

Legal Description

3/20/2023

PART OF THE CHARLES F. SIBBALD GRANT BEING IN SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, BEING THOSE PARCELS DESCRIBED IN DEED BOOK 1128, PAGE 163; ALSO THOSE PARCELS BEING DESCRIBED IN DEED BOOK 695 PAGE 121; AND ALSO THOSE PARCELS DESCRIBED IN DEED BOOK 744 PAGE 466, ALL BEING RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LESS AND EXCEPTING THAT PORTION OF THE CHARLES F. SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST AS CONVEYED TO SEABOARD SYSTEM RAILROAD, INC. IN NOVEMBER OF 1984 AND RECORDED IN ORB 8853 PAGE 395 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALSO LESS AND EXCEPT THAT PORTION BEING IN THE 50<sup>TH</sup> STREET RIGHT-OF-WAY ACCORDING TO THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND BEING PART OF THE CHARLES F. SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE FOR A POINT OF REFERENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 50<sup>TH</sup> STREET (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY OFFICIAL RECORDS VOLUME 5393, PAGE 889 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET ( A 100 FOOT RIGHT-OF-WAY LINE AS NOW ESTABLISHED ), SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.0 FEET; THENCE ALONG THE ARC OF CURVE AND ALONG THE RIGHT-OF-WAY LINE A CHORD BEARING AND DISTANCE OF S38°34'36"E, 47.17 FEET; THENCE N89°35'58"E ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 50<sup>TH</sup> STREET, 1578.86 FEET TO A POINT LYING 33.0 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES TO THE SEABOARD SYSTEMS RAILROAD TRACT; THEN S00°30'52"E, 33.0 FEET WESTERLY AND PARALLEL WITH SAID TRACT, 80.0 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 50<sup>TH</sup> STREET; THENCE CONTINUE S00°30'52"E, 33.0 FEET WESTERLY AND PARALLEL WITH SAID TRACT, 96.25 FEET TO THE NORTHEAST CORNER OF LOT 227, EDMONDSONS MAIN STREET ESTATES, AS RECORDED IN PLAT BOOK 15, PAGE 75 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE S89°46'35"W ALONG THE NORTHERLY LINE OF SAID LOT 227, A DISTANCE OF 34.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:

FROM SAID POINT OF BEGINNING, CONTINUE S89°46'35"W ALONG THE NORTHERLY LINE OF SAID LOT 227 AND THE NORTHERLY LINE OF SAID EDMONDSONS MAIN STREET ESTATES, A DISTANCE OF 293.88' FEET ( PLAT CALL = WEST, 293.88 FEET ) TO A CHANGE IN DIRECTION OF SAID NORTH LINE OF EDMONDSONS MAIN STREET ESTATES; THENCE RUN S00°13'25"E, 34.78 FEET ( PLAT CALL = SOUTH, 34.78 FEET ) TO A CHANGE IN DIRECTION OF SAID NORTH LINE; THENCE CONTINUING ALONG SAID NORTH LINE, RUN N89°59'25"W, A DISTANCE OF 467.50 FEET ( PLAT CALL = N89°46'00"W, 467.50 FEET ) TO THE INTERSECTION OF SAID NORTHERLY LINE WITH THE WESTERLY TERMINUS OF THE EAST ONE-HALF ( A 37.5' EASTERLY HALF R/W AS PER PLAT ) OF LIBERTY STREET BLVD AS PER SAID PLAT; THENCE DEPARTING SAID NORTH LINE, RUN N00°13'25" W, A DISTANCE OF 126.67 FEET MORE OR LESS TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 50<sup>TH</sup> STREET; THENCE RUN N89°35'58"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 50<sup>TH</sup> STREET, A DISTANCE OF 716.61 TO THE INTERSECTION OF SAID

SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5883 PAGE 395 (PARCEL B) SAID WESTERLY LINE BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 603.63 FEET; THENCE ALONG THE ARC OF SAID CURVE HAING A CHORD BEARING AND DISTANCE OF S25°13'37"E, 105.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.98 ACRES, MORE OR LESS.