

## **LEGAL DESCRIPTION**

**January 10, 2024**

PORTIONS OF TRACTS 13, 14, 15 AND 16, BLOCK 4, SECTION 36, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7883, PAGE 1167, SAID PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 36; THENCE NORTH  $89^{\circ}50'15''$  EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 31, A DISTANCE OF 716.76 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF OAKLEAF PLANTATION PARKWAY, A 200 FOOT RIGHT OF WAY, AS RECORDED IN PLAT BOOK 56, PAGES 1, 1A AND 1B, SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH  $27^{\circ}08'31''$  WEST, DEPARTING SAID SOUTHERLY LINE, 422.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1550.00 FEET; 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $14^{\circ}49'09''$ , AN ARC LENGTH OF 400.90 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH  $19^{\circ}43'56''$  WEST, 399.78 FEET.

FROM SAID POINT OF BEGINNING, THENCE SOUTH  $77^{\circ}40'38''$  WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF OAKLEAF PLANTATION PARKWAY, 1021.32 FEET; THENCE SOUTH  $42^{\circ}31'24''$  WEST, 149.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 48.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $47^{\circ}28'36''$ , AN ARC LENGTH OF 39.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH  $66^{\circ}15'42''$  WEST, 38.65 FEET; THENCE DUE WEST, 437.71 FEET; THENCE DUE NORTH, 66.79 FEET; THENCE NORTH  $42^{\circ}31'24''$  EAST, 612.44 FEET; THENCE NORTH  $34^{\circ}47'13''$  EAST, 545.54 FEET; THENCE SOUTH  $83^{\circ}06'11''$  EAST, 829.02 FEET TO A POINT LYING ON SAID WESTERLY RIGHT OF WAY LINE OF OAKLEAF PLANTATION PARKWAY, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1550.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $19^{\circ}26'29''$ , AN ARC LENGTH OF 525.94 TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH  $02^{\circ}36'07''$  EAST, 523.42 FEET.