

Legal Description

A PART OF GOVERNMENT LOTS 3 AND 4, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, ALSO BEING IN THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 693, PAGE 589 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST ALONG A SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 693, PAGE 589, A DISTANCE OF 60.00 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 07 SECONDS EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST A DISTANCE OF 23.64 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 91.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 123.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38 DEGREES 34 MINUTES 20 SECONDS WEST AND A CHORD DISTANCE OF 114.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77 DEGREES 33 MINUTES 11 SECONDS WEST A DISTANCE OF 75.26 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF OLD ST. AUGUSTINE ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2914.83 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 194.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15 DEGREES 31 MINUTES 27 SECONDS WEST AND A CHORD DISTANCE OF 194.01 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 17 MINUTES 07 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 693, PAGE 589, A DISTANCE OF 188.22 FEET TO THE POINT OF BEGINNING.

April 1, 2024