

Legal Description

A PORTION OF SECTIONS 2 AND 11. TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING COMMENCE AT THE MOST SOUTHERLY CORNER OF CHETS CREEK BOULEVARD (A 100' RIGHT-OF-WAY PER PLAT OF JOHNS CREEK UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 49, PAGES 4 THROUGH 4K OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH $16^{\circ}47'53''$ WEST, ALONG LAST MENTIONED RIGHT OF-WAY LINE, 706.67 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN SAID RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5829.58 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $15^{\circ}45'05''$ WEST, 213.0 FEET; THENCE NORTH $56^{\circ}57'48''$ WEST, 538.63 FEET; THENCE NORTH $16^{\circ}47'53''$ EAST, 871.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHETS CREEK BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES, COURSE NO. 1: SOUTH $52^{\circ}48'59''$ EAST, 0.39 FEET TO A POINT OF CURVATURE; COURSE NO. 2: THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1162.36 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $63^{\circ}00'33''$ EAST, 411.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: THENCE SOUTH $73^{\circ}12'07''$ EAST, 78.0 FEET TO A POINT OF CURVATURE; COURSE NO. 4: THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $28^{\circ}12'07''$ EAST, 42.43 FEET TO THE POINT OF BEGINNING.

April 24, 2026