

Legal Description

April 7, 2022

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 114 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA. BEING THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 6810, PAGE 1242, OFFICIAL RECORDS VOLUME 2755, PAGE 468, OFFICIAL RECORDS VOLUME 11244, PAGE 29, AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13955, PAGE 333, ALL OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS VOLUME 7655, PAGE 468, SAID POINT BEING ON THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°34'59" EAST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 282.75 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS VOLUME 7655, PAGE 468, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS VOLUME 11244, PAGE 29; THENCE NORTH 00°42'02" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS AND THE WESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 13955, PAGE 333, SAID LINE BEING THE WESTERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 145.03 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13461, PAGE 1053, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 89°19'40" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 134.45 FEET; THENCE NORTH 02°12'44" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 21.64 FEET TO A POINT ON THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 13955, PAGE 333; THENCE NORTH 89°19'40" EAST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 396.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FOURAKER ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED). SAID RIGHT OF WAY BEING A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 994.93 FEET; THENCE ALONG SAID CURVE, AN ARC LENGTH OF 487.18 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°49'29" EAST AND A CHORD DISTANCE OF 471.65 FEET TO THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 7655, PAGE 468; THENCE SOUTH 89°14'09" WEST, ALONG LAST SAID SOUTHERLY LINE, A DISTANCE OF 688.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.94 ACRES, MORE OR LESS.