1463.25 feet to the Easterly right-of-way line of Jones Road (an 80-foot right-of-way as now established); thence North 0 degs. 29 mins. 18 secs. East on said Easterly right-of-way line, a distance of 772.26 feet; thence North 89 degs. 07 mins. 30 secs. East, a distance of 5,280.16 feet to the East line of said Section 38; thence South 0 degs. 16 mins. 11 secs. East on said East line, a distance of 2,584.04 feet to the Point of Beginning. Except that part In the Railroad Right-of-Way. Together with government lots 1, 2, 3 and 4, Sec 28, Twp 1 So., Rge. 25 Ea., Duval County, Florida

and

Part of Section 38, Cotton Rawls Donation, Twp. 1, South, Range 25, East and part of Pickett Land Co., Farms, as recorded in P.B. 5, Pg. 93, of the current public records of Duval County, Florida, and being more particularly described as follows: Begin at the Intersection of Southerly line of said Section 38, with the Easterly right-of-way line of Jones Road (an 80 foot right-of-way as now established); Thence North 00 degs., 29 mins., 18 secs., East on said Easterly right-of-way line, 1762.41 feet; Thence South 84 degs., 39 mins., 01 secs., East, 1463.25 feet; Thence North 67 degs., 04 mins., 19 secs., East, 356.12 feet; Thence South 74 degs., 01 mins., 44 secs., East, 739.18 feet to a point on the Westerly right-of-way line of a 100 foot Railroad right-of-way; Thence South 06 degs., 37 mins., 42 secs., West, on said right-of-way line, 166.14 feet to the point of a curve concave Northwesterly and having a Radius of 1382.40 feet; Thence Southerly along and around said curve, an arc distance of 1447.65 feet to the point of tangency Of said curve; Thence South 66 degs., 37 mins., 42 secs., West, on said right-of-way line, 690.54 feet to a point on said Southerly line of Section 38; Thence South 89 degs., 17 mins., 16 secs., west on said Southerly line, 1032.86 feet to the Point of Beginning.

and

Part of Section 38, Cotton Rawls Donation, Township 1 South, Range 25 East, Duval County, Florida, also being a portion of those lands as described and recorded in Official Records Book 4069, page 88 of the current public records of Duval County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of Section 29, of said Township and Range; thence South 00°23'50" West, along the Westerly line of said Section 38, a distance of 734.61 feet to the Northwest corner of said lands recorded in Official Records Book 4069, page 88; thence North 88°25'38" East, along the North line thereof, 1335.00 feet to the Northeast corner thereof; thence South 00°04'10" West, along the East line thereof, 995.53 feet to the Point of Beginning;

From said Point of Beginning, thence continue South 00°04'10" West, along last said East line, 300.00 feet to the Southeast corner thereof; thence North 89°46'21" West, along the South line thereof, 1301.61 feet to the Southwest corner thereof, said corner lying on the Easterly Right of Way line of Jones Road, being an 80 foot Right of Way; thence North 00°23'50" East, along said Easterly Right of Way line, 300.00 feet; thence South 89°46'21" East, departing last said line, 1299.89 feet to the Point of Beginning.