

Legal Descriptions

2/24/2022

RE# 002639 0005

A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT (WITH NO SURVEYORS IDENTIFICATION) AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 89°17'46" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, 1100.28 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 26°39'22" EAST ALONG SAID RIGHT-OF-WAY LINE OF PLUMMER ROAD, 484.21 FEET TO THE POINT OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1399.40 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 10.76 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°52'35" EAST, 10.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 539.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDS BY A CHORD BEARING AND DISTANCE OF NORTH 38°06'44" EAST 534.78 FEET; THENCE NORTH 49°07'47" EAST, 552.98 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 40°52'54" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 211.27 FEET TO THE EAST LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00°27'28" WEST, ALONG SAID EAST LINE, 612.06 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 9.67 ACRES MORE OR LESS.

RE# 002639 0100

A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT (WITH NO SURVEYORS IDENTIFICATION) AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 89°17'46" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, 1100.28 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PLUMMER ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 26°39'22" EAST ALONG SAID RIGHT-OF-WAY LINE OF PLUMMER ROAD, 484.21 FEET TO THE POINT OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1399.40 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 10.76 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°52'35" EAST, 10.75 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF PLUMMER ROAD ON A BEARING OF NORTH 89°17'46", 881.68 FEET TO THE EAST LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4: THENCE SOUTH 00°27'28" WEST, ALONG SAID EAST LINE 439.68 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 10.00 ACRES MORE OR LESS