

LEGAL DESCRIPTION

December 1, 2022

A PORTION OF SECTION 16 AND A PORTION OF THE F. RICHARD GRANT, SECTION 39, ALL IN TOWNSHIP 2 SOUTH, RANGE 28 EAST JACKSONVILLE DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF KERNAN WEST ADDITION, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 63, PAGES 7 THROUGH 10 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE ALONG THE EASTERLY LINE OF LAST MENTIONED PLAT, THE FOLLOWING BEARINGS AND DISTANCES: THENCE NORTH 45°51'59" EAST, 232.42 FEET; THENCE NORTH 16°45'36" EAST, 473.33 FEET; THENCE NORTH 02°44'35" WEST, 844.73 FEET TO A NORTHEASTERLY CORNER OF SAID KERNAN WEST ADDITION; THENCE NORTH 90°00'00" EAST, TO AND ALONG THE SOUTHERLY LINE OF LANDS OF THE DUVAL COUNTY SCHOOL BOARD, AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 13638, PAGE 882, 680.17 FEET TO THE WESTERLY RIGHT-OF-WAY OF KERNAN BOULEVARD NORTH, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 00°50'57" EAST, ALONG LAST MENTIONED RIGHT-OF-WAY, 1459.00 FEET TO THE NORTHERLY LINE OF A 100-FOOT WIDE DRAINAGE EASEMENT AS DESCRIBED IN SAID OFFICIAL RECORDS IN VOLUME 7886, PAGE 2116; THENCE NORTH 90°00'00" WEST, ALONG SAID NORTHERLY EASEMENT LINE 964.67 FEET TO THE POINT OF BEGINNING.

Less and Except:

A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10033, PAGE 2427 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NORTHEASTERLY CORNER OF TRACT F, KERNAN WEST ADDITION, AS RECORDED IN PLAT BOOK 63, PAGE 7, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE INTERSECTION OF THE MOST EASTERLY LINE OF SAID TRACT F, KERNAN WEST ADDITION, WITH THE MOST SOUTHERLY LINE OF TRACT F, KERNAN WEST, AS RECORDED IN PLAT BOOK 62, PAGE 23, OF SAID PUBLIC RECORDS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY LINE OF TRACT F, KERNAN WEST AND ITS EASTERLY EXTENSION, ALSO BEING THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10033, PAGE 2427, 680.17 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF KERNAN

BOULEVARD NORTH (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE **POINT OF BEGINNING**; THENCE SOUTH 00 DEGREES 50 MINUTES 57 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 179.28 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, LEAVING SAID WESTERLY RIGHT OF WAY LINE, 273.93 FEET; THENCE NORTH 19 DEGREES 03 MINUTES 20 SECONDS WEST, 59.34 FEET; THENCE NORTH 28 DEGREES 17 MINUTES 08 SECONDS EAST, 13.12 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 15 SECONDS WEST, 22.68 FEET; THENCE NORTH 29 DEGREES 17 MINUTES 32 SECONDS WEST, 27.41 FEET; THENCE NORTH 33 DEGREES 59 MINUTES 43 SECONDS WEST, 33.05 FEET; THENCE NORTH 50 DEGREES 59 MINUTES 59 SECONDS WEST, 24.93 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 22.47 FEET TO AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10033, PAGE 2427, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTHERLY LINE, 340.58 FEET TO THE POINT OF BEGINNING.