

December 20, 2024

Legal Description

ALL THAT CERTAIN TRACT OF PARCEL OF LAND BEING A PORTION OF THE BARTOLOMEO DE CASTRO Y. GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR AN POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF JOEANDY ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (A 185 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 85 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 3174.96 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2386.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 50 MINUTES 50 SECONDS WEST, 40.50 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST SAID RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2386.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 30 MINUTES 16 SECONDS WEST, 154.64 FEET TO THE WESTERLY LINE OF AFOREMENTIONED SECTION 38, THENCE NORTH 06 DEGREES 36 MINUTES 25 SECONDS WEST, ALONG SAID WESTERLY SECTION LINE, 234. 11 FEET; THENCE NORTH 85 DEGREES 20 MINUTES 00 SECONDS EAST, 154.71 FEET; THENCE SOUTH 06 DEGREES 36 MINUTES 25 SECONDS EAST, 226.48 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.81 +/- ACRES, MORE OR LESS