

Legal Description

August 20, 2020

A PORTION OF THE CHARLES SETON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED AS PARCEL 1, PARCEL 2 (BEING LOTS 1 AND 2, TISONIA, AS RECORDED IN PLAT BOOK 18, PAGE 63 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA) AND PARCEL 3, AS RECORDED IN OFFICIAL RECORDS BOOK 11380, PAGE 243, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

FOR A **POINT OF BEGINNING**, COMMENCE AT THE NORTHWEST CORNER OF HILLCREST BLUFF, AS RECORDED IN PLAT BOOK 67, PAGES 48 THROUGH 51 (INCLUSIVE) OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 17 (ALSO KNOWN AS STATE ROAD NO. 3 AND MAIN STREET NORTH), SAID CORNER ALSO LYING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1004.93 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 35.88, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°28'53" EAST, 35.88 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°31'19" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 271.91 FEET; THENCE NORTH 89°20'27" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 54.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 153.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°15'30" EAST, 81.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.98 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°44'47" EAST, 38.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°38'08" EAST, A DISTANCE OF 245.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°54'29" EAST, 36.24 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°32'54" WEST, A DISTANCE OF 53.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.02 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°15'48" WEST, 35.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°01'17" WEST, A DISTANCE OF 413.66 FEET TO A POINT IN THE AFORESAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 17; THENCE NORTH 00°31'19" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 278.09 TO THE SOUTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 15451, PAGE 669 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°01'17" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 702.56 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER LYING ON THE WEST LINE OF YELLOW BLUFF ESTATES, AS RECORDED IN PLAT BOOK 62, PAGES 137 THROUGH 159 (INCLUSIVE); THENCE SOUTH 03°16'08" EAST, ALONG SAID WEST LINE, A DISTANCE OF 369.05 FEET TO AN ANGLE POINT; THENCE SOUTH 00°27'50" WEST, CONTINUING ALONG LAST SAID WEST LINE, A DISTANCE OF 304.75 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED HILLCREST BLUFF; THENCE NORTH 89°32'14" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 715.51 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 9.92 ACRES, MORE OR LESS.