

Legal Description

A portion of the R. Hogan Grant, Section 42, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGINNING at the most Southerly corner of Highland Place, as recorded in Plat Book 32, Page 87 of the Current Public Records of said County; thence North 32°36'14" West, along the Southwesterly boundary of said Highland Place, the same being the Southwesterly right of way line of the Commodore Point Expressway Bridge (also known as the Hart Bridge/Expressway), as now established by the Jacksonville Expressway Authority and shown on Right of Way Map Project No. 72090-3513, dated March 11, 1965, a distance of 492.42 feet to an angle point in said boundary of Highland Place and a point hereinafter referred to as Reference Point "A"; returning to said Point of Beginning, run thence North 55°43'46" East, along the Southeasterly boundary of said plat of Highland Place and along said right of way line, 50.00 feet to the most Westerly corner of those certain lands recorded in Official Records Volume 2483, Page 572 of said Current Public Records; thence South 44°46'14" East, along the Southwesterly line of said last mentioned lands, and continuing along the Southwesterly right of way line of the Hart Bridge/Expressway right of way line, 130.00 feet to an angle point in said right of way line; thence South 56°12'20" East, continuing along the Southwesterly line of said lands in Official Records Volume 2483, Page 572, and along said Southwesterly right of way line, 234.19 feet to a point situate on the Northerly right of way line of Halliday Lane, being approximately 20 feet in width; thence South 56°00'31" West, along said Northerly right of way line, 657.37 feet to its intersection with the Westerly line of lands of Lottie M. Ryan, as described in Deed Book 1134, Page 149 of said Current Public Records, the same being the Southwesterly corner of those certain lands recorded in Official Records Book 13208, Page 1765 of said Current Public Records; thence North 18°42'29" West, along said last mentioned line, the same being the Easterly line of that certain easement for ingress and egress known as Halliday Lane North, a distance of 320.39 feet to the Northerly terminus of said Halliday Lane North, the same being the Southeasterly corner of those certain lands recorded in Official Records Book 10595, Page 1708, of said Current Public Records; thence North 18°15'53" West, along the Easterly line of said last mentioned lands, a distance of 150.11 feet to the Northeasterly corner thereof, the same being the Southeasterly corner of those certain lands recorded in Official Records Volume 611, Page 420 of said Current Public Records; thence North 18°39'05" West, along the Easterly line of said last mentioned lands and a Northerly prolongation thereof, 285.58 feet to the Southeasterly corner of those certain lands recorded in Official Records Volume 6494, Page 2043 of said Current Public Records; thence North 18°05'22" West, along the Easterly line thereof, 192.72 feet to the Northeasterly corner thereof, the same being the Southeasterly corner of those certain lands recorded in Official Records Volume 4343, Page 577 of said Current Public Records; thence North 16°37'32" West along the Easterly line of said last mentioned lands, 380 feet, more or less, to the waters of the St. Johns River; thence Easterly along said waters and following the meanderings thereof, 280 feet, more or less, to a point which lies North 21°49'14" West, 300 feet, more or less, from said Reference Point "A"; thence South 21°49'14" East, along the Westerly boundary of said plat of Highland Place, and along the Westerly right of way line of said Hart Bridge/Expressway right of way line, 300 feet, more or less, to said Reference Point "A" and to close.

Containing 10.1748 acres, more or less.

July 1, 2019