

LEGAL DESCRIPTION

OCTOBER 8, 2019

OWENS ROAD OUTPARCEL

A PART OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCEAT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1, SAID POINT LYING ON THE EAST LINE OF SAID SECTION 19; THENCE SOUTH 89°56'23" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 949.59 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OWENS ROAD (A 66.00 FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1112.92 FEET, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 297.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°22'09" EAST AND A CHORD DISTANCE OF 296.45 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1112.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 48°48'13" EAST AND A CHORD DISTANCE OF 35.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 48°03'02" EAST, A DISTANCE OF 95.25 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 31°21'01" EAST, A DISTANCE OF 52.61 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAYLINE SOUTH 17°20'25" WEST, A DISTANCE OF 39.06 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MAXLEGGETT PARKWAY (A 100.00 FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED BY THE CITY OF JACKSONVILLE RIGHT-OF-WAY MAP DATED APRIL 18, 2011); SAID POINT LYING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 252.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°11'04" WEST AND A CHORD DISTANCE OF 251.35 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 58°32'14" WEST, A DISTANCE OF 17.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 86.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°16'07" WEST AND A CHORD DISTANCE OF 46.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 76.63 FEET; THENCE NORTH 00°00'06" WEST, A DISTANCE OF 241.58 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 186.50 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 175.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°33'47" EAST AND A CHORD DISTANCE OF 169.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°36'33" EAST, A DISTANCE OF 16.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 21.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 34.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°26'49" EAST AND A CHORD DISTANCE OF 30.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.664 ACRES (72,492 SQUARE FEET) MORE OR LESS.