

October 23, 2020

Legal Description

A PART OF SECTION B OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE NORTH 01°05' WEST ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 1286.16 FEET TO AN IRON PIPE IN THE NORTHWESTERLY RIGHT OF WAY LINE OF STARRATT ROAD OF THE POINT OF BEGINNING:

THENCE CONTINUE NORTH 01°05' WEST, A DISTANCE OF 1307.84 FEET TO AN IRON PIPE; THENCE SOUTH 75°12' EAST, A DISTANCE OF 1030.06 FEET TO AN IRON PIPE IN THE RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 31°54' WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 283.76 FEET TO AN IRON PIPE AT THE POINT OF CURVATURE OF A CURVE IN SAID RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1215.52 FEET, AN ARC DISTANCE OF 307.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 47°09' WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 857.66 FEET TO THE POINT OF BEGINNING.

EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 3857, PAGES 238 AND 239.

THE ABOVE DESCRIBED LANDS ALSO BEING DESCRIBED AS FOLLOWS:

A PART OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 00°27'49" WEST ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 1288.18 FEET TO AN IRON PIPE IN THE NORTHWESTERLY RIGHT OF WAY LINE OF STARRATT ROAD FOR THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00°27'49" WEST, A DISTANCE OF 1307.26 FEET TO AN IRON PIPE; THENCE SOUTH 74°31'12" EAST, A DISTANCE OF 1029.55 FEET TO AN IRON PIPE IN THE RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 33°17'13" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 267.81 FEET TO AN IRON PIPE AT THE POINT OF CURVATURE OF A CURVE IN SAID RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1215.52 FEET, AN ARC DISTANCE OF 307.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 47°47'31" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 858.15 FEET TO POINT OF BEGINNING.

EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 3857, PAGES 238 AND 239.

LESS AND EXCEPT FROM PARCELS A AND B THE FOLLOWING:
BOOK 10979 PAGE 1790 AS RERECORDED IN BOOK 11357 PAGE 136
BOOK 13990 PAGE 2253
ANY PART IN ROAD RIGHT OF WAY