

Dated: February 4, 2019

Legal Description

Road No. 200 (U.S. 301 BYPASS, as per Florida Department of Transportation right-of-way Section 72140, F.P. No 2095374), said point being on the arc of a curve to the left, having a radius of 1,910.00 feet; thence departing such Northerly line, along said baseline of Survey of State Road No. 200 (U.S. 301 BYPASS), the following 3 courses and distances: 1) from a tangent bearing of South 50° 48' 10" East, run Southeasterly along the arc of said curve, through a central angle of 01° 31' 13", an arc length of 50.68 feet to a point of tangency; 2) South 52° 19' 23" East, 590.44 feet to the beginning of a curve to the right, having a radius of 1,910.00 feet; 3) Southeasterly along said baseline of survey, and along the arc of said curve, through a central angle of 12° 3' 07", an arc length of 418.98 feet to a point on the baseline of survey of New Brandy Branch Road (a 66 foot right-of-way, per Florida Department of Transportation right-of-way Map Section 72140-2502); thence South 89° 27' 44", departing said baseline of Survey of State Road No. 200 (U.S. 301 BYPASS), and along said baseline of Survey of New Brandy Branch Road, a distance of 846.31 feet; thence South 00° 32' 16" East, departing said baseline of survey of New Brandy Branch Road, a distance of 33.00 feet to the Southerly existing right-of-way of said New Brandy Branch Road, also being on the Easterly existing right-of-way line of Canal Street (a 60 foot right-of-way, as now established); thence South 00° 27' 23" East, departing said Southerly existing right-of-way line of New Brandy Branch Road, and along said Easterly existing right-of-way line of Canal Street, a distance of 573.19 feet to the Northerly existing right-of-way line of Brandy Branch Road (a 60 foot right-of-way, as now established); thence South 01° 29' 13" East, departing said northerly existing right-of-way line of Brandy Branch Road, a distance of 60.00 feet to the Southerly existing right-of-way line of Brandy Branch Road, and the Point of Beginning; thence North 88° 30' 47" East, along said Southerly existing right-of-way line, a distance of 396.02 feet to a point on a curve to the right, having a radius of 533.75 feet, a chord bearing and distance of South 80° 01' 03" West, 158.71 feet; thence Southwesterly, departing said Southerly existing right-of-way line, along the arc of said curve, through a central angle of 17° 06' 01", an arc length of 159.30 feet to a point of tangency; thence South 88° 34' 04" West a distance of 138.23 feet; thence North 81° 19' 03" West, a distance of 132.05 feet to said Southerly existing right-of-way line; thence North 88° 30' 47" East, along said Southerly existing right-of-way line a distance of 29.16 feet to the Point of Beginning. Containing 7,216 square feet, more or less.

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ALL THAT CERTAIN LAND SITUATED IN DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

That certain tract or parcel of land being a part of the Southeast 1/4 of the Southeast 1/4 and a part of the East 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida; being more particularly described as beginning at the intersection of the Westerly boundary of said East 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 27 with the Southerly right-of-way line of Old Brandy Branch Road (a 60 foot right-of-way); thence North 88° 44' 47" East, along the Southerly right-of-way line of said Old Brandy Branch Road, 373.49 feet; thence continue along said right-of-way line, North 89° 01' 32" East, 900 feet to the Westerly boundary of the lands described in Deed Book 1259, Page 192 of the Public Records of said County; thence South 0° 34' 38" East, along the Westerly boundary of said lands, 172.72 feet to the Southwest corner thereof; thence North 88° 30' 22" East, along the Southerly boundary of said lands, 140.16 feet to an intersection with the ramp right-of-way line of Interstate 10; thence along a curve in said right-of-way line, said curve being concave to the Northwest and having a radius of 640 feet, a distance of 187.45 feet as measured along a chord bearing South 50° 19' 55" West; thence continue along said right-of-way line, South 58° 45' 11" West, 176.74 feet to a transition in said right-of-way; thence North 31° 14' 49" West, along said transition line, 70.00 feet; thence continue along said right-of-way line, South 58° 45' 11" West, 891.26 feet to a point of curve; thence along a curve being concave to the Northwest and having a radius of 1,172.50 feet, a distance of 353.00 feet as measured along a chord bearing South 67° 24' 40" West to an intersection with the Westerly boundary of said East 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 27; thence North 0° 17' 11" East, along said Westerly boundary 894.99 feet to the Point of Beginning. Containing 17.39 acres, more or less.

AND LESS AND EXCEPT THE REAL PROPERTY CONVEYED IN THE FOLLOWING DEEDS:

Warranty Deed dated April 10, 2015 by Thomas E. Braddock and Terry Jo Braddock to the State of Florida Department of Transportation, filed April 17, 2015, and recorded in OR Book 17135, Page 1944, Duval County, Florida records, and is more particularly described as follows:

PARCEL No. 101

A part of Section 27, Township 2 South, Range 23 East, Duval County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of Section 27, Township 2 South, Range 23 East, Duval County, Florida; thence North 89° 18' 25" East, along the Northerly line of said Southeast 1/4, a distance of 1,427.40 feet to a point on the baseline of Survey of State