

Legal Description

June 20, 2025

Parcel 1:

PART OF SECTIONS 23 AND 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CORNER COMMON TO SECTIONS 23, 24 AND 39, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 89°45'01" WEST ON THE LINE DIVIDING SAID SECTIONS 23 AND 39, A DISTANCE OF 921.70 FEET TO THE NORTHWESTERLY CORNER OF LOT 24, BLOCK 19, AS SHOWN ON MAP OF NORMANDY UNIT FIVE AS RECORDED IN PLAT BOOK 27, PAGE 58 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°45'01" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 590.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #295 (A LIMITED ACCESS RIGHT-OF-WAY); SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3709.72 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 268.04 FEET, MAKING A CENTRAL ANGLE OF 04°08'23" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°27'59" EAST, 267.98 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1799.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 935.51 FEET, MAKING A CENTRAL ANGLE OF 29°46'50" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°22'59" EAST, 925.02 FEET; THENCE SOUTH 89°56'49" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 709.57 FEET TO A POINT ON THE WESTERLY LINE OF A CUL-DE-SAC OF RAMONA BOULEVARD (A 60 FOOT RIGHT-OF-WAY), SAID POINT LYING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.75 FEET, MAKING A CENTRAL ANGLE OF 156°42'11" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°35'03" EAST, 146.84 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE SOUTH 89°56' 49" EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF RAMONA BOULEVARD, A DISTANCE OF 322.20 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9540, PAGE 1404 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°10'26" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 948.07 FEET TO THE SOUTHEAST CORNER THEREOF AND TO A POINT ON THE SOUTH LINE OF SAID SECTION 24; THENCE SOUTH 89°45'01" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 322.20 FEET TO THE POINT OF BEGINNING;

Parcel 2:

COMMENCE AT THE SOUTHEASTERLY SECTION CORNER OF SECTION 23, THENCE NORTH 00°51'16" WEST ALONG THE EASTERLY BOUNDARY OF THE SECTION LINE BETWEEN SECTION 23

AND THE WESTERLY SECTION LINE OF SECTION 24, A DISTANCE OF 979.77 FEET TO A POINT;
THENCE N 90°00'00" W, A DISTANCE OF 29.48 FEET TO THE POINT OF BEGINNING

THENCE, NORTH 90°00'00" WEST, ALONG THE FORMER CENTERLINE OF RAMONA BOULEVARD
(NOW CLOSED BY ORDINANCE #78-1248-686) A DISTANCE OF 823.47 FEET TO POINT ON THE
EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NUMBER 295. THENCE
NORTHEASTERLY, WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,799.86 FEET, A
CENTRAL ANGLE OF 28°40'23", AND A CHORD THAT BEARS NORTH 66°37'28" EAST, A CHORD
DISTANCE OF 891.35 FEET TO A POINT OF SAID EASTERLY RIGHT OF WAY OF INTERSTATE
HIGHWAY NUMBER 295; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°51'16" EAST , A
DISTANCE OF 353.69 FEET TO THE POINT OF BEGINNING.