

LEGAL DESCRIPTION

November 22, 2019

Address: 5130 & 5140 University Boulevard West, Jacksonville, Florida 32216

Legal Description:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PART OF FARM LOT 26, BOWDEN FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 91, OF THE UURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF FARM LOT 26; THENCE NORTH 58°48'10" EAST, ALONG THE SOUTHEASTERLY LINE THEREOF A DISTANCE OF 220.00 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5177, PAGE 292, OF THE AFORESAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 31°16'30" WEST, ALONG THE NORTHEASTERLY LINE OF THE LAST DESCRIBED LANDS A DISTANCE OF 354.97 FEET THENCE NORTH 58°48'30" EAST, ALONG THE SOUTHEASTERLY LINE OF OFFICIAL RECORDS VOLUME 6195, PAGE 1583, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 31°16'30" WEST, ALONG THE NORTHEASTERLY LINE OF THE LAST DESCRIBED LANDS A DISTANCE OF 299.91 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST, STATE ROAD NO. 109, FORMERLY LOVEGROVE ROAD AND HOGAN ROAD, RIGHT OF WAY WIDTH VARIES; THENCE NORTH 58°50'10" EAST, ALONG SAID RIGHT OF WAY A DISTANCE OF 61.83 FEET; THENCE SOUTH 31°16'30" EAST, A DISTANCE OF 65.82 FEET TO A POINT OF NON TANGENT CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 30 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING OF SOUTH 11°19'15" WEST, AND A CHORD DISTANCE OF 31.29 FEET AND AN ARC DISTANCE OF 32.92 FEET; THENCE SOUTH 31°16'30" EAST, A DISTANCE OF 211.00 FEET THENCE SOUTH 58°48'30" WEST, A DISTANCE OF 40.65 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PART OF FARM LOT 26, BOWDEN FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 91, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF FARM LOT 26; THENCE NORTH 58°48'10" EAST, ALONG THE SOUTHEASTERLY LINE THEREOF A DISTANCE OF 220.00 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5177, PAGE 292, OF THE AFORESAID CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE NORTH 31°16'30" WEST, ALONG THE NORTHEASTERLY LINE OF THE LAST DESCRIBED LANDS A DISTANCE OF 354.97 FEET; THENCE NORTH 58°48'30" EAST, ALONG THE SOUTHEASTERLY LINE OF OFFICIAL RECORDS VOLUME 6195, PAGE 1583, A DISTANCE OF 185.00 FEET TO A POINT; THENCE CONTINUE NORTH 58°48'30" EAST, A DISTANCE OF 189.56 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF OFFICIAL RECORDS VOLUME 792, PAGE 306, OF THE SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 31°16'30" EAST, ALONG THE SOUTHWESTERLY LINE OF THE LAST DESCRIBED LANDS A DISTANCE OF 234.06 FEET THENCE NORTH 58°48'10" EAST, A DISTANCE OF 58.20 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF RICHARD STREET AS ESTABLISHED BY OFFICIAL RECORDS VOLUME 2585, PAGE 896 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 31°16'30" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120.00 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF FARM LOT 26; THENCE SOUTH 58°48'10" WEST, ALONG SAID LINE A DISTANCE OF 432.76 FEET TO THE POINT OF BEGINNING.