

LEGAL DESCRIPTION

October 29, 2020

THAT PORTION OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WESTERLY OF NEW BERLIN ROAD (A 60 FOOT RIGHT OF WAY), TOGETHER WITH THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LYING WEST OF SAID NEW BERIN ROAD ALL OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, LESS AND EXCEPT: THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12189, PAGE 620, ALL LYING IN DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, WITH THE WESTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD (A 60 FOOT RIGHT OF WAY). THENCE NORTH 89°54'46" WEST, ALONG SAID SOUTH LINE, 1008.41 FEET TO AN INTERSECTION WITH A LINE COMMON TO THE EASTERLY LINE OF SECTION 35 AND THE WEST LINE OF SAID SECTION 36, THENCE NORTH 00°09'25" WEST, ALONG LAST SAID LINE 524.53 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12189, PAGE 620; THENCE NORTH 89°25'16" EAST, ALONG SAID SOUTHERLY BOUNDARY 518.83 FEET TO AN ANGLE POINT; THENCE NORTH 78°10'08" EAST, CONTINUING ALONG LAST SAID BOUNDARY 167.59 FEET TO AN INTERSECTION WITH AFORESAID WESTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD; THENCE SOUTH 30°54'41" EAST, ALONG LAST SAID LINE 422.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2834.90 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY AND SAID CURVE AN ARC DISTANCE OF 231.17 FEET TO SAID SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°25'30" EAST, 231.11 FEET.

PARCEL DESCRIBED CONTAINS 10.52 ACRES MORE OR LESS.