

LEGAL DESCRIPTION
September 14, 2020

Legal Description

A PORTION OF LOT 64 A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AQ", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, LYING EAST OF THE LINE OF DEMARCATION DESCRIBED IN DEED BOOK 1709, PAGE 547, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BELFORT ROAD (A 100 FOOT RIGHT-OF-WAY), WITH THE CENTERLINE OF AC SKINNER PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 67°03'07" EAST, ALONG THE CENTERLINE OF SAID AC SKINNER PARKWAY, A DISTANCE OF 1051.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2291.83 FEET AND A CENTRAL ANGLE OF 30°24'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 1216.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°15'07" EAST, 1201.79 FEET) TO THE POINT OF TANGENCY, THENCE SOUTH 82°32'53" EAST, A DISTANCE OF 920.64 FEET; THENCE DEPARTING LAST SAID CENTERLINE, SOUTH 07°27'07" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID AC SKINNER PARKWAY; THENCE SOUTH 82°32'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 172.39 FEET; THENCE NORTH 89°05'59" EAST, A DISTANCE OF 199.47 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3450.00 FEET AND A CENTRAL ANGLE OF 01°35'08"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 95.47 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°41'26" EAST, 95.47 FEET) TO THE POINT OF BEGINNING. THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF AC SKINNER PARKWAY AND THENCE ALONG A JURISDICTIONAL WETLAND BOUNDARY, RUN THE FOLLOWING FIFTY-EIGHT (58) COURSES: (1) SOUTH 11°51'48" WEST, 62.80 FEET; (2) SOUTH 56°36'43" EAST, 52.72 FEET; (3) SOUTH 10°47'06" WEST, 45.08 FEET; (4) SOUTH 26°46'13" WEST, 40.23 FEET; (5) SOUTH 68°42'28" WEST, 37.79 FEET; (6) SOUTH 77°24'10" WEST, 58.58 FEET; (7) SOUTH 72°03'11" WEST, 37.77 FEET; (8) SOUTH 15°52'35" EAST, 68.74 FEET; (9) NORTH 83°24'33" EAST, 42.62 FEET; (10) SOUTH 46°33'54" EAST, 33.76 FEET; (11) SOUTH 56°52'30" EAST, 40.72 FEET; (12) NORTH 54°27'03" EAST, 28.69 FEET; (13) NORTH 02°39'51" WEST, 63.58 FEET; (14) SOUTH 67°39'06" EAST, 28.73 FEET; (15) SOUTH 43°56'41" EAST, 40.20 FEET; (16) SOUTH 31°16'35" EAST, 34.09 FEET; (17) SOUTH 40°26'33" EAST, 87.99 FEET; (18) SOUTH 37°48'46" EAST, 79.50 FEET; (19) SOUTH 61°04'16" EAST, 9.12 FEET; (20) SOUTH 27°47'35" EAST, 58.26 FEET; (21) NORTH 88°45'08" EAST, 59.52 FEET; (22) SOUTH 31°19'58" EAST, 31.24 FEET; (23) SOUTH 52°15'27" EAST, 64.74 FEET; (24) SOUTH 18°48'33" EAST, 53.03 FEET; (25) SOUTH 84°35'12" EAST, 115.33 FEET; (26) SOUTH 66°04'17" EAST, 97.96 FEET; (27) NORTH 76°56'06" EAST, 51.66 FEET; (28) NORTH 63°33'27" EAST, 102.87 FEET; (29) SOUTH 74°42'19" EAST, 101.67 FEET; (30) SOUTH 72°55'05" EAST, 72.84 FEET; (31) SOUTH 58°19'28" EAST, 35.01 FEET; (32) SOUTH 58°48'33" EAST, 66.95 FEET; (33) SOUTH 75°55'58" EAST, 64.58 FEET; (34) SOUTH 42°40'42" EAST, 30.70 FEET; (35) SOUTH 20°40'13" EAST 568.83 FEET; (36) SOUTH 89°29'31" EAST, 28.99 FEET; (37) NORTH 07°58'32" EAST, 52.09 FEET; (38) NORTH 00°31'13" EAST, 46.35 FEET; (39) NORTH 36°14'10" EAST, 38.32 FEET; (40) NORTH 32°54'01" EAST, 40.67 FEET; (41) NORTH 34°31'51" EAST, 25.21 FEET; (42) NORTH 66°40'40" EAST, 16.90 FEET; (43) SOUTH 34°17'57" WEST, 37.65 FEET; (44) SOUTH 30°24'54" WEST, 46.57 FEET; (45) SOUTH 27°59'42" WEST, 36.50 FEET; (46) SOUTH 01°40'19" WEST 43.43 FEET; (47) SOUTH 02°36'11" WEST, 35.41 FEET; (48) SOUTH 68°36'55" EAST, 56.25 FEET; (49) SOUTH 73°49'22" EAST, 102.73 FEET; (50) NORTH 75°10'00" EAST, 116.63 FEET; (51) NORTH 11°39'21" WEST, 44.61 FEET; (52) NORTH 59°43'29" EAST, 20.95 FEET; (53) SOUTH 10°19'38" EAST, 51.68 FEET; (54) NORTH 77°10'52" EAST, 144.87 FEET; (55) NORTH 76°15'14" EAST, 97.66 FEET; (56) NORTH 34°36'11" EAST, 111.46 FEET; (57) NORTH 31°04'04" EAST, 152.40 FEET; (58) NORTH 14°16'22" EAST, 100.47 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF AC SKINNER PARKWAY; SAID POINT BEING HEREAFTER KNOWN AS "REFERENCE POINT "A"; SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2050.00 FEET AND A CENTRAL ANGLE OF 18°59'45"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 679.66 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°12'54" EAST, 676.55 FEET) TO THE POINT OF BEGINNING, THENCE DEPARTING LAST SAID RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°37'41"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 40.42 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°24'11" WEST, 36.16 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 17°54'39" EAST, A DISTANCE OF 125.24 FEET; THENCE SOUTH 72°05'21" WEST, A DISTANCE OF 84.00 FEET; THENCE SOUTH 17°54'39" EAST, A DISTANCE OF 27.85 FEET; THENCE SOUTH 53°31'01" WEST, A DISTANCE OF 113.66 FEET; THENCE SOUTH 01°44'35" EAST, A DISTANCE OF 105.38 FEET; THENCE SOUTH 88°15'25" WEST, A DISTANCE OF 42.35 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 175.14 FEET; THENCE SOUTH 20°29'06" WEST, A DISTANCE OF 131.81 FEET; THENCE SOUTH 16°39'49" EAST, A DISTANCE OF 429.49 FEET TO A POINT ON A JURISDICTIONAL WETLAND LINE; THENCE THE FOLLOWING SEVENTEEN (17) COURSES: (1) SOUTH 84°28'00" EAST, 50.30 FEET; (2) NORTH 78°53'32" EAST, 87.73 FEET; (3) NORTH 83°50'20" EAST, 10.60 FEET; (4) SOUTH 86°34'51" EAST, 41.77 FEET; (5) SOUTH 75°01'34" EAST, 105.62 FEET; (6) SOUTH 89°47'15" EAST, 67.12 FEET; (7) NORTH 41°46'24" EAST, 112.26 FEET; (8) NORTH 26°48'58" EAST, 106.45 FEET; (9) NORTH 19°11'44" WEST, 44.72 FEET; (10) NORTH 38°16'47" EAST, 58.28 FEET; (11) NORTH 87°54'33" EAST, 30.56 FEET; (12) SOUTH 11°35'16" EAST, 55.28 FEET; (13) NORTH 39°38'51" EAST, 48.10 FEET; (14) NORTH 69°19'41" EAST, 75.91 FEET; (15) SOUTH 74°05'17" EAST, 68.23 FEET; (16) SOUTH 04°39'41" WEST, 120.81 FEET; (17) SOUTH 82°46'44" EAST, 18.65 FEET TO A POINT ON THE EAST LINE OF THE FRANCIS RICHARD GRANT, SECTION 56 AND ALSO BEING THE EAST LINE OF A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION, AFOREMENTIONED; THENCE NORTH 07°13'16" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1193.49 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY OF AC SKINNER PARKWAY; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 512.50 FEET AND A CENTRAL ANGLE OF 21°21'41"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 191.07 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°11'17" WEST, 189.97 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 71°30'27" WEST, 493.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2050.00 FEET AND A CENTRAL ANGLE OF 3°12'34"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 114.83 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°06'44" WEST, 114.82 FEET) TO THE POINT OF BEGINNING.