

LEGAL DESCRIPTION

February 11, 2021

PART OF LOT 4, SUNBEAM PINES, PLAT BOOK 24, PAGE 19, DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN PARCEL TAKING #121 #102 PER OFFICIAL RECORDS BOOK 7212, PAGE 2099 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH HALF OF OLD SHAD ROAD (CLOSED PER ORDINANCE 2017-157E) FLORIDA, ALL LYING WITHIN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 5, SUNBEAM PINES AS RECORDED IN PLAT BOOK 24, PAGE 19 OF THE CURRENT OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 12'10'03" EAST, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD PLAT BOOK 6, PAGE 26 OF SAID PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 237.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 12'10'03" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 55.12' FEET; TO THE NORTHERLY RIGHT OF WAY LINE OF SHAD ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED BY ORDER OF PARCEL TAKING #102, OFFICIAL RECORDS BOOK 7212, PAGE 2099); SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND THE ARC OF A CURVE IN SAID SHAD ROAD RIGHT OF WAY (CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1862.50 FEET), A DISTANCE OF 232.26 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52'50'24" WEST, 232.11 FEET) TO THE NORTH LINE OF LOT 3, SUNBEAM PINES AS RECORDED IN PLAT BOOK 24, PAGE 19 OF SAID OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 88'02'16" WEST ALONG SAID NORTH LINE, A DISTANCE OF 76.55 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HOOD ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED BY PARCEL TAKING #121, OFFICIAL RECORDS BOOK 7212, PAGE 2099); THENCE NORTH 41'28'04" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 115.20 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE (CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1010.00 FEET), A DISTANCE OF 150.09 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37'12'39" WEST, 149.95 FEET); THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, SOUTH 88'02'16" EAST, A DISTANCE OF 417.08 FEET TO THE POINT OF BEGINNING.