

LEGAL DESCRIPTION

DUVAL OWENS BOUNDARY

A PART OF SECTIONS 19 AND 20, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 2 OF THE SUBDIVISION OF THE G. N. TISON ESTATE, AS RECORDED IN PLAT BOOK 6, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 914.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HYATT ROAD (A RIGHT OF WAY OF VARYING WIDTH AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 51 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.01 FEET TO THE **POINT OF BEGINNING** ; THENCE CONTINUE SOUTH 00 DEGREES 51 MINUTES 29 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 175.30 FEET; TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 39 MINUTES 55 SECONDS EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 997.32 FEET TO A POINT ON THE NORTH LINE OF LOT 7 OF G. N. TISON SUBDIVISION OF PART OF SECTIONS 19 AND 20, AS RECORDED IN PLAT BOOK 6, PAGE 72 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 30.06 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 14 SECONDS EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HYATT ROAD, A DISTANCE OF 1119.19 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 12 DEGREES 57 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 71.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAX LEGGETT PARKWAY (A RIGHT OF WAY OF VARYING WIDTH AS SHOWN ON CITY OF JACKSONVILLE RIGHT OF MAP OF DUVAL ROAD DATED APRIL 18, 2011); THENCE SOUTH 69 DEGREES 22 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MAX LEGGETT PARKWAY, 39.62 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 600.00 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AND ARC LENGTH OF 207.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85 DEGREES 02 MINUTES 55 SECONDS WEST, AND A CHORD DISTANCE OF 206.61 FEET TO A POINT ON SAID CURVE; THENCE NORTH 85 DEGREES 08 MINUTES 19 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 55.82 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 612.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 68.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76 DEGREES 41 MINUTES 04 SECONDS WEST, AND A CHORD DISTANCE OF 68.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 73 DEGREES 29 MINUTES 15 SECONDS WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 673.13 FEET TO A POINT ON SAID CURVE; THENCE NORTH 16 DEGREES 30 MINUTES 45 SECONDS WEST, LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE OF MAX LEGGETT PARKWAY, 190.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 58.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49 DEGREES 44 MINUTES 34 SECONDS WEST AND A CHORD DISTANCE OF 54.80 FEET TO A POINT ON SAID CURVE; THENCE

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NORTH 16 DEGREES 30 MINUTES 45 SECONDS WEST, 4.36 FEET TO THE SOUTHEAST CORNER OF HERON BAY ROAD, (A RIGHT OF WAY OF VARYING WIDTH BY PLAT OF DUVAL/OWENS T-ROAD, AS RECORDED IN PLAT BOOK 71, PAGE 47 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 16 DEGREES 30 MINUTES 45 SECONDS WEST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID HERON BAY ROAD, SAID POINT LYING ON THE SOUTH LINE OF TRACT "A", AS SHOWN ON SAID PLAT OF DUVAL/OWENS T-ROAD; THENCE ALONG LINES OF SAID TRACT "A", THE FOLLOWING FOUR (4) COURSES: COURSE NO. 1) NORTH 73 DEGREES 29 MINUTES 15 SECONDS EAST, 13.49 FEET; COURSE NO. 2) THENCE NORTH 16 DEGREES 31 MINUTES 02 SECONDS WEST, 45.00 FEET; COURSE NO. 3) THENCE SOUTH 73 DEGREES 28 MINUTES 58 SECONDS WEST, 50.00 FEET; COURSE NO. 4) THENCE SOUTH 16 DEGREES 31 MINUTES 02 SECONDS EAST, 45.10 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID HERON BAY ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1238.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 35.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71 DEGREES 56 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 35.21 FEET TO A POINT ON SAID CURVE; THENCE NORTH 16 DEGREES 31 MINUTES 09 SECONDS WEST, 167.30 FEET; THENCE NORTH 66 DEGREES 36 MINUTES 07 SECONDS WEST, 147.66 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 13 SECONDS WEST, 2085.59 FEET TO A POINT ON THE SOUTH LINE OF THE EXCEPTION PARCEL RECORDED IN OFFICIAL RECORDS BOOK 9412, PAGE 1803 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1340.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.48 ACRES MORE OR LESS.