

Legal Description

A PORTION OF THE CHARLES F. SIBBALD GRANT, SECTION 55, TOWNSHIP 2 SOUTH, RANGE 26 EAST, TOGETHER WITH LOT 1 BLOCK 1, LOT 1 AND 5 BLOCK 13, A PORTION OF LOT 6 BLOCK 13, PORTIONS OF TRACTS C AND D, AND THE FORMER RIGHT OF WAY OF DAVIS STREET, AS SHOWN ON THE PLAT OF GOLFAIR MANOR UNIT 1, RECORDED IN PLAT BOOK 24, PAGES 79, 79A AND 79B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING, COMMENCE AT THE EXTREME SOUTHERLY CORNER OF SAID LOT 1, BLOCK 1, GOLFAIR MANOR UNIT 1, SAID POINT BEING LOCATED IN THE WESTERLY RIGHT OF WAY LINE OF DAVIS STREET NORTH (A 60 FOOT RIGHT OF WAY PER OFFICIAL RECORDS VOLUME 1098, PAGE 415, PARCEL 65 OF SAID PUBLIC RECORDS; RUN THENCE SOUTH 03°02'22" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.36 FEET; THENCE NORTH 68°04'41" WEST, A DISTANCE OF 140.35 FEET; THENCE SOUTH 03°09'00" EAST, A DISTANCE OF 129.94 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF GOLFAIR BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY PER CITY OF JACKSONVILLE RIGHT OF WAY MAP, SECTION 72130-3504); THENCE NORTH 68°08'41" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 66.91 FEET; THENCE NORTH 66°15'55" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 66.63 FEET TO A POINT LOCATED AT THE SOUTHERLY END OF THE LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95 (A VARIABLE WIDTH RIGHT OF WAY PER CITY OF JACKSONVILLE RIGHT OF WAY MAP BOOK C, PAGES 90, 90A THROUGH 90W); RUN THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID LIMITED ACCESS RIGHT OF WAY THE FOLLOWING 5 COURSES AND DISTANCES: COURSE 1, NORTH 63°46'42" WEST, 31.61 FEET; COURSE 2, NORTH 20°04'35" WEST, 221.56 FEET; COURSE 3, NORTH 18°53'52" WEST, 220.90 FEET; COURSE 4, NORTH 19°05'59" WEST, 115.74 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 6, BLOCK 13; COURSE 5, NORTH 19°27'31" WEST, 132.07 FEET TO A POINT IN THE CENTERLINE OF BAYWOOD STREET (A 50 FOOT RIGHT OF WAY CLOSED BY CITY OF JACKSONVILLE ORDINANCE GG-190); THENCE NORTH 88°48'48" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 76.10 FEET IN THE EASTERLY LINE OF SAID ORDINANCE CLOSING BAYWOOD STREET; THENCE SOUTH 01°11'12" EAST, A DISTANCE OF 25.00 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID BAYWOOD STREET; THENCE NORTH 88°48'48" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 69.86 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 5, BLOCK 13; THENCE SOUTH 00°55'25" EAST, ALONG THE EASTERLY LINE OF SAID LOT 5, BLOCK 13, A DISTANCE OF 100.43 FEET TO ITS SOUTHEAST CORNER; THENCE SOUTH 41°53'29" EAST, ALONG THE EASTERLY LINE OF SAID TRACT D, A DISTANCE OF 139.93 FEET; THENCE SOUTH 51°27'42" EAST, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 70.05 FEET TO THE EXTREME WESTERLY CORNER OF SAID LOT 1, BLOCK 13; THENCE NORTH 38°45'03" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK 13, A DISTANCE OF 109.94 FEET TO ITS EXTREME NORTHERLY CORNER, SAID POINT LYING IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF CASTLEWOOD DRIVE WEST (A 60 FOOT RIGHT OF WAY PER SAID PLAT BOOK 24, PAGES 79, 79A AND 79B; THENCE SOUTH 51°27'42" EAST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 250.89 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID DAVIS STREET NORTH; THENCE SOUTH 38°45'03" WEST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 109.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 4.04 ACRES, MORE OR LESS.