

Legal Description

PART OF THE RICHARD MILL GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PARENTAL HOME ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE CENTERLINE OF BOWDEN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 08°07'45" EAST, A DISTANCE OF 82.65 FEET ALONG THE CENTERLINE OF SAID PARENTAL HOME ROAD; THENCE SOUTH 81°49'59" EAST, A DISTANCE OF 105.85 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF SAID PARENTAL HOME ROAD AND THE POINT OF BEGINNING; THENCE NORTH 07°48'26" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 23.90 FEET TO POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE IN SAID EASTERLY RIGHT OF WAY LINE OF SAID PARENTAL HOME ROAD (CONCAVE WESTERLY AND HAVING A RADIUS OF 4813.00 FEET) A DISTANCE OF 364.53 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°57'36" EAST, 364.44 FEET); THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE THENCE NORTH 90°00'00" EAST, A DISTANCE OF 272.30 FEET; THENCE SOUTH 03°25'09" EAST, A DISTANCE OF 423.45 FEET TO THE NORTHERLY RIGHT OF LINE OF SAID BOWDEN ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 87°30'49" WEST, A DISTANCE OF 93.45 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 84°37'17" WEST, A DISTANCE OF 1.50 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 83°36'15" WEST, A DISTANCE OF 194.94 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 87°57'47" WEST, A DISTANCE OF 32.63 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 60°47'34" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 124,432 SQ. FT. / 2.86 ACRES MORE OR LESS.

PART OF THE RICHARD MILL GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PARENTAL HOME ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF BOWDEN ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 08°07'45" EAST, A DISTANCE OF 82.65 FEET ALONG THE CENTERLINE OF SAID PARENTAL HOME ROAD; THENCE SOUTH 81°49'59" EAST, A DISTANCE OF 105.85 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PARENTAL HOME ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF BOWDEN ROAD; THENCE SOUTH 60°47'34" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BOWDEN ROAD, A DISTANCE OF 20.00 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 87°57'47" WEST, A DISTANCE OF 32.63 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 83°36'15" EAST, A DISTANCE OF 194.94 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 84°37'17" EAST, A DISTANCE OF 1.50 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 87°30'49" WEST, A DISTANCE OF 93.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NORTH 03°25'09" WEST, A DISTANCE OF 708.95 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7317, PAGE 1092; THENCE ALONG SAID SOUTHERLY LINE SOUTH 81°32'14" EAST, A DISTANCE OF 312 FEET MORE OR LESS TO THE WATERS OF BIG POTTSBURG CREEK; THENCE SOUTHWESTERLY ALONG SAID WATERS AND THE MEANDERINGS THEREOF, A DISTANCE OF 738 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE BEARING SOUTH 87°30'49" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 87°30'49" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BOWDEN ROAD, A DISTANCE OF 367 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING: 171,661 SQ. FT. / 3.94 ACRES MORE OR LESS.

July 30, 2020