Legal Description

A CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE FRANCIS RICHARD GRANT SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD (A 100.00 FOOT RIGHT-OF-WAY, AS IT IS NOW ESTABLISHED), WTH THE EASTERLY BOUNDARY LINE OF SECTION 23; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD N89°30'23"W, A DISTANCE OF 2493.17 FEET TO THE CENTERLINE OF BAYMEADOWS CIRCLE WEST (A VARIABLE-WIDTH RIGHT-OF-WAY AS CURRENTLY ESTABLISHED); THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BAYMEADOWS ROAD ALONG THE CENTERLINE OF SAID BAYMEADOWS CIRCLE WEST N89°43'23"W, A DISTANCE OF 48.80 FEET; THENCE N00°15'23"W, A DISTANCE OF 36.75 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 27°23'21", AN ARC LENGTH OF 143.41 FEET AND A CHORD BEARING N14°39'03"W, A DISTANCE OF 142.05 FEET; THENCE N28°20'43"W, A DISTANCE OF 84.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 31°14'02", AN ARC LENGTH OF 163.54 FEET AND A CHORD BEARING N12°43'42"W, A DISTANCE OF 161.52 FEET TO THE POINT OF TANGENCY; THENCE DEPARTING THE CENTERLINE OF SAID BAYMEADOWS CIRCLE WEST S89°44'37"W, A DISTANCE OF 191.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°44'37"W ALONG SAID LINE, A DISTANCE OF 1000.00 FEET; THENCE N62°34'13"W, A DISTANCE OF 128.32 FEET; THENCE N37°51'12"W, A DISTANCE OF 600.00 FEET; THENCE N33°20'26"W, A DISTANCE OF 127.54 FEET; THENCE S86°26'51"E, A DISTANCE OF 310.66 FEET; THENCE S30°15'23"E, A DISTANCE OF 428.67 FEET; THENCE N89°44'37"E, A DISTANCE OF 1025.00 FEET; THENCE S00°15'23"E, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 392193.64 SQUARE FEET OR 9.004 ACRES, MORE OR LESS.