

**Legal Description**

**12/14/2019**

**PARCEL "A"**

THOSE PROPERTIES DESCRIBED IN OFFICIAL RECORD VOLUME 6918, PAGE 0844 AND OFFICIAL RECORD VOLUME 7421, PAGE 0078, LESS AND EXCEPT THAT PARCEL ACQUIRED BY THE CITY OF JACKSONVILLE, BY CONSENT ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORD BOOK 11935, PAGE 1917, ALL OF RECORD IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF THE TRACT DESCRIBED IN OFFICIAL RECORD VOLUME (ORV) 6918, PAGE 844, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF GREENLAND ROAD (AN EXISTING 66 FOOT RIGHT OF WAY AT THIS POINT) AND PROCEED SOUTH 00°49'57" EAST, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 16.73 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 125, AS DESCRIBED IN THE CONSENT ORDER OF TAKING, RECORDED IN ORV 11935, PAGE 1917, OF THE SAID COUNTY RECORDS, AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE CONTINUE SOUTH 00°49'57" EAST, ALONG THE SAID SAME EASTERLY LINE, A DISTANCE OF 295.35 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE NORTH 88°53'11" WEST, ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 285.94 FEET TO THE SOUTHWESTERLY CORNER THEREOF, BEING ALSO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN ORV 7421, PAGE 78, OF THE SAID PUBLIC RECORDS OF DUVAL COUNTY; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID PARCEL, NORTH 89°40'26" WEST, A DISTANCE OF 105.14 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 00°56'20" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID PARCEL 125, SAID POINT BEING THE END OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 210.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°36'27" EAST, 24.56 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.56 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 26°57'24" EAST, ALONG SAID TANGENT, A DISTANCE OF 21.26 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 600.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°51'41" EAST, 168.98 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.55 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 10°45'58" EAST, ALONG SAID TANGENT, A DISTANCE OF 22.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°48'08" EAST, 37.79 FEET; THENCE ALONG THE ARC THEREOF, A DISTANCE OF 40.88 FEET TO THE POINT OF TANGENCY ON THE NEW SOUTHERLY RIGHT OF WAY LINE OF GREENLAND ROAD; THENCE NORTH 88°50'17" EAST, ALONG SAID TANGENT, A DISTANCE OF 2.96 FEET TO A CORNER IN SAID RIGHT OF WAY LINE; THENCE SOUTH 01°09'43" EAST, A DISTANCE OF 2.00 FEET TO A CORNER; THENCE NORTH 88°50'17" EAST, A DISTANCE OF 9.25 FEET TO A CORNER; THENCE NORTH 01°09'43" WEST, A DISTANCE OF 2.00 FEET TO A CORNER IN SAID RIGHT OF WAY; THENCE ALONG SAID SOUTHERLY LINE THEREOF, NORTH 88°50'17" EAST, A DISTANCE OF 120.92 FEET TO A CORNER IN SAID RIGHT OF WAY; THENCE NORTH 01°09'43" WEST, A DISTANCE OF 2.50 FEET TO A CORNER IN SAID RIGHT OF WAY; THENCE NORTH 88°50'17" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 147.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GREENLAND ROAD (A 66 FOOT RIGHT OF WAY) WITH THE WESTERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 89° 51' EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID GREENLAND ROAD, 105 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 900, PAGE 234, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 51' EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID GREENLAND ROAD, 285.71 FEET; THENCE SOUTH 0° 49' 57" EAST, 312 FEET, THENCE NORTH 88° 50' 38" WEST, 285.27 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD VOLUME 900 PAGE 234; THENCE NORTH 0° 56' 20" WEST, ALONG THE EASTERLY BOUNDARY OF SAID LANDS SO DESCRIBED, 307 FEET TO THE POINT OF BEGINNING.

**PARCEL "B"**

A PORTION OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 9503, PAGE 219, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE EAST LINE OF LAST SAID LANDS SOUTH 00°49'57" EAST, 280.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED BY OFFICIAL RECORDS VOLUME 9503, PAGE 219, AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTHERLY, SOUTH 00°49'57" EAST, 1007.12 FEET TO THE SOUTHWEST CORNER OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 3586, PAGE 128 (EX), SAID POINT BEING ON THE NORTHERLY LINE OF LOT 125, ACCORDING TO THE PLAT OF GREENLAND CHASE, AS RECORDED IN PLAT BOOK 57, PAGES 93, THROUGH 93V, INCLUSIVE, SAID CURRENT PUBLIC RECORDS; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF LOTS 109 THROUGH 125, INCLUSIVE, TO THE WESTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, SAID LINE ALSO BEING THE EASTERLY LINE OF LOT 108 AND OPEN AREA TRACT 26 OF SAID PLAT OF GREENLAND CHASE; THENCE NORTHERLY, ALONG LAST SAID LINE, NORTH 00°56'56" WEST, 980.94 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 7421, PAGE 78, SAID CURRENT PUBLIC RECORDS; THENCE EASTERLY, ALONG LAST SAID SOUTHERLY LINE, SOUTH 89°46'04" EAST, 104.93 FEET TO THE SOUTHWEST CORNER OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 6918, PAGE 844, SAID CURRENT PUBLIC RECORDS, THENCE CONTINUE EASTERLY, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, SOUTH 88°55'46" EAST, 285.35 FEET TO THE EASTERLY LINE OF SAID LANDS DESCRIBED BY OFFICIAL RECORDS VOLUME 6918, PAGE 844; THENCE NORTHERLY, ALONG LAST SAID EASTERLY LINE, NORTH 00°49'00" WEST, 312.03 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF GREENLAND ROAD. A 66 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED; THENCE EASTERLY, ALONG LAST SAID SOUTHERLY LINE, SOUTH 89°48'05" EAST, 85.43 FEET TO AN INTERSECTION WITH A CURVE AND THE WESTERLY LINE OF AFORESAID LANDS AS DESCRIBED BY OFFICIAL RECORDS VOLUME 9503, PAGE 219, SAID CURVE BEING

CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING FROM LAST SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE AND LAST SAID WESTERLY LINE, AN ARC DISTANCE OF 39.69 FEET, ALONG A CHORD BEARING AND DISTANCE OF SOUTH 44°42'46" WEST 36.65 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG LAST SAID WESTERLY LINE, SOUTH 00°44'39" EAST, 258.01 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED BY OFFICIAL RECORDS VOLUME 9503, PAGE 219; THENCE EASTERLY, ALONG LAST SAID SOUTHERLY LINE, NORTH 89°15'36" EAST, 210.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT BOOK 13916, PAGE 1

LESS AND EXCEPT ANY PART IN ROAD RIGHT OF WAY