

LEGAL DESCRIPTION

AUGUST 16, 2021

THAT PART OF FARMS 25 AND 40 LYING SOUTH OF PLUMMER ROAD AND NORTH OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14345, PAGE 1142, FARM 48 LYING SOUTH OF PLUMMER ROAD (EXCEPT PART IN OFFICIAL RECORDS BOOK 6511, PAGE 144) AND FARM 49, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST; FARMS 3 TO 14, FARMS 18 TO 31 (LYING NORTH OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD), FARMS 37, 38, 43, 44, 53, 54, 59 AND 60, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST; FARM 45 (EXCEPT PART IN PLAT BOOK 56, PAGE 13), 51 TO 62 (EXCEPT OFFICIAL RECORDS BOOK 2728, PAGE 682), SECTIONS 41 AND 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST; ALL ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE AND DINSMORE FARMS, PREPARED AUGUST 1933 UNDER DIRECTION OF ROBERT M. ANGAS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA.

(LARGE PARCEL)

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF SAID DUVAL COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 11 AND THE SOUTH LINES OF OFFICIAL RECORDS BOOK 13508, PAGE 984 AND OFFICIAL RECORDS BOOK 11846, PAGE 651, A DISTANCE OF 615 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE NORTHWEST LINE OF SECTION 41; THENCE CONTINUE ALONG THE NORTHWEST LINE OF SAID SECTION 11, A DISTANCE OF 15 FEET, MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF AN UNRECORDED ROAD; THENCE NORTH 14 FEET, MORE OR LESS TO A POINT ON THE NORTHWEST LINE OF SAID SECTION 41; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID SECTION 41 AND THE SOUTHEASTERLY LINES OF OFFICIAL RECORDS BOOK 11752, PAGE 355 AND OFFICIAL RECORDS BOOK 17778, PAGE 1238, A DISTANCE OF 702 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT REFERRED TO AS REFERENCE POINT "A"; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD AND THE NORTHEASTERLY LINE OF OFFICIAL RECORDS BOOK 6508, PAGE 1628 THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTHEAST, 304 FEET, MORE OR LESS; COURSE NO. 2: SOUTHEAST, 235 FEET, MORE OR LESS; COURSE NO. 3: SOUTHEAST, 301 FEET, MORE OR LESS TO THE MOST NORTHERLY CORNER OF TRACT "A", AS SHOWN ON THE PLAT OF BRANDON CHASE, AS RECORDED IN PLAT BOOK 55, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT REFERRED TO AS REFERENCE POINT "B"; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID TRACT "A", A DISTANCE OF 132 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF LOT 1 AS SHOWN ON THE PLAT OF SAID BRANDON CHASE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 405 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 18 AS SHOWN ON THE PLAT OF SAID BRANDON CHASE AND LOTS 19 THROUGH 23 AS SHOWN ON THE PLAT OF BRANDON CHASE UNIT TWO, AS RECORDED IN PLAT BOOK 56, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 3226 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 325 FEET, MORE OR LESS TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BRANDON CHASE DRIVE, A 50 FOOT RIGHT-OF-WAY; THENCE SOUTH ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRANDON CHASE DRIVE, A DISTANCE OF 110 FEET, MORE OR LESS TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF LOT 24 OF SAID BRANDON CHASE UNIT TWO AN ARC LENGTH OF 39.27 FEET, MORE OR LESS TO A POINT OF TANGENCY; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 325 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF

SAID LOT 24; THENCE SOUTH ALONG THE WEST LINES OF LOTS 24 THROUGH 26 OF SAID BRANDON CHASE UNIT TWO, A DISTANCE OF 679 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 26, SAID POINT LYING ON THE NORTH LINE OF OFFICIAL RECORDS BOOK 18992, PAGE 1210; THENCE WEST ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 18992, PAGE 1210, OFFICIAL RECORDS BOOK 15464, PAGE 9, OFFICIAL RECORDS BOOK 17215, PAGE 220, OFFICIAL RECORDS BOOK 15464, PAGE 11, OFFICIAL RECORDS BOOK 11930, PAGE 2217, OFFICIAL RECORDS BOOK 17694, PAGE 2336, OFFICIAL RECORDS BOOK 15043, PAGE 1557 AND OFFICIAL RECORDS BOOK 6913, PAGE 557 TO THE NORTHWEST CORNER OF OFFICIAL RECORD BOOK 6913, PAGE 557; THENCE ALONG THE WEST LINES OF OFFICIAL RECORDS BOOK 6913, PAGE 557, OFFICIAL RECORDS BOOK 11614, PAGE 1973, THE WESTERLY TERMINUS OF SYCAMORE LANE AND OFFICIAL RECORDS BOOK 18248, PAGE 694, A DISTANCE OF 670 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF OFFICIAL RECORDS BOOK 11045, PAGE 2081; THENCE WEST ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 11048, PAGE 2081, A DISTANCE OF 400 FEET, MORE OR LESS TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE NORTHWEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD AND THE SOUTHWEST LINE OF OFFICIAL RECORDS BOOK 6508, PAGE 1628 LYING NORTH OF SAID NORFOLK SOUTHERN RAILROAD, A DISTANCE OF 1384 FEET, MORE OR LESS; THENCE DEPARTING NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, NORTH ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 13037, PAGE 174, A DISTANCE OF 890 FEET, MORE OR LESS TO THE CENTERLINE OF A 60 FOOT UNRECORDED ROAD AND THE NORTHEAST CORNER OF OFFICIAL RECORDS BOOK 13037, PAGE 174; THENCE EAST ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 13037, PAGE 174 AND THE CENTERLINE OF A 60 FOOT UNRECORDED ROAD, A DISTANCE OF 768 FEET, MORE OR LESS TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, SAID POINT REFERRED TO AS REFERENCE POINT "C"; THENCE NORTHWEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD AND THE SOUTHWEST LINE OF OFFICIAL RECORDS BOOK 6508, PAGE 1628 LYING NORTH OF SAID NORFOLK SOUTHERN RAILROAD, A DISTANCE OF 1765 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 18597, PAGE 1797; THENCE EAST ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 18597, PAGE 1797, A DISTANCE OF 2010 FEET, MORE OR LESS TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 18597, PAGE 1997 A DISTANCE OF 1320 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST AND THE SOUTH LINE OF OFFICIAL RECORDS BOOK 18884, PAGE 1268; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 10 AND THE SOUTH LINES OF OFFICIAL RECORDS BOOK 18884, PAGE 1268, OFFICIAL RECORDS BOOK 7972, PAGE 1471 AND OFFICIAL RECORDS BOOK 8632, PAGE 2236, A DISTANCE OF 2640 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 421 ACRES, MORE OR LESS.

TOGETHER WITH A PORTION OF SAID FARM 49, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL A)

FOR A POINT OF REFERENCE COMMENCE AT AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTHEASTERLY ACROSS PLUMMER ROAD, A DISTANCE OF 71 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 19039, PAGE 1208, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 19039, PAGE 1208, A DISTANCE OF 264 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF OFFICIAL RECORDS BOOK 3175, PAGE 595; THENCE SOUTH ALONG THE WEST LINES OF OFFICIAL RECORDS BOOK 3175, PAGE 595 AND OFFICIAL RECORDS BOOK 18920, PAGE 1770 198 FEET, MORE OR LESS TO THE SOUTHWEST CORNER THEREOF SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD,

A DISTANCE OF 200 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 0.3 ACRE, MORE OR LESS.

TOGETHER WITH A PORTION OF SAID FARM 40 AND FARM 25, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL B)

FOR A POINT OF REFERENCE COMMENCE AT AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 211 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1500 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD AN ARC LENGTH OF 620 FEET, MORE OR LESS; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD, A DISTANCE OF 648 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY; THENCE DEPARTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID PLUMMER ROAD SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 76 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF OFFICIAL RECORDS BOOK 18439, PAGE 814; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 18439, PAGE 814 AND OFFICIAL RECORDS BOOK 18360, PAGE 2111, A DISTANCE OF 728 FEET, MORE OR LESS TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1544 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY LINE OF OFFICIAL RECORDS BOOK 18360, PAGE 2111 AN ARC LENGTH OF 579 FEET, MORE OR LESS TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT UNRECORDED ROAD; THENCE NORTHWESTERLY 65 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 60 FOOT UNRECORDED ROAD; THENCE NORTH 38 FEET, MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT UNRECORDED ROAD; THENCE EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT UNRECORDED ROAD, A DISTANCE OF 79 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 1.9 ACRES, MORE OR LESS.

TOGETHER WITH FARM 60 AND A PORTION OF FARMS 44, 53, 54 AND 59, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL C)

FOR A POINT OF REFERENCE COMMENCE AT AFOREMENTIONED REFERENCE POINT "C"; THENCE WEST ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 13037, PAGE 174 AND THE CENTERLINE OF A 60 FOOT UNRECORDED ROAD, 200 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 13037, PAGE 174 AND THE CENTERLINE OF A 60 FOOT UNRECORDED ROAD, A DISTANCE OF 1652 FEET, MORE OR LESS; THENCE NORTH ALONG AN EAST LINE OF OFFICIAL RECORDS BOOK 13037, PAGE 174, A DISTANCE OF 1320 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF OFFICIAL RECORDS BOOK 13037, PAGE 174, SAID POINT LYING ON THE SOUTH LINE OF OFFICIAL RECORDS BOOK 18597, PAGE 1797; THENCE EAST ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 18597, PAGE 1797, A DISTANCE OF 510 FEET, MORE OR LESS TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD; THENCE DEPARTING SOUTH LINE OF OFFICIAL RECORD BOOK 18597, PAGE 1797 AND ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD, A DISTANCE OF 1750 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 30.8 ACRES, MORE OR LESS.

LESS AND EXCEPT ANY PART LYING WITHIN ANY RECORDED ROAD RIGHT-OF-WAY OR LYING WITHIN THE NORFOLK SOUTHERN RAILROAD.

ALL OF THE ABOVE-DESCRIBED LAND LYING WEST OF U.S. HIGHWAY NO. 1.

THE ABOVE DESCRIPTION OF LANDS IS BASED ON RECORD INFORMATION ONLY AND IS SPECIFICALLY PREPARED FOR ZONING PURPOSES AND NOT TO BE UTILIZED FOR THE CONVEYANCE OF REAL ESTATE.