

Legal Description  
Mapleton PUD  
August 10, 2021

**PARCEL A:**

A PORTION OF TRACTS 13, 14, 15, AND 16, BLOCK 3, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 13 AND THE NORTH RIGHT OF WAY LINE OF TOWNSEND ROAD (A 66' RIGHT OF WAY AS NOW ESTABLISHED); THENCE N89°30'44"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1305.44 FEET TO A POINT ON THE WEST LINE OF AN UN-NAMED 30 FOOT RIGHT OF WAY AS SHOWN ON SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE N00°42'27"W, ALONG LAST SAID WEST LINE, A DISTANCE OF 1281.96 FEET TO THE NORTH LINE OF SAID TRACT 15; THENCE S89°33'38"W, ALONG LAST SAID NORTH LINE OF SAID TRACT 15, THE NORTH LINE OF SAID TRACT 14 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 980.52 FEET TO THE SOUTHEAST CORNER OF PARKVIEW RIDGE UNIT TWO REPLAT AS RECORDED IN PLAT BOOK 55, PAGES 31 THROUGH 31C OF SAID PUBLIC RECORDS; THENCE S89°54'02"W, ALONG THE SOUTH LINE OF SAID PARKVIEW RIDGE UNIT TWO REPLAT, A DISTANCE OF 310.02 FEET TO SAID WEST LINE OF SAID TRACT 13; THENCE S00°02'33"E, ALONG SAID WEST LINE, A DISTANCE OF 1284.92 FEET TO SAID NORTH RIGHT OF WAY LINE OF TOWNSEND ROAD AND THE POINT OF BEGINNING.

**PARCEL B:**

TRACTS 9, 10, 11 AND 12, BLOCK 4, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST, OF JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION OF TRACTS 9 AND 10, BLOCK 4 CONVEYED TO THE CITY OF JACKSONVILLE IN DEEDS OF DEDICATION RECORDED IN OFFICIAL RECORDS BOOK 4841, PAGE 1039, OFFICIAL RECORDS BOOK 4985, PAGE 1155, AND OFFICIAL RECORDS BOOK 5077, PAGE 455, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ANY ADDITIONAL ROAD RIGHT-OF-WAY FOR TOWNSEND ROAD.