

Legal Description

June 3, 2020

PARCEL 1

A PART OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1-A, BLOCK 1, SOUTHSIDE ESTATES, UNIT ONE, AS RECORDED IN PLAT BOOK 18, PAGES 55 AND 55A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE BOULEVARD, STATE ROAD NO. 115, AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 7204-179 (A RIGHT-OF-WAY VARYING WIDTH); THENCE SOUTH 89° 42'25" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SOUTHSIDE ESTATES UNIT NO. 1, A DISTANCE OF 620.00' FEET; THENCE NORTH 00° 17' 35" WEST, LEAVING SAID NORTH BOUNDARY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33° 14' 40" WEST A DISTANCE OF 103.77 FEET; THENCE NORTH 56° 45'20" EAST A DISTANCE OF 80.35' FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 129.38 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 119.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30° 11' 27" EAST AND A CHORD DISTANCE OF 115.72 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET; THENCE NORTHEASTERY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 83.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30° 11'32" EAST AND A CHORD DISTANCE OF 80.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 56° 45'30" EAST TO A POINT ON THE WESTERLY RIGHT OF WAY LINE BEACON POINT DRIVE, A DISTANCE OF 16.97 FEET; THENCE SOUTH 33° 16' 53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 352.00 FEET; THENCE SOUTH 87° 14' 47" WEST, A DISTANCE OF 317.41' FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PART OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE BOULEVARD (STATE ROAD NO. 115), A RIGHT-OF-WAY OF VARYING WIDTH, WITH THE NORTHERLY

LINE OF LOT 1-A, BLOCK 1, SOUTHSIDE ESTATES, UNIT NO. 1, AS RECORDED IN MAP BOOK 18, PAGES 55 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 42'25" EAST, ALONG THE NORTH LINE OF SAID SOUTHSIDE ESTATES, UNIT NO. 1, A DISTANCE OF 620.00' FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 42' 25" EAST, ALONG THE NORTH LINE OF SAID SOUTHSIDE ESTATES UNIT NO. 1 A DISTANCE OF 1415.27' FEET; THENCE NORTH 11° 41' 29" EAST, A DISTANCE OF 102.20' FEET; THENCE S89° 40'19" WEST A DISTANCE OF 1077.56' FEET; THENCE NORTH 33° 16' 53" WEST, A DISTANCE OF 76.02' FEET; THENCE S 87° 14' 47" WEST, A DISTANCE OF 317.41' FEET; THENCE SOUTH 00° 17' 35" EAST, A DISTANCE OF 150.00' FEET TO THE POINT OF BEGINNING.