

LEGAL DESCRIPTION

July 16, 2024

A PORTION OF THE FRANCIS GOODWIN GRANT, SECTION 51, AND THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BELFORT ROAD (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SALISBURY ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 41°57'14" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SALISBURY ROAD, 175.00 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 676, PAGE 122 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°01'05" EAST, ALONG LAST SAID LINE, 1367.96 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18633, PAGE 2010 OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 12°43'00" EAST, 255.34 FEET; COURSE NO. 2: SOUTH 09°07'05" WEST, 67.22 FEET; COURSE NO. 3: SOUTH 06°40'16" EAST, 134.49 FEET; COURSE NO. 4: SOUTH 23°09'50" EAST, 215.99 FEET; COURSE NO. 5: SOUTH 12°43'00" EAST, 440.93 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°09'30" WEST, ALONG LAST SAID LINE, 724.75 FEET TO THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF SALISBURY ROAD AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7805.43 FEET, AN ARC DISTANCE OF 166.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°40'28" EAST, 166.39 FEET; THENCE NORTH 65°33'18" EAST, 117.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 102.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°21'11" EAST, 102.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°09'04" EAST, 1105.47 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 93.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°00'20" EAST, 93.14 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20986, PAGE 1292 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°09'30" EAST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20985, PAGE 216 OF SAID CURRENT PUBLIC RECORDS, 2001.89 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9068, PAGE 1899 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHWESTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 25°41'18" WEST, 122.60 FEET; COURSE NO. 2: NORTH 06°55'47" WEST, 433.49 FEET; COURSE NO. 3: NORTH 67°09'34" WEST, 168.30 FEET; COURSE NO. 4: NORTH 17°26'20" WEST, 285.44 FEET; COURSE NO. 5: NORTH 47°08'27" WEST, 381.51 FEET TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 676, PAGE 122; THENCE SOUTH 89°01'05" WEST, ALONG LAST SAID LINE, 2394.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 71.70 ACRES, MORE OR LESS.