

April 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.

AND

ACCESS EASEMENT

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF SAN PABLO PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND CROSSWATER BOULEVARD (A VARIABLE WIDTH

RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89.29'56" EAST, ALONG THE EASTERLY PROLONGATION OF SAID CENTERLINE OF CROSSWATER BOULEVARD, 70.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAN PABLO PARKWAY, BEING ON THE ARC OF A CURVE LEADING NORTHERLY, AND THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1430.00 FEET, AN ARC DISTANCE OF 56.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00'40'29" EAST, 56.00 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 103.2, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18576, PAGE 2417, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88.12'13" EAST, ALONG LAST SAID LINE, 361.50 FEET; THENCE SOUTH 00'12'02" EAST, 88.52 FEET; THENCE NORTH 88.12'13" WEST, 163.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 24.25 FEET, AN ARC DISTANCE OF 25.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 6.158'03" WEST, 24.12 FEET; THENCE NORTH 88'12'13" WEST, 153.60 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28.50 FEET, AN ARC DISTANCE OF 25.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65.58'29" WEST, 24.83 FEET, TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SAN PABLO PARKWAY, AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1430.00 FEET, AN ARC DISTANCE OF 55.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01'33'25" WEST, 55.39 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.79 ACRES, MORE OR LESS.