

Legal Description (FLUM MDR Portion)

A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND A PORTION OF LOT 12 OF E.F. GARDNER SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 89°45'48" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 23, A DISTANCE OF 1530.15 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 295 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1868.70 FEET, AN ARC DISTANCE OF 275.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°01'20" EAST, 275.46 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2132.01 FEET, AN ARC DISTANCE OF 988.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°31'57" EAST, 979.76 FEET; THENCE NORTH 89°56'15" EAST, 622.38 FEET TO THE WESTERLY TERMINUS OF RAMONA BOULEVARD (AS NOW ESTABLISHED PER OFFICIAL RECORDS BOOK 18294, PAGE 2039) OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAMONA BOULEVARD AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 204.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°16'24" EAST, 146.84 FEET; THENCE NORTH 89°56'15" EAST, CONTINUING ALONG LAST SAID LINE, 322.20 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 6, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18294, PAGE 2039 OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12108, PAGE 2190 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°08'05" EAST, ALONG LAST SAID LINE, 944.92 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 6; THENCE SOUTH 89°06'55" WEST, ALONG LAST SAID LINE, 322.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.48 ACRES, MORE OR LESS.

Legal Description (CSV Portion)

A PORTION OF THE WILLIAM SILCOX DONATION, SECTION 39, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA; THENCE SOUTH 89°45'48" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 23, ALSO BEING THE NORTHERLY LINE OF NORMANDY UNIT FIVE, AS RECORDED IN PLAT BOOK 27, PAGE 58 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 922.16 FEET, TO THE WESTERLY LINE OF SAID NORMANDY UNIT FIVE AND THE POINT OF BEGINNING; THENCE SOUTH 81°17'58" WEST, 88.08 FEET;

THENCE SOUTH 13°39'07" WEST, 82.96 FEET; THENCE SOUTH 19°20'01" EAST, 142.23 FEET; THENCE SOUTH 31°46'10" EAST, 116.24 FEET; THENCE SOUTH 38°48'57" EAST, 153.70 FEET; THENCE SOUTH 17°18'42" EAST, 100.02 FEET; THENCE SOUTH 10°40'57" WEST, 118.39 FEET; THENCE SOUTH 00°00'00" EAST, 185.51 FEET; THENCE SOUTH 16°59'34" EAST, 148.31 FEET; THENCE SOUTH 03°18'57" WEST, 134.27 FEET; THENCE SOUTH 09°37'39" WEST, 149.17 FEET; THENCE SOUTH 46°35'59" WEST, 144.77 FEET; THENCE SOUTH 67°10'49" WEST, 116.42 FEET; THENCE SOUTH 76°41'02" WEST, 235.92 FEET; THENCE NORTH 82°40'06" WEST, 165.85 FEET; THENCE NORTH 43°44'49" WEST, 192.02 FEET; THENCE NORTH 00°00'00" EAST, 346.80 FEET; THENCE NORTH 20°04'24" EAST, 118.34 FEET; THENCE NORTH 40°51'35" EAST, 122.12 FEET; THENCE NORTH 20°48'58" EAST, 132.70 FEET; THENCE NORTH 10°10'37" EAST, 208.35 FEET; THENCE NORTH 00°00'00" EAST, 212.44 FEET; THENCE NORTH 07°48'43" WEST, 189.95 FEET; THENCE NORTH 15°06'10" EAST, 25.13 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 23; THENCE NORTH 89°45'48" EAST, ALONG LAST SAID LINE, 437.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING 18.96 ACRES, MORE OR LESS.