

Light Industrial Legal Description

PARCEL DESCRIPTION

A PORTION OF SECTION 40 OF THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVALCOUNTY, FLORIDA, AND A PORTION OF SECTION 48, AND 49, TOWNSHIP 2 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT INTERSECTION OF THE NORTHERLY RIGHT -OF -WAY LINE OF PECAN PARK ROAD, COUNTY ROAD NO. 56, A 60' RIGHT-OF-WAY AS NOW ESTABLISHED AND THE WESTERLY RIGHT -OF -WAY LINE OF THE SEABOARD COAST LINE RAILROAD, A 120' RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S 89°20'17" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1423.35'; THENCE N 00°26'09" W A DISTANCE OF 45.00' TO THE POINT OF BEGINNING; THENCE N 00°26'09" W A DISTANCE OF 161.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 245.32', WITH A RADIUS OF 563.94', WITH A CHORD BEARING OF N 12°35'08" W, WITH A CHORD LENGTH OF 243.39', WITH A DELTA ANGLE OF 24°55'27"; THENCE N 25°05'28" W A DISTANCE OF 700.69'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 461.72', WITH A RADIUS OF 1060.00', WITH A CHORD BEARING OF N 37°34'10" W, WITH A CHORD LENGTH OF 458.08', WITH A DELTA ANGLE OF 24°57'26"; THENCE N 50°02'20" W A DISTANCE OF 690.35'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 345.66', WITH A RADIUS OF 444.54', WITH A CHORD BEARING OF N 27°33'42" W, WITH A CHORD LENGTH OF 337.02', WITH A DELTA ANGLE OF 44°33'07"; THENCE N 05°01'22" W A DISTANCE OF 4272.76'; THENCE N 84°58'38" E A DISTANCE OF 60.00'; THENCE N 05°01'22" W A DISTANCE OF 42.50'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 201.49', WITH A RADIUS OF 175.34', WITH A CHORD BEARING OF N 27°55'47" E, WITH A CHORD LENGTH OF 190.59', WITH A DELTA ANGLE OF 65°50'28"; THENCE N 06°37'44" W A DISTANCE OF 3186.90'; THENCE S 83°28'31" W A DISTANCE OF 864.95'; THENCE S 80°27'00" W A DISTANCE OF 147.67'; THENCE N 54°58'29" W A DISTANCE OF 314.32'; THENCE N 72°03'46" W A DISTANCE OF 0.69'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1768.97', WITH A RADIUS OF 23068.32', WITH A CHORD BEARING OF S 07°30'59" E, WITH A CHORD LENGTH OF 1768.53', WITH A DELTA ANGLE OF 04°23'37"; THENCE N 84°40'28" E A DISTANCE OF 360.09'; THENCE S 05°00'42" E A DISTANCE OF 364.19'; THENCE S 84°58'36" W A DISTANCE OF 359.70'; THENCE S 05°01'22" E A DISTANCE OF 5231.45'; THENCE N

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84°58'38" E A DISTANCE OF 256.50'; THENCE S 05°01'22" E A DISTANCE OF 216.00'; THENCE S 84°58'37" W A DISTANCE OF 256.50'; THENCE S 05°01'22" E A DISTANCE OF 196.41'; THENCE S 06°10'06" E A DISTANCE OF 753.32'; THENCE S 10°38'13" E A DISTANCE OF 431.67'; THENCE S 15°06'14" E A DISTANCE OF 553.63'; THENCE S 15°06'14" E A DISTANCE OF 225.69'; THENCE N 89°19'19" E A DISTANCE OF 463.92'; THENCE S 00°40'41" E A DISTANCE OF 196.87'; THENCE N 89°20'17" E A DISTANCE OF 1588.16'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 12318348.80 SQUARE FEET, 282.790 ACRES.