

Legal Description

PARCEL NO. 1:

SURVEY OF PART OF FARM 1, MAXVILLE FARMS, SECTION 32, TOWNSHIP 3 SOUTH, RANGE 23 EAST, ACCORDING TO PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°-55'-04" WEST, 15.00 FEET; THENCE SOUTH 00°-20'-35" EAST, 35.07 FEET TO THE SOUTH LINE OF LUCAS AVENUE (MAXVILLE-MAC CLENNY ROAD, A 66.0 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°-20'-35" EAST, 132.00 FEET; THENCE SOUTH 89°-39'-25" WEST, 136.27 FEET; THENCE NORTH 00°-20'-35" WEST, 132.00 FEET TO THE SOUTH LINE OF SAID LUCAS AVENUE; THENCE NORTH 89°-39'-25" EAST 136.27 FEET ALONG THE SOUTH LINE OF SAID LUCAS AVENUE TO THE POINT OF BEGINNING.

PARCEL NO. 2:

SURVEY OF PART OF FARM 1, MAXVILLE FARMS, SECTION 32, TOWNSHIP 3 SOUTH RANGE 23 EAST, ACCORDING TO PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°-55'-04" WEST, 151.27 FEET; THENCE SOUTH 00°-20'-35" EAST, 35.89 FEET TO THE SOUTH LINE OF LUCAS AVENUE (MAXVILLE - MAC CLENNY ROAD, A 66.0 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°-20'-35" EAST, 132.00 FEET; THENCE SOUTH 89°-39'-25" WEST, 159.14 FEET; THENCE NORTH 18°-45'-59" EAST, 139.70 FEET TO THE SOUTH LINE OF SAID LUCAS AVENUE; THENCE NORTH 89°-39'-25" EAST, 113.40 FEET ALONG THE SOUTH LINE OF SAID LUCAS AVENUE TO THE POINT OF BEGINNING.

PARCEL NO. 3:

SURVEY OF PART OF FARM 1, MAXVILLE FARMS, SECTION 32, TOWNSHIP 3 SOUTH, RANGE 23 EAST, ACCORDING TO PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°-55'-04" WEST, 252.85 FEET; THENCE SOUTH 18°-45'-59" WEST, 36.14 FEET TO THE SOUTH LINE OF LUCAS AVENUE (MAXVILLE - MAC CLENNY ROAD, A 66.0 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°-45'-59" WEST, 139.70 FEET; THENCE SOUTH 89°-39'-25" WEST, 122.16 FEET; THENCE NORTH 1°-57'-55" EAST, 132.11 FEET TO THE SOUTH LINE OF SAID LUCAS AVENUE; THENCE NORTH 89°-39'-25" EAST, 162.57 FEET ALONG THE SOUTH LINE OF SAID LUCAS AVENUE TO THE POINT OF BEGINNING.

January 29, 2019

EXHIBIT 1

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LN Legal Description

- 1 3-94 29-35-23E
- 2 MAXVILLE FARMS
- 3 PT FARM 32 RECD O/R BK 2843-751