

LEGAL DESCRIPTION

September 20, 2019

A PORTION OF GOVERNMENT LOT 15, FRACTIONAL SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED BOOK 934. PAGE 272, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 89° 43' 55" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, 4533.68 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 02° 55' 02" WEST, ALONG THE WESTERLY LINE OF A DEPARTMENT OF TRANSPORTATION POND EASEMENT AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8325, PAGE 747 AND IN BOOK 8662, PAGE 2361, 438.94 FEET TO A SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 04° 40' 02" WEST, 250.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD / STATE ROAD NO. 10 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); 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 11549.16 FEET. A CHORD BEARING AND DISTANCE OF NORTH 88° 10' 05" WEST, 422.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89° 12' 55" WEST, CONTINUING ALONG LAST SAID RIGHT -OF-WAY LINE. 191.87 FEET; THENCE NORTH 00° 14' 14" EAST. 674.61 FEET TO THE SAID SOUTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 934, PAGE 272; THENCE SOUTH 89° 43' 55" EAST, ALONG SAID SOUTHERLY LINE, 653.72 FEET TO THE POINT OF BEGINNING.

THE LAND DESCRIBED CONTAINS 9.92 ACRES, MORE OR LESS.