

Legal Description
August 13, 2020

A PORTION OF RE NUMBER 167727-0000

A PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 7, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GATE PARKWAY NORTH (A 120 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, BY PLAT BOOK 47, PAGES 59, 59A THROUGH 59I OF THE CURRENT PUBLIC RECORDS OF COUNTY); THENCE NORTH 00°45'56" WEST, ALONG THE AFORESAID WEST LINE OF SECTION 7, AND THE EAST LINE OF AFORESAID DEERWOOD PARK NORTH, 2619.00 FEET TO NORTH LINE OF SAID SECTION 7, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST BOULEVARD SOUTH (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE SOUTHERLY LINE OF OAK PARK HEIGHTS (AS RECORDED IN PLAT BOOK 23, PAGE 70 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 88°39'04" EAST, ALONG LAST SAID LINE, AND ALONG SAID NORTH LINE OF SECTION 7, 729.69 FEET; THENCE SOUTH 00°44'56" EAST, 2114.45 FEET; THENCE SOUTH 29°38'27" WEST, 641.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 35.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°36'55" WEST, 57.38 FEET TO THE POINT OF TANGENCY AND THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF GATE PARKWAY NORTH; THENCE NORTH 80°22'08" WEST, ALONG LAST SAID LINE 359.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.51 ACRES, MORE OR LESS.