

11/20/23
Legal Description
New Kings Road PUD

A PARCEL OF LAND, BEING A PORTION OF THE NORTHEAST 1/4, OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST, (A PORTION OF SAID NORTHEAST 1/4, OF SECTION 13 ALSO BEING A PART OF FARM 11, "DINSMORE AND DINSMORE FARMS", AN UNRECORDED SUBDIVISION), ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF SAID SECTION 13, SAID POINT ALSO BEING THE MOST NORTHWEST CORNER OF FARM 12, (AND ALSO BEING THE NORTHEAST CORNER OF FARM 21), "DINSMORE AND DINSMORE FARMS", AN UNRECORDED SUBDIVISION, AND RUN THENCE, NORTH 89°05'24" EAST, ALONG THE NORTHERLY LINE OF LAST SAID LINE, (AND ALSO BEING THE SOUTHERLY LINE OF SAID FARM 13), A DISTANCE OF 333.03 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "STATE ROAD No. 15 ~ U.S. HIGHWAY No. 1, (NEW KINGS ROAD), A 220 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 72080); RUN THENCE, NORTH 27°41'08" WEST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 292.55 FEET, TO A POINT IN THE CENTERLINE OF A STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION LATERAL DITCH EASEMENT, AS RECORDED IN DEED BOOK 710, PAGE 115 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID CENTERLINE OF THE LATERAL DITCH, AND ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 152.00 FEET, THROUGH A CENTRAL ANGLE OF 35°38'28" TO THE LEFT, AN ARC DISTANCE OF 94.55 FEET, TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED AT OFFICIAL RECORDS BOOK 20757, PAGE 978 (PARCEL 1) OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°33'34" WEST, 93.04 FEET; RUN THENCE, SOUTH 84°28'15" WEST, ALONG LAST SAID LINE, A DISTANCE OF 291.20 FEET, TO A POINT; RUN THENCE, SOUTH 00°03'46" WEST, A DISTANCE OF 173.38 FEET, TO A POINT ON THE NORTHERLY LINE OF FARM 21, "DINSMORE AND DINSMORE FARMS", (AN UNRECORDED SUBDIVISION); RUN THENCE, NORTH 88°46'30" EAST, ALONG THE AFORESAID NORTHERLY LINE OF FARM 21, A DISTANCE OF 158.29 FEET, TO THE NORTHEAST CORNER OF SAID FARM 21, AND ALSO BEING THE NORTHWEST CORNER OF FARM 12, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 86,617 SQUARE FEET, OR 1.98 ACRES, MORE OR LESS, IN AREA.

FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF SAID SECTION 13, SAID POINT ALSO BEING THE MOST NORTHWEST CORNER OF FARM 12, AND/OR THE NORTHEAST CORNER OF FARM 21, "DINSMORE AND DINSMORE", AN UNRECORDED SUBDIVISION, AND RUN THENCE, SOUTH 88°46'30" WEST,

ALONG THE NORTHERLY LINE OF SAID FARM 21, "DINSMORE AND DINSMORE FARMS", AN UNRECORDED SUBDIVISION, A DISTANCE OF 158.29 FEET, TO A POINT; RUN THENCE, NORTH 00°03'46" EAST, A DISTANCE OF 173.38 FEET, TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20757, PAGE 978, PARCEL 1, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 84°28'15" WEST, A DISTANCE OF 248.44 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 62°05'58" WEST, A DISTANCE OF 283.80 FEET, TO A POINT, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20757, PAGE 978, PARCEL 1, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY;

RUN THENCE, ALONG THE WESTERLY LINE OF LAST SAID LINE, AND THEN ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20757, PAGE 978, PARCELS 3, 4, 5 AND THEN 6 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 00°52'37" EAST, A DISTANCE OF 27.28 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID FARM 21, "DINSMORE AND DINSMORE FARMS", AN UNRECORDED SUBDIVISION;

COURSE No. 2: RUN THENCE, SOUTH 02°06'06" EAST, A DISTANCE OF 479.86 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER SAID LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20757, PAGE 978, PARCEL 6;

RUN THENCE, ALONG THE SOUTHERLY, AND EASTERLY LINE OF LAST SAID LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 88°37'46" EAST, A DISTANCE OF 389.68 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 00°12'00" EAST, A DISTANCE OF 151.74 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "TROUT RIVER BOULEVARD" A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 720001-2409); RUN THENCE, NORTH 88°46'19" EAST ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.79 FEET, TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN SAID FARMS 12 AND 21, "DINSMORE AND DINSMORE FARMS"; RUN THENCE, NORTH 00°09'14" WEST, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 630.63 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 411,621 SQUARE FEET, OR 9.44 ACRES, MORE OR LESS, IN AREA.