

Legal Description

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ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SANS PAREIL, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 3, PAGES 38 AND 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD/STATE ROAD NO. 212 (RIGHT-OF-WAY AS NOW ESTABLISHED) AND RUN SOUTH 00° 48' 10" EAST, ALONG THE EASTERLY LINE OF SAID SANS PAREIL, A DISTANCE OF 16.93 FEET TO A POINT ON THE CENTERLINE OF A 100-FOOT FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT AS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK 970, PAGE 350, FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT THE FOLLOWING 5 COURSES: COURSE NO. 1 - THENCE SOUTH 48° 08' 57" EAST, A DISTANCE OF 115.83 FEET; COURSE NO. 2 - THENCE SOUTH 56° 40' 57" EAST, A DISTANCE OF 469.00 FEET; COURSE NO. 3 - THENCE SOUTH 17° 39' 57" EAST, A DISTANCE OF 190.00 FEET; COURSE NO. 4 - THENCE SOUTH 56° 17' 57" EAST, A DISTANCE OF 148.00 FEET; COURSE NO. 5 - THENCE SOUTH 29° 43' 57" EAST, A DISTANCE OF 124.85 FEET TO THE MOST NORTHERLY CORNER OF THE ADDITIONAL KERNAN BOULEVARD SOUTH RIGHT-OF-WAY DESCRIBED AS PARCEL 101 IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 13835, PAGE 862; RUN THENCE SOUTH 24° 09' 47" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.85 FEET; RUN THENCE SOUTH 21° 20' 12" WEST, CONTINUING ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, 794.67 FEET TO THE MOST SOUTHERLY CORNER OF SAID ADDITIONAL KERNAN BOULEVARD SOUTH RIGHT-OF-WAY; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (AS ESTABLISHED FOR A 200-FOOT RIGHT-OF-WAY), SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 11,669.65 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 23° 30' 59" WEST, 663.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE SOUTH 21° 53' 11" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID KERNAN BOULEVARD SOUTH, A DISTANCE OF 241.02 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 33, THE SAME BEING A POINT AT THE SOUTHEASTERLY CORNER OF SANS PAREIL REPLAT ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 34, PAGE 81 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 00° 48' 10" WEST, ALONG THE EASTERLY LINE OF SAID SANS PAREIL REPLAT AND SAID SANS PAREIL, A DISTANCE OF 2,376.75 FEET TO THE POINT OF BEGINNING.

Less and except,

A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A," AS SHOWN ON THE PLAT OF SANS PAREIL REPLAT, AS RECORDED IN PLAT BOOK 34, PAGE 81 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°55'04" EAST, 372.75 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH (A VARIABLE WIDTH RIGHT OF WAY PER JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT OF WAY MAP, DATED 5-18-09); THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 21°18'53" WEST, 12.93 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 11,669.65 FEET, AN ARC DISTANCE OF 663.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°29'39" WEST, 663.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 21°51'52" WEST, 243.11 FEET, TO THE EASTERLY LINE OF SAID TRACT "A" OF SANS PAREIL REPLAT; THENCE NORTH 00°52'24" WEST, ALONG SAID LINE, 839.54 FEET, TO THE POINT OF BEGINNING.