

# LEGAL DESCRIPTION

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LEGAL FROM SURVEY BY: JAMES W. CANNADAY

TRACT "A" MAGNOLIA ESTATES, AS RECORDED IN PLAT BOOK 51, PAGES 32, 32A, 32B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SAMUEL FAIRBANKS GRANT, SECTION 22 AND A PORTION OF SECTION 12, ALL OF TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE COMMENCE AT THE CENTERLINE INTERSECTION OF LORETTO ROAD (COUNTY ROAD NO. 33, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND MANDARIN ROAD (COUNTY ROAD NO. 17, A 66 FOOT RIGHT OF WAY AS ESTABLISHED BY DUVAL COUNTY RIGHT OF WAY MAP, DRAWING NO. 17-B-5, DATED OCTOBER 27, 1966); THENCE SOUTH 67°-11'-00" WEST, ALONG SAID CENTERLINE OF MANDARIN ROAD, A DISTANCE OF 158.07 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 69°-51'-20" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 114.07 FEET; THENCE SOUTH 20°-08'-40" EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID MANDRAIN ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4930, PAGE 594 OF THE AFORESAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENSE SOUTH 11°-17'-04" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4930, PAGE 594, A DISTANCE OF 587.96 FEET TO A POINT IN A NORTHERLY LINE OF LOT 14 OF AFORESAID MAGNOLIA ESTATES; THENCE SOUTH 86°-34'-16" WEST, ALONG A NORTHERLY LINE OF SAID LOT 14, A DISTANCE OF 327.74 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LIEN OF MAGNOLIA ESTATES ROAD (A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 17.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°-20'-41" WEST AND A CHORD DISTANCE OF 17.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE NORTH 19°-21'-00" WEST, CONTINUING ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF MAGNOLIA ESTATES ROAD, THE SAME BEING THE WESTERLY LINE OF THE AFORESAID TRACT "A" MAGNOLIA ESTATES, A DISTANCE OF 413.04 FEET; THENCE NORTH 26°-20'-41" EAST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT "A" AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 77.38 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF MANDARIN ROAD; THENCE NORTH 68°-08'-00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.29 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 69°-51'-20" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 243.32 FEET TO THE POINT OF BEGINNING.