

Legal Description

March 30, 2021

PHASE 1

A PART OF SECTION 28 AND 33, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 27, 28, 33 AND 34 OF SAID TOWNSHIP AND RANGE, THENCE SOUTH 88°48'20" WEST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1,346.30 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 AND TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, AND THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 9255, PAGE 667 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°59'36" WEST, ALONG THE SAID EAST LINE AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 551.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°49'22" WEST, A DISTANCE OF 45.68 FEET TO A POINT ON A CURVE CONCAVE NORTH HAVING A RADIUS OF 70.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.76 FEET TO A POINT, MAKING A CENTRAL ANGLE OF 110°18'01", BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°49'22" WEST, 114.89 FEET; THENCE SOUTH 88°49'22" WEST, A DISTANCE OF 235.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 215.46 FEET TO THE POINT OF TANGENCY, MAKING A CENTRAL ANGLE OF 39°49'22", BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°54'41" WEST, 211.15 FEET; THENCE SOUTH 49°00'00" WEST, A DISTANCE OF 780.83 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF PHILIPS HIGHWAY, U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 41°00'00" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 235.85 FEET TO THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5078, PAGE 172 OF SAID PUBLIC RECORDS; THENCE NORTH 00°50'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 509.33 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 88°49'22" EAST, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 1343.69 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°59'36" EAST, ALONG THE LAST SAID EAST LINE, A DISTANCE OF 118.50 FEET TO THE POINT OF BEGINNING.

PHASE 2

A PART OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 27, 28, 33 AND 34 OF SAID TOWNSHIP AND RANGE, THENCE SOUTH 88°48'20" WEST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°48'20" WEST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 686.30 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9255, PAGE 667; THENCE NORTH 00°59'36" WEST, ALONG THE SAID EAST LINE AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1341.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, THENCE NORTH 88°54'19" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 686.17 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2512, PAGE 924 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°59'56" EAST, ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2512, PAGE 924 , OFFICIAL RECORDS VOLUME 8356, PAGE 175 AND OFFICIAL RECORDS VOLUME 10918, PAGE 618, A DISTANCE OF 1340.00 FEET TO THE POINT OF BEGINNING.