

Legal Description

LOT 1

That certain tract or parcel of land being a part of Section 1, Township 2 South, Range 27 East, Duval County, Florida and being more particularly described as;

Commencing at the intersection of the line dividing said Section 1 and Section 6, Township 2 South, Range 28 East of said County with the Northerly right of way line of Merrill Road, as presently established; thence South 76°32'55" West along said Northerly right of way line, 376.73 feet to a point of curve in said Northerly right of way line; thence along a curve to the right in said Northerly right of way line, said curve being concave to the North and having a radius of 2251.83 feet, a distance of 265.88, as measured along a chord bearing South 79°55'59" West to a point for the point of beginning;

Thence continue along said curve in said Northerly right of way line, a distance of 205.29 feet, as measured along a chord bearing South 85°55'49" West to the Southeast corner of the lands described in Official Records Volume 11346, Page 1726 of the Public Records of said County; thence North 00°32'20" West, along the Easterly line of said lands recorded in Official Records Volume 11346, Page 1726, a distance of 233.11 feet; thence along a curve to the left, said curve being concave to the North and having a radius of 1702.25 feet, a distance of 185.24 feet, as measured along a chord bearing North 86°20'32" East to a point of reverse curve; thence along a curve to the right, said curve being concave to the Southwest and having a radius of 30.00 feet, a distance of 41.57 feet, as measured along a chord bearing South 52°55'02" East to a point of tangency; thence South 09°03'28" East, 64.11 feet; thence South 01°05'34" East, 86.58 feet; thence South 09°03'28" East, 21.14 feet to a point of curve; thence along a curve to the right, said curve being concave to the Northwest and having a radius of 30.00 feet, a distance of 43.30 feet, as measured along a chord bearing South 37°07'48" West to the point of beginning.

05/29/2025