

Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF GATE ROAD (A 60-FOOT RIGHT-OF-WAY) AND LIES SOUTH 00° 27' 10" EAST, 192.76 FEET FROM THE INTERSECTION OF THE SAID EASTERLY RIGHT-OF-WAY OF GATE ROAD AND THE SOUTHWESTERLY RIGHT-OF-WAY OF CEDAR POINT ROAD (A 60-FOOT RIGHT-OF-WAY); THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, THE SAME BEING THE EASTERLY RIGHT-OF-WAY OF SAID GATE ROAD, SOUTH 00° 27' 10" EAST, 223.39 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF BILLY R. AND BONNIE E. WEBB, ACCORDING TO DEED RECORDED IN BOOK 13855, PAGE 881, OFFICIAL RECORDS OF SAID COUNTY, FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, SOUTH 74° 37' 38" EAST, 340.65 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS AND THE EXTENSION THEREOF, NORTH 00° 23' 50" WEST, 375.56 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF BETTY S. TAYLOR, ACCORDING TO DEED RECORDED IN BOOK 13427, PAGE 2127, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF THE AFOREMENTIONED CEDAR POINT ROAD; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 85° 47' 54" EAST, 507.42 FEET TO A 1/2" IRON PIPE SET AT THE MOST NORTHERLY CORNER OF LANDS NOW OR FORMERLY OF JAMES A. AND DEIDRA B. PADGETT, ACCORDING TO DEED RECORDED IN BOOK 8532, PAGE 1727, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, SOUTH 29° 01' 54" WEST, 285.69 FEET TO A 1/2" IRON PIPE FOUND AT THE MOST WESTERLY CORNER THEREOF; THENCE ALONG SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, SOUTH 65° 47' 54" EAST, 190.00 FEET TO A 1/2" IRON PIPE FOUND AT THE MOST SOUTHERLY CORNER THEREOF; THENCE ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, NORTH 29° 01' 54" EAST, 285.69 FEET TO A 1/2" IRON PIPE FOUND AT THE MOST EASTERLY CORNER THEREOF, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID CEDAR POINT ROAD; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 65° 47' 54" EAST, 438.63 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF LARRY R. AND TAMMY S. JONES, ACCORDING TO DEED RECORDED IN VOLUME 5594, PAGE 2094, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS AND THE EXTENSION THEREOF, SOUTH 00° 37' 14" EAST, 865.62 FEET TO A 1/2" IRON PIPE FOUND ON THE NORTH LINE OF LANDS NOW OR FORMERLY OF RONALD C. BURKE, ACCORDING TO DEED RECORDED IN VOLUME 4078, PAGE 874, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 88° 08' 40" WEST, 1,274.18 FEET TO A POINT LYING ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE VERIZON WIRELESS COMMUNICATIONS, L.P. CELL TOWER LEASE SITE AS FOUND MONUMENTED AND SHOWN IN DEED RECORDED IN THE CURRENT OFFICIAL RECORDS OF SAID COUNTY IN BOOK 16685, PAGE 1770; THENCE NORTH 00° 30' 07" WEST TO AND ALONG THE EASTERLY LINE OF LAST MENTIONED LEASE SITE, 92.47 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 89° 38' 05" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LEASE SITE AND THE WESTERLY PROLONGATION THEREOF, 89.27 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 31; THENCE ALONG SAID WEST LINE AND TO AND ALONG THE EASTERLY RIGHT-OF-WAY OF AFOREMENTIONED GATE ROAD, NORTH 00° 27' 10" WEST, 995.43 FEET TO THE POINT OF BEGINNING.

Legal Description

A PART OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°23'46" WEST, ALONG THE WEST LINE OF SAID SECTION 31, 2,625.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31; THENCE NORTH 00°23'08" WEST, ALONG THE WEST LINE OF SAID SECTION 31 AND ALONG THE EASTERLY RIGHT OF WAY LINE OF GATE ROAD (A 60 FOOT RIGHT OF WAY), 141.01 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 00°23'08" WEST, ALONG THE WEST LINE OF SAID SECTION 31 AND THE SAID EASTERLY RIGHT OF WAY LINE OF GATE ROAD, 51.82 FEET TO THE INTERSECTION OF LAST MENTIONED RIGHT OF WAY LINE AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD (ALSO KNOWN AS COUNTY ROAD NUMBER 54, A 60 FOOT RIGHT OF WAY); THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED SOUTHERLY RIGHT OF WAY LINE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,402.40 FEET, AN ARC DISTANCE OF 209.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°04'45" EAST, 208.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 65°48'33" EAST, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CEDAR POINT ROAD, 146.00 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 17609, PAGE 276; THENCE SOUTH 00°25'17" EAST, DEPARTING LAST MENTIONED RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 17609, PAGE 276, 22.00 FEET; THENCE NORTH 65°48'33" WEST, DEPARTING LAST MENTIONED WESTERLY LINE, 155.16 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,382.40 FEET, AN ARC DISTANCE OF 108.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°03'03" WEST, 108.15 FEET TO A POINT; THENCE SOUTH 88°08'07" WEST, 87.53 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 8,508 SQUARE FEET, MORE OR LESS.

A portion of 159854-0200

That certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, County of Duval and State of Florida, more particularly described as follows:

That part of the Southwest quarter of Section 31, Township 1 North, Range 28 East, Duval County, Florida, being a portion of the land described in Official Records Volume 1330, Page 249, more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 31, said corner being marked by a 4"x4" St. Regis Concrete Monument; thence along the North line of said 1/4 North 88 degrees 08 minutes 07 seconds East, a distance of 434.48 feet to the Southwesterly right-of-way line of cedar point road (a 60 foot right-of-way); thence along said right-of-way, South 85 degrees 48 minutes 31 seconds East, a distance of 390.49 feet to the point of beginning of the land to be described; thence continue South 65 degrees 48 minutes 31 seconds East, a distance of 190.00 feet; thence departing from said right-of-way, South 29 degrees 01 minutes 17 seconds West, a distance of 285.69 feet; thence North 65 degrees 48 minutes 31 seconds West, a distance of 190.00 feet; thence North 29 degrees 01 minutes 17 seconds East, a distance of 285.69 feet to the Point of Beginning.

Parcel Identification Number: 159854-0200

Legal Description

OR BK 16784 PAGE 2484

That certain piece, parcel or tract of land, situate, lying and being a part of the middle 1/3 of the South 1/2 of the Southwest 1/4 of Section 31, Township 1 North, Range 28 East, City of Jacksonville, Duval County, Florida, and being more particularly described as follows: Commencing at the Southwest corner of said Section 31; thence North 87 degrees 51 minutes 05 seconds East, 919.66 feet to the Southwest corner of said aforementioned middle 1/3 for a point of beginning; thence continuing North 87 degrees 51 minutes 05 seconds East along the South line of said Section 31, 919.67 feet to the Southeast corner of said middle 1/3 aforementioned; thence North 01 degree, 04 minutes 11 seconds West along the East line of said aforementioned middle 1/3, 1097.98 feet; thence South 87 degrees, 59 minutes 31 seconds West, 562.92 feet; thence North 01 degree, 04 minutes 11 seconds West, 210.00 feet to a point situate in the North line of said aforementioned middle 1/3; thence South 87 degrees, 59 minutes, 31 seconds West along said North line, 348.86 feet; thence South 0 degrees, 43 minutes, 35 seconds East along the West line of said aforementioned middle 1/3, 1310.36 feet to the point of beginning. Containing 24.802 acres, more or less.