

Legal Description

4/6/2022

RE # 007440 0060

Part of Lot 5, Estate of John Gardner, according to the plat thereof, recorded in Plat Book 2, page 52 of the current Public Records of Duval County, Florida, more particularly described as follows:

Commence at the intersection of the East line of Henderson Road (a 50 foot right-of-way) with the North line of Ramona Boulevard (a 60.0 foot right-of-way); thence North 89 degrees 53'10" East 385.01 feet, along the North line of said Ramona Boulevard to the Point of Beginning; Thence North 00 degrees 09'32" West, 242.24 feet; thence North 31 degrees 50'58" East 17.95 feet to the South line of Interstate Highway No. 10 (I-10 a limited access variable width right-of-way); thence South 73 degrees 42'27" East 83.04 feet along the South line of said I-10; thence South 31 degrees 50'58" West, 17.27 feet; thence South 00 degrees 09'32" East 99.36 feet; thence North 16 degrees 17'33" East 111.94 feet to the South line of said I-10; thence South 73 degrees 42'27" East, 144.46 feet along the South line of said I-10; thence South 00 degrees 06'50" East, 186.56 feet to the North line of Ramona Boulevard; thence South 89 degrees 50'10" West. 250.10 feet. Along the North line of said Ramona Boulevard to the Point of Beginning.

RE # 007440 0050

A PART OF LOT 5, ESTATE OF JOHN H. GARDNER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 52, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF HENDERSON ROAD (A 50 FOOT RIGHT OF WAY) WITH THE NORTH LINE OF RAMONA BOULEVARD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 00 DEGREES 07 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID HENDERSON ROAD, A DISTANCE OF 329.42 FEET TO THE SOUTH LINE OF INTERSTATE HIGHWAY NO 10 (I-10 LIMITED ACCESS VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 89 DEGREES 23 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID I-10, A DISTANCE OF 107.93 FEET TO AN ANGLE POINT BEING A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2,241.83 FEET, THENCE AROUND AND ALONG SAID CURVE AND THE SOUTH LINE OF SAID I-10, THROUGH A CENTRAL ANGLE OF 05 DEGREES 40 MINUTES 47 SECONDS, AN ARC DISTANCE OF 2223 FEET (CHORD BEARING AND DISTANCE OF SOUTH 76 DEGREES 32 MINUTES 49 SECONDS EAST, 222.14 FEET) TO ITS POINT OF TANGENCY, THENCE CONTINUE ALONG SAID SOUTH LINE OF I-10, SOUTH 73 DEGREES 42 MINUTES 27 SECONDS EAST, A DISTANCE OF 156.59 FEET, THENCE SOUTH 31 DEGREES 50 MINUTES 58 SECONDS WEST, A DISTANCE OF 17.27 FEET THENCE SOUTH 00 DEGREES 09 MINUTES 32 SECONDS EAST,

A DISTANCE OF 99.36 FEET, THENCE NORTH 16 DEGREES 17 MINUTES 33 SECONDS EAST A DISTANCE OF 111.94 FEET TO THE SOUTH LINE OF SAID I-10; THENCE SOUTH 73 DEGREES 42 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID I-10, A DISTANCE OF 144.46 FEET THENCE SOUTH 00 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 186.58 FEET TO THE NORTH LINE OF SAID RAMONA BOULEVARD, THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID RAMONA BOULEVARD, A DISTANCE OF 635.11 FEET, TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PART LYING WITHIN CEDAR CREEK,

TOGETHER WITH BENEFICIAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES GRANTED IN OFFICIAL RECORDS VOLUME 12725, PAGE 1775, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND ALSO BEING PART OF LOT 5 IN GARDNER'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 52 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF COMMENCEMENT BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LANE AVENUE SOUTH (STATE ROAD NO. 103, RIGHT OF WAY WIDTH VARIES), THENCE SOUTH 89°53'10" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8231, PAGE 183, THENCE NORTH 00°06'50" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8231, PAGE 183, A DISTANCE OF 126.56 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00°06'50" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 60.00 FEET TO A POINT SITUATE IN THE SOUTHWESTERLY LINE OF A LIMITED ACCESS EXIT RAMP OF INTERSTATE HIGHWAY NO 10; THENCE SOUTH 73°42'27" EAST, ALONG SAID SOUTHWESTERLY LINE OF A LIMITED ACCESS EXIT RAMP OF INTERSTATE HIGHWAY NO 10, A DISTANCE OF 130.31 FEET TO A POINT, THENCE SOUTH 00°06'50" EAST, A DISTANCE OF 48.99 FEET TO A POINT; THENCE NORTH 78°27'07" WEST, A DISTANCE OF 127.63 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PART OF LOT 5, ESTATE OF JOHN H GARDNER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 52 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST LINE OF HENDERSON ROAD (A 50.0 FOOT RIGHT-OF-WAY) WITH THE NORTH LINE OF RAMONA BOULEVARD (A 60.0 FOOT RIGHT-OF-WAY) THENCE NORTH 89°-53'40" EAST, 385.01 FEET ALONG THE NORTH LINE OF SAID RAMONA BOULEVARD TO THE POINT OF BEGINNING; THENCE NORTH 00°-09'-32" WEST, 242.224 FEET; THENCE NORTH 31°-50'-58" EAST, 17.95 FEET, TO THE SOUTH LINE OF INTERSTATE HIGHWAY NUMBER 10 (1-10 A LIMITED ACCESS VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 73°-42'-27" EAST, 83.04 FEET, ALONG THE SOUTH LINE OF SAID I-10; THENCE SOUTH 31°-50'-58" WEST, 17.27 FEET; THENCE SOUTH 00°-09'-32" EAST, 99.36 FEET: THENCE NORTH 16°47'-33" EAST, 111.94 FEET, TO THE SOUTH LINE OF SAID I-10;

THENCE SOUTH 73°-42'-27" EAST, 144.46 FEET, ALONG THE SOUTH LINE OF SAID I-10. THENCE SOUTH 00°-06'-50" EAST, 186.56 FEET TO THE NORTH LINE OF SAID RAMONA BOULEVARD; THENCE SOUTH 89°-53'40" WEST, 250.10 FEET, ALONG THE NORTH LINE OF SAID RAMONA BOULEVARD, TO THE POINT OF BEGINNING.