

Legal Description
MAY 21, 2025

A PORTION OF THE RAIN AND BAILEY GRANT, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 21015, PAGE 2152 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 21015, PAGE 2152, SAID CORNER ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF NEW KINGS ROAD, A 150 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 7208; THENCE SOUTH $21^{\circ}50'21''$ EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 190.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11516.29 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $24^{\circ}15'08''$ EAST, 1173.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $05^{\circ}50'22''$, AN ARC LENGTH OF 1173.70 FEET TO A POINT ON A NON TANGENT CURVE CONCAVED NORTHERLY, HAVING A RADIUS OF 96.50 FEET; THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY RIGHT OF WAY LINE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $21^{\circ}06'12''$, AN ARC LENGTH OF 35.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $82^{\circ}10'32''$ WEST, 35.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVED NORTHERLY, HAVING A RADIUS OF 2399.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}08'39''$, AN ARC LENGTH OF 47.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $87^{\circ}16'22''$ WEST, 47.91 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVED NORTHERLY, HAVING A RADIUS OF 27.12 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $12^{\circ}37'01''$, AN ARC LENGTH OF 5.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $83^{\circ}31'03''$ WEST, 5.96 FEET TO THE POINT OF NON-TANGENCY; THENCE NORTH $80^{\circ}21'24''$ WEST, A DISTANCE OF 46.91 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVED SOUTHERLY, HAVING A RADIUS OF 1237.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A TOTAL CENTRAL ANGLE OF $01^{\circ}15'45''$, AN ARC LENGTH OF 27.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $87^{\circ}19'23''$ WEST, 27.28 FEET; THENCE NORTH $87^{\circ}22'44''$ WEST, A DISTANCE OF 149.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHERLY, HAVING A RADIUS OF 24933.97 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ}04'49''$, AN ARC LENGTH OF 34.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $87^{\circ}22'02''$ WEST, 34.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $44^{\circ}03'55''$, AN ARC LENGTH OF 46.14 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $64^{\circ}28'08''$ WEST, 45.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $42^{\circ}26'10''$ WEST, A DISTANCE OF 47.26 FEET; THENCE NORTH $83^{\circ}54'01''$ WEST, A DISTANCE OF 291.45 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 113.93 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $24^{\circ}39'59''$, AN ARC LENGTH OF 45.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND A DISTANCE OF SOUTH $77^{\circ}45'49''$ WEST, 48.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6972, PAGE 456, SAID CURRENT PUBLIC RECORDS;

THENCE NORTH 00°48'33" WEST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 173.05 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6972, PAGE 456; THENCE SOUTH 89°10'16" WEST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 275.70 FEET; THENCE NORTH 33°49'08" WEST, A DISTANCE OF 178.78 FEET; THENCE NORTH 04°01'47" WEST, A DISTANCE 44.35 FEET; THENCE NORTH 07°54'20" EAST, A DISTANCE 26.23 FEET; THENCE NORTH 19°52'04" EAST, A DISTANCE OF 53.89 FEET; THENCE NORTH 28°26'36" EAST, A DISTANCE OF 114.63 FEET; THENCE NORTH 50°05'45" EAST, A DISTANCE OF 157.67 FEET; THENCE NORTH 74°24'45" EAST, A DISTANCE 24.04 FEET; THENCE NORTH 43°25'38" EAST, A DISTANCE 46.22 FEET; THENCE NORTH 00°42'51" WEST, A DISTANCE OF 63.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.50 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°44'10", AN ARC LENGTH OF 58.85 FEET TO A POINT OF NON TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°09'08" EAST, 56.56 FEET; THENCE NORTH 24°34'14" WEST, A DISTANCE OF 19.00 FEET; THENCE NORTH 67°48'05" WEST, A DISTANCE OF 50.95 FEET; THENCE NORTH 36°52'12" EAST, A DISTANCE OF 103.13 FEET; THENCE NORTH 01°08'45" WEST, A DISTANCE OF 77.40 FEET; THENCE NORTH 32°28'16" WEST, A DISTANCE OF 79.40 FEET; THENCE NORTH 16°13'13" EAST, A DISTANCE OF 9.90 FEET; THENCE NORTH 09°58'52" EAST, A DISTANCE OF 85.67 FEET TO THE NORTHERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 21015, PAGE 2152; THENCE NORTH 89°10'21" EAST, 326.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.50 ACRES, MORE OR LESS.