

Legal Description

PARCEL "A"

A PART OF LOT 13, HOGAN FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 98 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF HOGAN ROAD (A 66.00 FOOT RIGHT OF WAY) WITH THE EAST LINE OF PARENTAL HOME ROAD (AS FORMERLY ESTABLISHED FOR A 66.00 FOOT RIGHT OF WAY) THENCE SOUTH 61°10'00" EAST 34.24 FEET, ALONG THE SOUTH LINE OF SAID HOGAN ROAD, THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 61°10'00" EAST, 138.56 FEET, ALONG THE SOUTH LINE OF SAID HOGAN ROAD; THENCE SOUTH 28°50'00" WEST, 246.72 FEET; THENCE NORTH 58°26'45" WEST 124.14 FEET TO A POINT IN THE EAST LINE OF SAID PARENTAL HOME ROAD (NOW A VARIABLE WIDTH RIGHT OF WAY), BEING IN A CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 745.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE EAST LINE OF SAID PARENTAL HOME ROAD THROUGH A CENTRAL ANGLE OF 10°08'00", AN ARC DISTANCE OF 131.76 FEET (CHORD BEARING AND DISTANCE OF NORTH 22°50'55" EAST, 131.59 FEET TO ITS POINT OF TANGENCY; THENCE ALONG THE EAST LINE OF SAID PARENTAL HOME ROAD, NORTH 17°46'55" EAST, 91.49 FEET; THENCE 68°27'50" EAST, 26.18 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 12219 PAGE 1120 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA. THUS LAND DESCRIBED CONTAIN 0.77 ACRES OR 33,351 SQUARE FEET MORE OR LESS.

PARCEL "B"

A PART OF LOT 13, HOGAN FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 98 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE FORMER INTERSECTION OF THE SOUTH LINE OF HOGAN ROAD (A 66.00 FOOT RIGHT OF WAY) WITH THE EAST LINE OF PARENTAL HOME ROAD (AS FORMERLY ESTABLISHED FOR A 66.00 FOOT RIGHT OF WAY) THENCE SOUTH 61°10'00" EAST, ALONG THE SOUTH LINE OF SAID HOGAN ROAD, 172.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 61°10'00" EAST, ALONG THE SOUTH LINE OF SAID HOGAN ROAD, 90.00 FEET; THENCE SOUTH 28°50'00" WEST, 251.00 FEET; THENCE NORTH 58°26'45" WEST 90.10 FEET; THENCE RUN NORTH 28°50'00" EAST 246.72 FEET TO THE SOUTH LINE OF HOGAN ROAD AND THE POINT OF BEGINNING.

BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 10329 PAGE 413 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THUS LAND DESCRIBED CONTAIN 0.51 ACRES OR 22,265 SQUARE FEET MORE OR LESS.