

LEGAL DESCRIPTION – 9035 HECKSCHER DRIVE

11/10/2021

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COTY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, TO-WIT;

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ACCORDING TO THE PLAT OF THAT PART OF SAID TOWNSHIP 1 LYING NORTH OF THE ST. JOHNS RIVER, APPROVED BY FRED C. ELLIOT, CHEIF OF THE COMMISSIONER OF PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE LINE DIVIDING SECTION 25, TOWNSHIP 1 SOUTH, RANGE 28 EAST FROM SECTION 30, TOWNSHIP 1 SOUTH, RANGE 29 EAST INTERSECTS THE CENTERLINE OF THE PAVEMENT OF HECKSHER DRIVE (STATE ROAD NO. 105) AND RUN THENCE SOUTH 36 DEGREES 53 MINUTES 20 SECONDS WEST ALONG THE CENTER OF PAVEMENT OF SAID HECKSHER DRIVE, A DISTANCE OF 1,022.13 FEET TO THE POINT OF TANGENCY OF CURVE NO. 36, AS DESCRIBED IN THAT CERTAIN DEED FROM THE NORTH SHORE CORPORATION TO THE STATE OF FLORIDA, RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN DEED BOOK 1015, PAGE 54, RUN THENCE ALONG THE LONG CHORD OF SAID CURVE NO.36, SOUTH 43 DEGREES 37 MINUTES 25 SECONDS WEST, A DISTANCE OF 268.85 FEET TO A POINT IN THE CENTER OF THE PAYMENT OF SAID PAVEMENT, A DISTANCE OF 2,430.65 FEET TO THE POINT OF TANGENCY OF CURVE NO. 35, AS DESCRIBED IN THE AFOREMENTIONED DEED FROM THE NORTH SHORE CORPORATION TO THE STATE OF FLORIDA IN DEED BOOK 1015, PAGE 54; RUN THENCE AT RIGHT ANGLES NORTH 39 DEGREES 38 MINUTES 30 SECONDS WEST, 50.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF HECKSHER DRIVE; RUN THENCE NORTH 50 DEGREES 21 MINUTES 30 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF HECKSHER DRIVE, 385.09 FEET TO TE POINT OF BEGINNING; RUN THENCE NORTH 50 DEGREES 21 MINUTES 30 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF HECKSER DRIVE, 100.00 FEET TO A POINT; RUN THENCE NORTH 39 DEGREES 38 MINUTES 30 SECONDS WEST, 200.00 FEET TO A POINT; RUN THENCE SOUTH 50 DEGREES 21 MINUTES 30 SECONDS WEST; 100.00 FEET TO A POINT; RUN THENCE 39 DEGREES 38 MINUTES 30 SECONDS EAST (ACTUAL) SOUTH 39 DEGREES 38 MINUTES 30 SECONDS EAST (ACTUAL) SOUTH 39 DEGREES 38 MINUTES 20 SECONDS EAST (DEED) 200.00 FEET TO THE POINT OF BEGINNING.