

July 1, 2024

LEGAL DESCRIPTION

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE LYING AND BEING A PART OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF TOLEDO ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT OF WAY LINE OF POWERS AVENUE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 58°72'30" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF TOLEDO ROAD, 1100.00 FEET; THENCE SOUTH 31°27'30" EAST AND PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE OF POWERS AVENUE ALONG THE WESTERLY LINE OF THOSE CERTAIN LANDS CONVEYED TO THE DUVAL COUNTY BOARD OF PUBLIC INSTRUCTION AND NOW EMBRACING WOLFSON HIGH SCHOOL, A DISTANCE OF 1340 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET FOR THE POINT OF BEGINNING; THENCE AROUND AND ALONG SAID CURVE AND ALONG THE BOUNDARY LINE OF SAID LANDS OF THE DUVAL COUNTY BOARD OF PUBLIC INSTRUCTION, SOUTH 76°27'30" EAST, 424.26 FEET (CHORD BEARING AND DISTANCE) TO THE P.T. OF SAID CURVE; THENCE NORTH 58°32'30" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS OF THE DUVAL COUNTY BOARD OF PUBLIC INSTRUCTION, 74.96 FEET; THENCE SOUTH 40°28'30" EAST, 469.59 FEET TO A POINT SITUATE IN THE NORTHERLY BOUNDARY OF THOSE CERTAIN LANDS HERETOFORE CONVEYED TO THE DUVAL COUNTY BOARD OF PUBLIC INSTRUCTION AND NOW IN USE AS AN ELEMENTARY SCHOOL; THENCE SOUTH 49°31'30" WEST ALONG SAID NORTHERLY BOUNDARY OF THE LANDS OF THE DUVAL COUNTY BOARD OF PUBLIC INSTRUCTION, 720.50 FEET TO A POINT SITUATE IN THE NORTHEASTERLY RIGHT OF WAY LINE OF THE OLD KINGS ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 48°54'46" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE OLD KINGS ROAD, 17.18 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD, NORTH 57°58'26" WEST, 463.0 FEET; THENCE NORTH 32°01'24" EAST A DISTANCE OF 530.48 FEET, THENCE NORTH 31°27'30" WEST, 209.64 FEET TO THE POINT OF BEGINNING.