

June 15, 2021

Legal Description

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6477, PAGE 889, AND A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 816, RECORDED IN OFFICIAL RECORDS BOOK 18576, PAGE 2417, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SAN PABLO PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, WITH THE CENTERLINE OF CROSSWATER BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, THENCE NORTH 89°30'03" EAST, ALONG THE EASTERLY PROLONGATION OF LAST SAID CENTERLINE, 70.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF SAID SAN PABLO PARKWAY, BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1430.00 FEET; THENCE NORTHERLY ALONG LAST SAID LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°14'38", AN ARC LENGTH OF 56.00 FEET THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 103.2 AND RECORDED IN SAID OFFICIAL RECORDS BOOK 18576, PAGE 2417, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°40'36" EAST, 56.00 FEET; THENCE SOUTH 88°12'06" EAST, ALONG THE SOUTHERLY LINE THEREOF, 361.50 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH 88°12'06" EAST, ALONG LAST SAID SOUTHERLY LINE, 538.50 FEET; THENCE SOUTH 50°42'06" EAST, CONTINUING ALONG LAST SAID SOUTHERLY LINE, 138.36 FEET; THENCE DUE EAST, DEPARTING LAST SAID LINE, 11.83 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID PARCEL 816; THENCE SOUTHWESTERLY ALONG LAST SAID LINE THE FOLLOWING 5 COURSES: COURSE 1, THENCE SOUTH 31°57'35" WEST, 37.99 FEET; COURSE 2, THENCE SOUTH 26°22'21" WEST, 162.18 FEET; COURSE 3, THENCE SOUTH 31°56'27" WEST, 118.53 FEET; COURSE 4, THENCE SOUTH 48°44'50" WEST, 52.60 FEET; COURSE 5, THENCE SOUTH 36°15'23" WEST, 93.78 FEET; THENCE SOUTH 50°54'01" WEST, DEPARTING LAST SAID LINE, 113.63 FEET TO A POINT LYING ON LAST SAID LINE; THENCE NORTHWESTERLY ALONG LAST SAID LINE THE FOLLOWING 8 COURSES: COURSE 1, THENCE SOUTH 88°56'02" WEST, 65.37 FEET; COURSE 2, THENCE NORTH 75°26'43" WEST, 75.78 FEET; COURSE 3, THENCE NORTH 79°50'47" WEST, 46.81 FEET; COURSE 4, THENCE NORTH 74°32'20" WEST, 56.49 FEET; COURSE 5, THENCE NORTH 30°48'31" WEST, 96.90 FEET; COURSE 6, THENCE NORTH 02°53'30" WEST, 67.41 FEET; COURSE 7, THENCE NORTH 04°14'34" WEST, 72.59 FEET; COURSE 8, THENCE NORTH 14°44'02" WEST, 81.35 FEET TO A POINT LYING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19505, PAGE 1198, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°11'55" WEST, ALONG LAST SAID LINE, 133.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE CONTINUE NORTH 00°11'55" WEST ALONG THE NORTHERLY PROLONGATION OF LAST SAID LINE, 88.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.38 ACRES, MORE OR LESS.