

Legal Description

June 9, 2021

Parcel 1:

Part of Lot 5, Tisons Subdivision of the Charles Seton Grant, Section 39, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

Begin at the point of intersection of the Northerly right of way line of Pecan Park Road (a 60 foot right of way as currently established) with the Southwesterly right of way line of Tison Road (a 60 foot right of way as currently established), said point being on a non-tangent curve, concave Southwesterly and having a radius of 746.88 feet; thence the following two courses along said Northerly right of way line of Pecan Park Road and around said curve to the left; 1) through a central angle of $19^{\circ}27'18''$ an arc distance of 253.60 feet and a chord bearing and distance of North $81^{\circ}00'29''$ West, 252.39 feet to its point of tangency; 2) thence South $89^{\circ}15'52''$ West, 354.49 feet; thence departing said Northerly right of way line North $07^{\circ}37'41''$ West, 390.06 feet; thence North $89^{\circ}15'52''$ East, 518.08 feet to said Southwesterly right of way line of Tison Road; thence South $17^{\circ}47'50''$ East, 449.69 feet along said Southwesterly right of way line to the Point of Beginning.

Parcel 2:

Part of Lot 5, Tisons Subdivision of the Charles Seton Grant, Section 39, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the point of intersection of the Northerly right of way line of Pecan Park Road (a 60 foot right of way as currently established) with the Southwesterly right of way line of Tison Road (a 60 foot right of way as currently established); thence North $17^{\circ}47'50''$ West, 449.69 feet, along said Southwesterly right of way line to the Point of Beginning; thence South $89^{\circ}15'52''$ West, 518.08 feet; thence North $07^{\circ}37'14''$ West, 120.29 feet; thence North $28^{\circ}42'19''$ West, 384.41 feet; thence North $61^{\circ}17'41''$ East, 332.85 feet; thence North $89^{\circ}51'42''$ East, 230.81 feet to the Southwesterly right of way line of said Tison Road; then to said Southwesterly right of way line to the Point of Beginning.