

January 24, 2019

Legal Description

A PORTION OF TRACT "E" AS SHOWN ON THE MAP OF JOHN B. UEBELHOER'S SUBDIVISION ACCORDING TO PLAT BOOK 7, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND RUN SOUTH 88° 24' 18" WEST 80.00 FEET, TO THE CENTERLINE OF CORPORATE SQUARE BOULEVARD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF CORPORATE SQUARE BOULEVARD (AS NOW ESTABLISHED), RUN THE FOLLOWING FOUR COURSES AND DISTANCES: COURSE NO. 1: SOUTH 01° 32' 58" EAST, 63.43 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; COURSE NO. 2: THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 459.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14° 56' 07" WEST, 483.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 31° 23' 11" WEST, 113.62 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; COURSE NO. 4: THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,300.00 FEET, AN ARC DISTANCE OF 315.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24° 26' 40" WEST, 314.24 FEET; THENCE NORTH 72° 03' 22" WEST, 72.95 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF SAID CORPORATE SQUARE BOULEVARD; THENCE NORTH 17° 19' 05" EAST ALONG LAST SAID LINE, 50.00 FEET; THENCE NORTH 72° 03' 22" WEST, 133.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 291.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81° 59' 26" WEST, 289.83 FEET, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THIS DESCRIBED CONTINUE ALONG AND AROUND THE ARC OF AFORESAID CURVE, AN ARC DISTANCE OF 1.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88° 02' 15" WEST, 1.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88° 00' 00" WEST, 498.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 489.97 FEET, AN ARC DISTANCE OF 768.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43° 04' 05" WEST, 692.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01° 51' 50" EAST, 250.95 FEET; THENCE NORTH 88° 06' 10" EAST, 40.00 FEET; THENCE SOUTH 01° 51' 50" EAST, 110.00 FEET TO A POINT; THENCE SOUTH 88° 06' 10" WEST, 521.44 FEET TO A POINT ON THE EASTERLY LINE OF CENTURY POINT TOWNHOUSES, AS RECORDED IN PLAT BOOK 40, PAGES 77, 77A AND 77B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01° 53' 38" WEST ALONG LAST MENTIONED EAST LINE AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS IN VOLUME 5702, PAGE 590, A DISTANCE OF 1,374.72 FEET TO THE NORTHWEST CORNER OF LAST MENTIONED DEED; THENCE NORTH 88° 08' 10" EAST, ALONG THE NORTHERLY LINE OF SAID DEED AND SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5592, PAGE 9, A DISTANCE OF 447.57 FEET TO AN ANGLE POINT IN SAID LINE; THENCE EASTERLY ALONG LAST SAID LINE RUN THE FOLLOWING FOUR COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89° 47' 21" EAST, 105.20 FEET; COURSE NO. 2: NORTH 84° 42' 14" EAST, 148.77 FEET; COURSE NO. 3: NORTH 77° 34' 07" EAST, 221.47 FEET; COURSE NO. 4: SOUTH 68° 00' 00" EAST 540.00 FEET; THENCE SOUTH 11° 43' 59" EAST, 406.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PROPERTY DESCRIBED IN O.R. BOOK 8641, PAGE 1496 AND IN O.R. BOOK 8641, PAGE 1798.