

Legal Description
Hudson Grove PUD
September 29, 2020

A PORTION OF SECTION 32, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 32 WITH THE WEST LINE OF A 40' UN-NAMED ROAD AS DESCRIBED IN DEED BOOK 646, PAGE 81 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S89°24'53"W, ALONG SAID NORTH LINE, A DISTANCE OF 1426.93 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6532, PAGE 1975 OF SAID CURRENT PUBLIC RECORDS; THENCE S53°33'46"W, ALONG THE WEST LINE OF LAST SAID LANDS AND THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5051, PAGE 662 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 268.27 FEET; THENCE S36°17'40"E, DEPARTING LAST SAID WEST LINE, A DISTANCE OF 802.16 FEET TO THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5979, PAGE 891 OF SAID CURRENT PUBLIC RECORDS; THENCE S53°44'48"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 158.28 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7675, PAGE 1768 OF SAID CURRENT PUBLIC RECORDS; THENCE S36°21'12"E, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 357.98 FEET TO THE MOST EASTERLY CORNER OF LAST SAID LANDS; THENCE S53°58'11"W, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 790.95 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD (A 66' RIGHT OF WAY), SAID POINT LYING ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2834.93 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 301.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S46°04'47"E, 301.02 FEET TO THE MOST WESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5978, PAGE 389 OF SAID CURRENT PUBLIC RECORDS; THENCE N53°51'08"E, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY AND ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 738.58 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS; THENCE N87°06'41"E, A DISTANCE OF 121.92 FEET TO THE MOST WESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5824, PAGE 332 OF SAID CURRENT PUBLIC RECORDS; THENCE N54°24'22"E, ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS AND THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18653, PAGE 2458 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 637.34 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS; THENCE S52°22'52"E, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 386.15 FEET TO A POINT ON SAID WEST LINE OF A 40' UN-NAMED ROAD; THENCE N01°35'42"W, ALONG LAST SAID WEST LINE, A DISTANCE OF 1299.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.44 ACRES, MORE OR LESS.