

Legal Description

(SURVEYOR'S DESCRIPTION)

PART OF LOT 17, THOMAS REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, Page 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PART OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF EMERSON STREET (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND THE WEST LINE OF PINE FOREST HEIGHTS AS RECORDED IN PLAT BOOK 22, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON A CURVE (CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1869.86 FEET); THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 71.40 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82'41'22" WEST, 71.39 FEET); THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 00'00'00" EAST, A DISTANCE OF 289.96 FEET; THENCE NORTH 90'00'00" WEST, A DISTANCE OF 428.67 FEET TO A POINT OF INTERSECTION, THENCE SOUTH 89'59'50" WEST, A DISTANCE OF 163.44 FEET; THENCE NORTH 01'18'10" WEST, A DISTANCE OF 315.03 FEET TO A POINT OF INTERSECTION; THENCE NORTH 00'33'58" WEST, A DISTANCE OF 214.68 FEET; THENCE NORTH 89'19'08" EAST, A DISTANCE OF 265.06 FEET; THENCE SOUTH 02'03'59" EAST, A DISTANCE OF 130.25 FEET; THENCE NORTH 89'44'13" EAST, A DISTANCE OF 409.19 FEET; THENCE SOUTH 00'26'36" WEST, A DISTANCE OF 470.13 FEET; THENCE NORTH 89'29'00" WEST, A DISTANCE OF 1.57 FEET; THENCE SOUTH 00'24'06" WEST, A DISTANCE OF 215.25 FEET THE SAID NORTHERLY RIGHT OF WAY LINE OF EMERSON STREET AND THE POINT OF BEGINNING.

CONTAINING: 368,262 SQ. FT. / 8.45 ACRES MORE OF LESS