

Legal Description

April 14, 2022

PARCEL 1:

A PART OF THE EASTERLY PORTION OF LOT 4, MARY HOGAN'S SUBDIVISION, AS RECORDED IN THE PLAT BOOK 12, PAGE 59, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON IN THE NORTHERLY LINE OF HOGAN SETTLEMENT ROAD (A 40 FOOT RIGHT-OF-WAY) THAT IS 935.62 FEET EASTERLY OF THE EASTERLY LINE OF FOURAKER ROAD (AN 80 FOOT RIGHT-OF-WAY); THENCE SOUTH 70°46'30" WEST 467.8 FEET ALONG THE NORTHERLY LINE OF SAID HOGAN SETTLEMENT ROAD; THENCE NORTH 8°17'30" WEST 907.5 FEET MORE OR LESS TO THE CENTER LINE OF THAT CERTAIN CREEK AS SHOWN IN THE SAID PLAT OF MARY HOGAN'S SUBDIVISION; THENCE EASTERLY DOWN SAID CREEK FOLLOWING ITS VARIOUS MEANDERINGS TO A POINT THAT IS NORTH 18°32' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 18°32' EAST 914.4 FEET MORE OR LESS TO THE POINT OF BEGINNING. A PART OF THE LAST DESCRIBED LINE BEING ALONG AN EXISTING FENCE.

PARCEL 2:

A PART OF THE WESTERLY PORTION OF LOT 4, MARY HOGAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 59, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON IN THE NORTHERLY LINE OF HOGAN SETTLEMENT ROAD (A 40 FOOT RIGHT-OF-WAY) THAT IS 467.81 FEET EASTERLY OF THE EAST LINE OF FOURAKER ROAD (AN 80 FOOT RIGHT-OF-WAY); THENCE SOUTH 70°46'30" WEST 467.81 FEET ALONG THE NORTHERLY LINE OF SAID HOGAN SETTLEMENT ROAD TO THE EASTERLY LINE OF FOURAKER ROAD; THENCE NORTH 0°37'30" EAST 197.25 FEET ALONG THE EASTERLY LINE OF FOURAKER ROAD TO A P.C. OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 994.93 FEET; THENCE NORTHERLY ALONG SAID CURVE A CHORD BEARING AND DISTANCE OF NORTH 4°52'20" WEST 211.1 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE A 20 FOOT ROAD AS SHOWN ON THE PLAT OF SAID MARY HOGAN'S SUBDIVISION; THENCE NORTH 0°37'30" EAST 314 FEET MORE OR LESS ALONG THE EASTERLY LINE OF SAID 20 FOOT ROAD TO THE CENTER LINE OF THAT CERTAIN CREEK AS SHOWN ON THE PLAT OF THE MARY HOGAN'S SUBDIVISION; THENCE IN AN EASTERLY DIRECTION DOWN SAID CREEK FOLLOWING ITS VARIOUS MEANDERINGS TO A POINT THAT IS

NORTH 8°17'30" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 8°17'30" EAST 907.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF LOT 4, MARY HOGAN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2723, PAGE 473, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF FOURAKER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOGAN COVE DRIVE (A 60.00 FOOT PLATTED RIGHT-OF-WAY), HOGAN'S CLIFF ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 66, 66A AND 66B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID INTERSECTION ALSO BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 994.99 FEET AND A CENTRAL ANGLE OF 22°01'31"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 382.49 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 27°28'02" EAST AND A CHORD DISTANCE OF 380.14 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 27, SAID INTERSECTION BEING A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 4 ALSO BEING A WESTERLY CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2723, PAGE 473, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE NORTH 00°06'21" WEST, ALONG THE WESTERLY LINE OF SAID DESCRIBED LANDS AND SAID EAST LINE OF SECTION 27, A DISTANCE OF 40.02 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1006.99 FEET AND A CENTRAL ANGLE OF 07°19'04"; THENCE SOUTHEASTERLY, DEPARTING THE WESTERLY LINE OF SAID DESCRIBED LANDS AND THE EAST LINE OF SECTION 27 AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 128.61 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 14°58'53" EAST AND A CHORD DISTANCE OF 128.52 FEET A POINT ON SAID CURVE; THENCE SOUTH 76°29'52" WEST, A DISTANCE OF 12.01 FEET TO A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 994.99 FEET AND A CENTRAL ANGLE OF 05°09'30"; THENCE

NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY DESCRIBED LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 89.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°52'32" WEST AND A CHORD DISTANCE OF 89.55 FEET TO THE POINT OF BEGINNING.