

Legal Description

February 22, 2022

PORTIONS OF LOTS 6, 7, AND 8 OF THE DIVISION OF THE WILLIAM DRUMMOND GRANT, SECTION 47, TOWNSHIP 1 SOUTH, RANGE 27 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 17 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF GOVERNMENT LOTS 2 AND 3 OF SECTION 17, OF SAID TOWNSHIP AND RANGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST WESTERLY CORNER OF SAID WILLIAM DRUMMOND GRANT, SECTION 47; THENCE NORTH 62°30'02" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 47, A DISTANCE OF 1164.99 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 35°33'13" WEST, DEPARTING SAID NORTHERLY LINE OF SECTION 47 AND ALONG A LINE PARALLEL WITH THE EAST LINE OF PARCEL "A" OF A GRANT OF EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2894, PAGE 957, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, A DISTANCE OF 1730.05 FEET; THENCE NORTH 62°30'02" EAST, PARALLEL TO SAID NORTHERLY LINE OF SECTION 47, A DISTANCE OF 1451.32 FEET TO A POINT LYING ON SAID EAST LINE OF OFFICIAL RECORDS VOLUME 2894, PAGE 957; THENCE SOUTH 35°33'13" EAST, ALONG SAID EAST LINE, 1730.05 FEET TO ITS INTERSECTION WITH SAID NORTHERLY LINE OF SECTION 47; THENCE CONTINUE SOUTH 35°33'13" EAST, ALONG SAID EAST LINE, 29.55 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING A POINT LYING ON THE CURVED NORTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2789.93 FEET, THROUGH A CENTRAL ANGLE OF 01°50'16", AN ARC LENGTH OF 89.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°32'39" WEST, 89.48 FEET; THENCE SOUTH 59°27'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1352.94 FEET; THENCE NORTH 35°33'13" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, 108.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.37 ACRES, MORE OR LESS.

SAID LANDS BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14105, PAGE 297 "PARCEL 1".

TOGETHER WITH:

A TRACT OF LAND SITUATED IN TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, COMPRISED OF A PORTION OF LOTS 8, 9 AND 10, OF THE DIVISION OF THE WILLIAM DRUMMOND GRANT, SECTION 47, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 17, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 17, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST WESTERLY CORNER OF SAID WILLIAM DRUMMOND GRANT, SECTION 47, THENCE NORTH 62°34'00" EAST ALONG THE NORTH LINE OF SAID SECTION 47, A DISTANCE OF 1165.18 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 17685, PAGE 1311, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, THENCE SOUTH 35°31'00" EAST, DEPARTING THE NORTH LINE OF SAID SECTION 47, A DISTANCE OF 107.38 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 59°30'00" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 863.34 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HECKSCHER DRIVE (STATE ROAD NO. 105) (A 120 FOOT RIGHT-OF-WAY); THENCE NORTH 88°52'50" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 144.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1333.24 FEET: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 494.69 FEET TO THE MOST EASTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6152, PAGE 838 OF SAID PUBLIC RECORDS, MAKING A CENTRAL ANGLE OF 21°15'34" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 80°29'23" WEST, 491.86 FEET; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND NORTHEASTERLY ALONG THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6152, PAGE 838 OF SAID PUBLIC RECORDS THE FOLLOWING FIVE (5) COURSES: COURSE 1 - SOUTH 75°46'57" WEST, DEPARTING SAID RIGHT-OF-WAY LINE OF HECKSCHER DRIVE, A DISTANCE OF 62.73 FEET; COURSE 2 - NORTH 29°50'44" WEST, A DISTANCE OF 385.79 FEET; COURSE 3 - NORTH 74°50'26" WEST, A DISTANCE OF 1240.53 FEET; COURSE 4 - NORTH 00°06'55" EAST, A DISTANCE OF 1287.51 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF EASEMENT PARCEL "WW-RR" AS RECORDED IN OFFICIAL RECORDS BOOK 14173, PAGE 114 OF THE PUBLIC RECORDS OF SAID COUNTY; COURSE 5 - NORTH 44°33'50" EAST, ALONG SAID SOUTHEASTERLY LINE

AND THE NORTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 1480.63 FEET TO A POINT ON THE SOUTHERLY LINE OF MALNOVE ROAD (PARCEL "RR"); THENCE NORTH 89°02'25" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 335.00 FEET TO THE SOUTHWEST CORNER OF PARCEL "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 3224, PAGE 807 OF SAID PUBLIC RECORDS; THENCE NORTH 89°03'11" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2789, PAGE 404, A DISTANCE OF 1198.79 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2789, PAGE 404; THENCE SOUTH 54°48'56" EAST, A DISTANCE OF 572.17 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17685, PAGE 1311 OF SAID PUBLIC RECORDS, THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE LAST SAID LANDS THE FOLLOWING TWO (2) COURSES: COURSE 1 - SOUTH 62°34'00" WEST, A DISTANCE OF 1451.00 FEET; COURSE 2 - SOUTH 35°31'00" EAST, A DISTANCE OF 1731.36 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 17 AND TO THE POINT OF BEGINNING; CONTAINING 136.61 ACRES, MORE OR LESS.