

Legal Description

A PORTION OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS BLUFF ROAD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°33'36" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ST. JOHNS BLUFF ROAD, 825.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5829.58 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE 693.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°58'08" EAST, 693.25 FEET TO THE NORTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4069, PAGE 236, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°31'10" WEST ALONG THE NORTH LINE OF SAID LAST MENTIONED LANDS AND ALONG THE NORTH LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5417, PAGE 1002, OF SAID CURRENT PUBLIC RECORDS AND ALONG THE NORTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4914, PAGE 957, OF SAID CURRENT PUBLIC RECORDS, 1496.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°31'10" WEST ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 4914, PAGE 957, A DISTANCE OF 203.00 FEET TO A POINT; THENCE SOUTH 00°05'50" EAST, 150.00 FEET; THENCE SOUTH 13°05'50" EAST, 159.00 FEET; THENCE SOUTH 00°05'50" EAST, 91.22 FEET TO ITS INTERSECTION WITH AN ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET; SAID POINT ALSO SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF ST. JOHNS INDUSTRIAL PARKWAY NORTH (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, 21.26 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°34'59" EAST, 20.35 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°31'10" EAST AND CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAID ST. JOHNS INDUSTRIAL PARKWAY NORTH, 146.03 FEET; THENCE NORTH 00°05'50" WEST, 395.13 FEET TO THE POINT OF BEGINNING.

July 9, 2025