

LEGAL DESCRIPTION

August 14, 2024

The Land referred to herein below is situated in the County of DUVAL, State of Florida, and is described as follows:

A portion of Tract 16, Block 3, together with a portion of Tract 10, Block 4, together with a portion of that certain 30-foot roadway lying, between said Tract 16 and said Tract 10, Section 8, Township 3 South, Range 25 East all as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 8, said point also lying on the survey line for 103rd Street, and being designated as Station 246+41.61 as shown on the State of Florida Department of Transportation Right of Way Map, Section 72220-2508, Sheet 10, said survey line also being the former centerline of said 103rd Street, as formerly established as an 80.00 foot right of way, thence North 01°07'55" East, along the East line of said Southeast 1/4 of Section 8, a distance of 60.10 feet to the present Northerly right of way line of said 103rd Street, (as now established as a 100 foot right of way by said right of way map), thence run N 87°53'30"E, along the Northerly right of way line, a distance of 66.51 feet to a point of commencement, said point being a point of curvature of a curve concave Northeasterly with the radius of 25.00 feet; thence run Northerly along the Easterly right of way line of Connie Jean Drive and along the arc of said curve, a distance of 40.68 feet through a central angle of 93°14'25", with a chord bearing of N 45°29'18"-W, a distance of 36.34 feet to a point of tangency, thence run N 01°07'55"E, along said Easterly right of way line, a distance of 242.07 feet to a point of curvature, of a curve concave Southwesterly, with a radius of 240.00 feet to a point of beginning, thence run Northwesterly along said curve, a distance of 179.81 feet, through a central angle of 42°55'34", with a chord bearing of N 20°19'52"W, a distance of 175.63 feet, to a point of tangency; thence run N 41°47'39"-W, along said Easterly right of way line, a distance of 31.50 feet to a point of curvature, of a curve concave Northeasterly with a radius of 160.00 feet; thence run Northwesterly along said arc, and along said Easterly right of way line, a distance of 111.70 feet through a central angle of 40°00'00", with a chord bearing of N 21°47'39" W, a distance of 109.45 feet to a point of tangency; thence run N 01°47'39" W, along said Easterly right of way line, a distance of 30.00 feet to the North line of said Tract 16; thence run N 88°21'21" E, along the North line of said Tract 16, a distance of 90.00 feet to the Northwest corner of said Tract 10; thence run N 87°05'59" E, along the North line of said Tract 10, a distance of 354.49 feet to the Northeast corner of the West 1/2 of said Tract 10; thence S 02°54'01"E, along the Easterly line of the West 1/2 of said Tract 10, a distance of 325.60 feet to a point along the West 1/2 of Tract 10; thence run S 87°53'30" W, a distance of 329.41 feet to the point of beginning.