

**LEGAL DESCRIPTION
VISTA BAY TRACT
3-2-2021**

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF TRACTS 1, 2, 3, 5, 9, 10, 11, 12, 13, 14, 15, AND 16, BLOCK 2, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLUE LAKE ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61 PAGES 84 THROUGH 90 OF SAID PUBLIC RECORDS; THENCE SOUTH $89^{\circ}19'57''$ WEST ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF RELOCATED CHAFFEE ROAD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72016-2501 (A 120 FOOT WIDE RIGHT OF WAY) A DISTANCE OF 370.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1550.00 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF $47^{\circ}35'48''$ SECONDS, AN ARC LENGTH OF 1287.61 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $66^{\circ}52'09''$ WEST, 1250.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $43^{\circ}04'15''$ WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.83 FEET TO THE MOST SOUTHWESTERLY CORNER OF TRACT "D" OF SAID BLUE LAKES ESTATES UNIT ONE; THENCE CONTINUE NORTH $43^{\circ}04'15''$ WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 198.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1956.40 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF $14^{\circ}09'03''$, AN ARC LENGTH OF 483.19 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $35^{\circ}59'44''$ WEST, 481.96 FEET TO THE NORTH LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG AND AROUND SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF $28^{\circ}56'20''$, AN ARC LENGTH OF 988.14 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $14^{\circ}27'02''$ WEST, 977.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH $89^{\circ}58'52''$ WEST, A DISTANCE OF 27.00 FEET; THENCE NORTH $00^{\circ}01'06''$ EAST, A DISTANCE OF 368.21 FEET TO THE NORTH LINE OF TRACT 9, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH $89^{\circ}32'50''$ EAST ALONG SAID NORTH LINE, AND CONTINUING ALONG THE NORTH LINE OF TRACTS 10 AND 11, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS, A DISTANCE OF 975.69 FEET TO THE SOUTHWEST CORNER OF TRACT 5, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH $00^{\circ}09'01''$ EAST ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 1316.46 FEET TO

THE SOUTH RIGHT OF WAY LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE NORTH 89°40'07" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 337 .23 FEET TO THE EAST LINE OF SAID TRACT 5; THENCE SOUTH 00°11'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 1315.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE NORTH 89°32'50" EAST ALONG THE NORTH LINE OF TRACT 13, A DISTANCE OF 336.20 FEET TO THE SOUTHWEST CORNER OF TRACT 3, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH 00°14'17" EAST, ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 1000.04 FEET TO THE SOUTH LINE OF THE NORTH 330 FEET OF SAID SECTION 7; THENCE NORTH 89°40'07" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 935.77 FEET TO THE EAST LINE OF SAID TRACT 1, BLOCK 2; THENCE SOUTH 00°46'40" WEST ALONG SAID EAST LINE, A DISTANCE OF 682.06 FEET TO THE NORTHWESTERLY LINE OF THE PROPOSED PLAT OF BLUE LAKE ESTATES UNIT TWO; THENCE ALONG THE BOUNDARY OF SAID PROPOSED PLAT, THE FOLLOWING SIX COURSES; COURSE (1): THENCE SOUTH 77°22'00" WEST, A DISTANCE OF 39.86 FEET; COURSE (2): THENCE SOUTH 65°11'48" WEST, A DISTANCE OF 950.62 FEET; COURSE (3): THENCE SOUTH 47°06'54" WEST, A DISTANCE OF 72.56 FEET; COURSE (4): THENCE SOUTH 31°07'17" EAST, A DISTANCE OF 35.39 FEET; COURSE (5): THENCE SOUTH 66°29'03" EAST, A DISTANCE OF 624.60 FEET; COURSE (6): THENCE SOUTH 25°19'58" EAST, A DISTANCE OF 520.62 FEET TO THE NORTHERLY LINE OF TRACT "D" OF SAID BLUE LAKE ESTATES UNIT ONE; THENCE ALONG SAID NORTHERLY LINE, THE FOLLOWING SEVEN COURSES: COURSE (1); THENCE SOUTH 40°08'03" WEST, A DISTANCE OF 153.42 FEET; COURSE (2): THENCE NORTH 65°41'24" WEST, A DISTANCE OF 97.59 FEET; COURSE (3): THENCE SOUTH 73°17'51" WEST, A DISTANCE OF 302.03 FEET; COURSE (4); THENCE SOUTH 41°10'46" WEST, A DISTANCE OF 208.58 FEET; COURSE (5): THENCE SOUTH 12°40'18" WEST, A DISTANCE OF 130.06 FEET; COURSE (6): THENCE NORTH 76°01'51" WEST, A DISTANCE OF 184.36 FEET; COURSE (7): THENCE SOUTH 43°30'54" WEST, A DISTANCE OF 36.37 FEET TO THE NORTH LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE SOUTH 89°25'13" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1318.41 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING WITHIN ROAD RIGHT OF WAY, PUBLIC OR PRIVATE.