

Legal Description

11/12/21

A portion Tracts 10, 11, 12 and 13, Block 4, Section 7, Township 3 South, Range 25 East, as depicted on Map Showing Lands of Jacksonville Heights Improvement Co., according to the plat thereof, recorded in Plat Book 5, Page 93, of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly right of way line of 103rd Street, a variable width right of way as presently established, with the Westerly right of way line of Samaritan Way, a 120 foot right of way as described and recorded in Official Records Volume 7238, page 2059, of said current Public Records; thence South 88°55'27" West, along said Northerly right of way line, 995.81 feet to a point lying on the Easterly line of the West one-half of said Tract 10; thence North 00°05'12" West, departing said Northerly right of way line and along said Easterly line, 603.39 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 18254, page 2337, of said current Public Records; thence North 89°00'02" East, departing said Easterly line and along said Southerly line and along the Southerly line of those lands described and recorded in Official Records Book 8992, page 2223 and Official Records Book 16202, page 674, both of said current Public Records, 785.58 feet to the Northwest corner of those lands described as "Lease Parcel" and recorded in Official Records Book 15938, page 1897, of said current Public Records; thence South 01°14'01" East, departing said Southerly line and along the Westerly line of said "Lease Parcel", 78.47 feet to the Southwesterly corner thereof; thence North 88°47'11" East, along the Southerly line thereof and its Easterly prolongation, 196.16 feet to a point lying on said Westerly right of way line of Samaritan Way; thence Southerly along the arc of a non-tangent curve concave Westerly having a radius of 890.00 feet, through a central angle of 05°18'37", an arc length of 82.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 03°41'24" East, 82.46 feet; thence South 01°02'06" East, continuing along said Westerly right of way line, 441.88 feet to the Point of Beginning.

Containing 13.35 acres, more or less.

Subject to a 20 foot Utility Easement, as described and recorded in Official Records Volume 6257, page 1852, of said current Public Records.