

Legal Description

ZONED & DEVELOPED SITE

A PORTION OF TRACTS 46 AND 47, AS SHOWN ON THE PLAT OF MAGNOLIA POINT, AS RECORDED IN PLAT BOOK 18, PAGES 38, 38A, AND 38 B, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTION 20 AND A PORTION OF THE HEIRS OF JOSEPH HOGANS GRANT, SECTION 44, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION 20 AND THE WESTERLY RIGHT OF WAY LINE OF ALADDIN ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°21'47" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 596.43 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18416, PAGE 376 OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3575, PAGE 322, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 86°05'23" WEST, ALONG LAST SAID LINE, 385.69 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°05'23" WEST, ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3575, PAGE 322, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9960, PAGE 2079, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18399, PAGE 2326, ALL OF SAID CURRENT PUBLIC RECORDS, 606.11 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 20; THENCE SOUTH 20°55'43" WEST, ALONG SAID WESTERLY LINE, 242.41 FEET; THENCE SOUTH 88°18'03" EAST, 186.45 FEET; THENCE NORTH 01°49'39" EAST, 15.12 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 57.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°52'38" EAST, 53.65 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 28.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°35'55" EAST, 26.73 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°05'23" EAST, 1.80 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°15'10" EAST, 34.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°24'58" EAST, 224.83 FEET; THENCE NORTH 88°39'21" WEST, 361.49 FEET, TO THE AFORESAID WESTERLY LINE OF SECTION 20; THENCE SOUTH 20°55'43" WEST, ALONG LAST SAID LINE, 395.47 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8903, PAGE 2384 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°31'50" EAST, ALONG LAST SAID LINE, 270.55 FEET, TO EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 15°41'20" WEST, ALONG LAST SAID LINE, 473.98 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF JULINGTON CREEK ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID

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NORTHERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 746.79 FEET, AN ARC DISTANCE OF 317.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°43'29" EAST, 315.17 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16682, PAGE 2094, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 15°35'18" EAST, ALONG LAST SAID LINE, 224.49 FEET; THENCE NORTH 74°19'03" WEST, 130.47 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 47.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°18'33" WEST, 47.04 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 209.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°49'17" EAST, 204.74 FEET; THENCE SOUTH 74°18'40" EAST, 150.79 FEET; THENCE SOUTH 25°09'17" EAST, 158.26 FEET, TO THE AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16682, PAGE 2094; THENCE NORTH 64°50'43" EAST, ALONG LAST SAID LINE, 166.77 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11923, PAGE 2178, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 20°37'17" EAST, ALONG LAST SAID LINE, 187.88 FEET, TO THE SOUTHERLY LINE OF URBANO SUBDIVISION REPLAT, AS RECORDED IN PLAT BOOK 64, PAGES 186 THROUGH 187, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°31'50" WEST, ALONG SAID SOUTHERLY LINE, 134.15 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°24'58" WEST, ALONG LAST SAID LINE, 352.30 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 88°37'32" EAST, ALONG LAST SAID LINE, 224.43 FEET, TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18416, PAGE 376; THENCE NORTH 01°33'33" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18416, PAGE 376, A DISTANCE OF 399.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 13.67 ACRES, MORE OR LESS.