

Legal Description

January 24, 2020

A PORTION OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 89° 49' 35" EAST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1,199.53 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 04° 17' 45" WEST, ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 2, ALSO BEING THE WESTERLY LINE OF THE MOSES HAROLD GRANT, SECTION 47, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID COUNTY, A DISTANCE OF 867.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION 47; THENCE SOUTH 85° 15' 20" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 47, A DISTANCE OF 146.40 FEET; THENCE SOUTH 01° 36' 56" EAST, A DISTANCE OF 30.04 FEET TO A POINT ON THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), CLOSED BY ORDINANCE 2006-149-e AND RECORDED IN OFFICIAL RECORDS BOOK 13165, PAGE 2335 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 471.56 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 107.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84° 33' 56" EAST, 107.55 FEET; THENCE SOUTH 80° 26' 55" WEST, A DISTANCE OF 374.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86° 31' 21" WEST, 203.00 FEET TO A POINT OF SAID FORMER NORTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD; THENCE NORTH 78° 51' 25" EAST ALONG LAST SAID LINE A DISTANCE OF 71.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10821, PAGE 2143 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY AND WESTERLY THE FOLLOWING THREE (3) COURSES ALONG THE LINES OF LAST SAID LANDS: COURSE NO. 1: THENCE NORTH 11° 10' 56" WEST, A DISTANCE OF 150.00 FEET; COURSE NO. 2: THENCE SOUTH 78° 49' 04" WEST, A DISTANCE OF 25.00 FEET; COURSE NO. 3: THENCE NORTH 89° 47' 23" WEST, A DISTANCE OF 185.29 FEET; THENCE NORTH 38° 18' 35" WEST, A DISTANCE OF 434.01 FEET; THENCE SOUTH 51° 57' 43" WEST, A DISTANCE OF 185.55 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60-FOOT RIGHT-OF-WAY); THENCE NORTH 38° 53' 45" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 369.18 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF PREVIOUSLY MENTIONED GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE NORTH 00° 06' 11" EAST, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 317.45 FEET TO THE POINT OF BEGINNING.

Together with:

A PART OF THE MOSES HARROLD GRANT, SECTION 47 AND A PORTION OF GOVERNMENT LOT 3, SECTION 14, ALL IN TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PART OF TRACT "F" OF THE CAPE, AS RECORDED IN PLAT BOOK

34, PAGE 25, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 47 AND RUN NORTH 04°12'30" EAST ALONG THE WESTERLY LINE OF SAID SECTION 47, 867.21 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF GOVERNMENT LOT 1, SECTION 14, SAID TOWNSHIP AND RANGE; RUN THENCE NORTH 80°49'35" EAST ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1 (ALSO BEING THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS IN VOLUME 3501, PAGES 724 AND 725, CURRENT PUBLIC RECORDS OF SAID COUNTY), TO AND BEYOND THE SOUTHWESTERLY LINE OF SAID TRACT "F" OF THE CAPE, 260 FEET, MORE OR LESS TO THE EASTERLY EDGE OF A 15 FOOT WIDE CREEK; RUN THENCE IN A SOUTHERLY AND SOUTHEASTERLY DIRECTION ALONG THE MEANDERINGS OF THE EASTERLY EDGE OF SAID CREEK, 1,350 FEET, MORE OR LESS, TO A POINT ON A CURVE IN THE NORTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD, AS RELOCATED (HAVING A 60-FOOT RIGHT-OF-WAY); RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,672.35 FEET, AN ARC DISTANCE OF 275 FEET, MORE OR LESS, TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE SOUTH 80°18'36" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STARRETT ROAD (RELOCATED), A DISTANCE OF 323.87 FEET TO A POINT; RUN THENCE NORTH 01°17'49" WEST, A DISTANCE OF 77.52 FEET TO A POINT ON THE PREVIOUSLY MENTIONED SOUTHERLY LINE OF THE MOSES HARROLD GRANT, SECTION 47, RUN THENCE NORTH 85°19'38" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.40 FEET TO THE POINT OF BEGINNING, EXCEPTING A PART IN THE SOUTHWEST CORNER THEREOF LYING WITHIN THE CURRENT RIGHT OF WAY OF STARRETT ROAD.