

## Legal Description

July 20, 2021

---

PARCEL "A": Tract 2, Block 4, Section 1, Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS, lying north of Normandy Boulevard, as recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida.

PARCEL "B": Part of Tract 16, Block 1, Section 1, Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS, lying south of drainage easement conveyed to the State of Florida, recorded in Official Records Volume 2447, Page 301, as recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida. Excepting therefrom any part thereof in Chaffee Road. SUBJECT TO a reservation as set forth on plat of JACKSONVILLE HEIGHTS, recorded in Plat Book 5, page 93, of said Duval County current public records, along the lines of the proposed road to be dedicated for public use as a thoroughfare, along the southerly 15 feet of said Tract 16.

PARCEL "C": A part of Tracts 1 and 3, Block 4, Section 1, Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS, according to the plat thereof recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida, more particularly described as follows:

Begin at an iron at the intersection of the Northerly line of said Block 4 and the Westerly line of Chaffee Road (120 foot right-of-way) ; thence North 88°59'50" West 950.35 feet along the Northerly line of said Block 4; thence South 00°17'40" West 964.14 feet along the Westerly line of said Tract 3; thence North 62°26'40" East, 379.68 feet along the Northwesterly line of Normandy Blvd. (200 foot right-of-way); thence North 0°22'10" East 116.14 feet along the line between said Tracts 2 and 3; thence South 89°06' East 212.25 feet along the line between Tracts 1 and 2; thence North 62°26'40" East 127.86 feet along the Northwesterly 200 foot right-of-way line of said Normandy Blvd.; thence North 27°33'20" West, 10 feet; thence North 62°26'40" East 281.11 feet along the Northwesterly line of Normandy Blvd. as established for a width of 210 feet; thence Northeasterly along, a curve concave to the Northwest having a radius of 75 feet, a chord distance and bearing of North 31°32'10" East 77.05 feet to the point of tangency of said curve in the Westerly right-of-way line of said Chaffee Road; thence North 0°37'40" East, 395.38 feet along the Westerly line of said Chaffee Road, to the Point of Beginning.

Subject to that certain lateral ditch shown on Section 72 120-2506 right-of-way map of State Road #228, said ditch being 30 feet Westerly of and 25 feet Easterly of that survey line of said lateral ditch# crossing said Tract 3, and more particularly described as follows:

Begin at a point in the Northerly line of said Tract 3, that is North 88°59'50" West, 795.20 feet from the Westerly line of said Chaffee Road as measured along the Northerly line of said Block 4; thence South 29°27'50" West, 318.3 feet to the Westerly line of said Tract 3 and the terminus of said survey line that is 279.85 feet Southerly of the Northwest corner of said Tract 3.

Together with

The portion of the 30 foot right of way lying north of Tracts 1 and 3 and south of tracts 14 and 16, Block 4, Section 1, Township 3 South, Range 24 East, Jacksonville Heights, Duval County, Florida, as recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida, lying West of the Westerly right of way of Chaffee Road (a 120 foot right of way) and East of the projected Westerly line of said Tract 3.