

Legal Description

PART OF TRACTS 5, 6, 7, AND 8, BLOCK 3 BEING A PART OF A SUBDIVISION OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS 6669, PAGE 53 OF SAID CURRENT PUBLIC RECORDS, SAID POINT ALSO LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE DEPARTING SAID RIGHT OF WAY LINE, AND ALONG THE WESTERLY BOUNDARY OF SAID LAST MENTIONED LANDS THE FOLLOWING THREE CALLS: (1) THENCE SOUTH 00° 34' 47" WEST ALONG THE WESTERLY BOUNDARY OF SAID LAST MENTIONED LANDS, A DISTANCE OF 347.16; THENCE NORTH 89° 25' 13" WEST ALONG SAID LANDS, A DISTANCE OF 88.18 FEET; (3) THENCE SOUTH 00° 38' 55" WEST, ALONG SAID WESTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 893.58 FEET TO THE NORTH LINE OF LAUREN OAKS SUBDIVISION AS RECORDED IN PLAT BOOK 57, PAGES 26, 26A THROUGH 26C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89° 46' 42" WEST ALONG SAID PLATTED NORTH LINE, A DISTANCE OF 960.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE DEPARTING SAID NORTH PLAT LINE, NORTH 00° 34' 31" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 145.26 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE SOUTH 89° 25' 29" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 27.00 FEET; THENCE NORTH 00° 34' 31" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 501.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 107.97 FEET TO A POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY OF CHAFFEE ROAD, (A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31° 30' 27" EAST, 102.80 FEET; THENCE NORTH 62° 26' 31" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 1109.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 919,497± SQ. FT - 21.1 ACRES MORE OR LESS.

CERTIFIED TO: INSPIRED

February 12, 2019

EXHIBIT 1
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