

Legal Description

February 27, 2023

A PART OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA. PARENT TRACT PER DEED, OFFICIAL RECORD BOOK 6138, PAGE 2066, RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST BOUNDARY CORNER OF MILL CREEK NORTH, PHASE THREE PLAT, RECORDED IN PLAT BOOK 75, PAGE 84 IN THE PUBLIC RECORDS AFORESAID, BEING A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991; THENCE S 89°51'33" W (**BEARING BASIS FOR THIS DEED**) ALONG THE SOUTH PLAT LINE OF AFORESAID PLAT, A DISTANCE OF 888.73 (PLAT AND MEASURED) TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST BOUNDARY CORNER OF AFORESAID PLAT, AND BEING A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991; THENCE N 00°12'50" E (MEASURED) ALONG THE WEST PLAT LINE OF AFORESAID PLAT, A DISTANCE OF 724.70 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991 AT THE NORTHWEST CORNER OF AFORESAID PLAT; THENCE N 89°56'19" E (MEASURED) ALONG THE NORTH PLAT LINE OF AFORESAID PLAT, A DISTANCE OF 488.90 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991 AT THE MOST NORTHEASTERLY PLAT CORNER OF AFORESAID PLAT; THENCE S 13°50'26" W (MEASURED) ALONG THE EASTERLY PLAT LINE OF AFORESAID PLAT, A DISTANCE OF 28.02 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991 AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHWESTERLY ALONG EASTERLY PLAT LINE AFORESAID AND SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 153.86 FEET (MEASURED), SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 23°36'38" W, 142.64 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991; THENCE S 14°47'20" E (MEASURED) ALONG THE EASTERLY LINE AFORESAID, A DISTANCE OF 79.97 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991; THENCE S02°15'03" E (MEASURED) ALONG EASTERLY LINE AFORESAID, A DISTANCE OF 116.82 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991; THENCE S 10°22'50" E (MEASURED) ALONG THE EASTERLY LINE AFORESAID, A DISTANCE OF 100.93 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991 AT THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG EASTERLY PLAT LINE AFORESAID AND SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 73.10 FEET (MEASURED), SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 45°14'29" E, 68.66 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991; THENCE S 80°08'32" E (MEASURED) ALONG THE EASTERLY LINE AFORESAID, A DISTANCE OF 71.92 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991; THENCE S 23°45'50" E (MEASURED) ALONG THE EASTERLY LINE AFORESAID, A DISTANCE OF 106.97 FEET TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991; THENCE N 89°42'31" E (MEASURED) ALONG THE EASTERLY LINE AFORESAID, A DISTANCE OF 253.30 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED PRM LB 6991 AT A POINT ON THE WESTERLY PLAT LINE OF MILL CREEK NORTH PHASE TWO PLAT, RECORDED IN PLAT BOOK 73, PAGE 99 IN THE PUBLIC RECORDS AFOREMENTIONED; THENCE N 00°57'12" W (MEASURED) ALONG THE WESTERLY PLAT LINE OF AFORESAID PLAT, A DISTANCE OF 1013.39 FEET (MEASURED) TO A POINT ON THE WESTERLY PLAT LINE OF LAKESIDE AT MERRILL PLAT, RECORDED IN PLAT BOOK 67, PAGE 187 IN THE PUBLIC RECORDS AFORESAID, SAID POINT HAVING A WITNESS POINT 30.00 FEET TO THE NORTH OF SAID POINT, BEING A FOUND 1/2 INCH IRON PIPE, STAMPED WITNESS; THENCE S 89°37'10" W (MEASURED) ALONG WESTERLY LINE AFORESAID, A DISTANCE OF 36.17 FEET (MEASURED); THENCE N 38°08'28" W (MEASURED) ALONG THE WESTERLY LINE AFORESAID, A DISTANCE 67.09 FEET (MEASURED); THENCE N 50°30'26" W (MEASURED) ALONG THE WESTERLY LINE AFORESAID, A DISTANCE OF 131.47 FEET (MEASURED); THENCE N 29°07'11" W (MEASURED) ALONG THE WESTERLY LINE AFORESAID, A DISTANCE OF 279.12 FEET (MEASURED); THENCE N 12°05'32" W (MEASURED) ALONG THE WESTERLY LINE AFORESAID, A DISTANCE OF 195.25 FEET (MEASURED); THENCE N 06°12'42" W (MEASURED) ALONG THE WESTERLY LINE AFORESAID, A DISTANCE OF 86.59 FEET (MEASURED); THENCE N 00°49'12" W (MEASURED) ALONG THE WESTERLY LINE AFORESAID, A DISTANCE OF 76.46 FEET (MEASURED) TO A POINT ON THE WESTERLY PLAT LINE OF LAKESIDE AT MERRILL PLAT, RECORDED IN PLAT BOOK 67, PAGE 187 IN THE PUBLIC RECORDS AFORESAID, SAID POINT HAVING A WITNESS POINT 25.00 FEET TO THE NORTH OF SAID POINT, BEING A FOUND 1/2 INCH IRON PIPE, STAMPED WITNESS; THENCE S 89°08'28" W, A DISTANCE OF 976.20 FEET (MEASURED) TO A POINT ON THE WESTERLY LINE OF THE PARENT TRACT AFOREMENTIONED, BEING A 5/8 INCH REBAR AND CAP, PLS 5712; THENCE S 00°51'32" E (MEASURED) ALONG THE WESTERLY LINE AFORESAID, A DISTANCE OF 1850.05 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE, NO CAP, BENT OVER TO A POINT ON THE SOUTHERLY LINE OF AFORESAID PARENT TRACT; THENCE N 89°51'33" E (MEASURED) ALONG THE SOUTHERLY LINE AFORESAID, A DISTANCE OF 444.49 FEET TO THE **POINT OF BEGINNING**, CONTAINING 43.34 ACRES MORE OR LESS