

Legal Description – 4/3/2020

ALL OR PORTIONS OF LOTS 60, 61, 62, 64 ANO 65, A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AO", PAGES 260 ANO 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP .3 SOUTH, RANGE 27 EAST, LYING EAST OF THE LINE OF DEMARCATION DESCRIBED IN DEED BOOK 1709, PAGE 547, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECT/ON OF THE CENTERLINE OF BELFORT ROAD (A 100 FOOT RIGHT OF WAY), WITH THE CENTERLINE OF A.G. SKINNER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 6703'07" EAST, ALONG THE CENTERLINE OF SAID A.C. SKINNER PARKWAY, A DISTANCE OF 1051.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2291.83 FEET AND A CENTRAL ANGLE OF 0°24'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 1216.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°15'07" EAST, 1201.79 FEET) TO THE POINT OF TANGENCY. THENCE SOUTH 82°32'5.3" EAST, A DISTANCE OF 1166.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3500.00 FEET AND A CENTRAL ANGLE OF 07°01'51"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 429.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°01'57" EAST, 429.23 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 75°31'02" EAST, A DISTANCE OF 56.32 FEET TO THE INTERSECTION OF THE CENTERLINE OF A.C. SKINNER PARKWAY WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE "LIMITS OF CONVEYANCE" AS RECORDED IN MAP BOOK "E", PAGE 76 OF SAID PUBLIC RECORDS; THENCE NORTH 13°29'48" EAST, DEPARTING LAST SAID CENTERLINE, AND ALONG LAST SAID SOUTHERLY PROLONGATION, A DISTANCE OF 50.01 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, AFOREMENTIONED AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID "LIMITS OF CONVEYANCE" THE FOLLOWING TWO (2) COURSES: (1) NORTH 13°29'48" EAST, 89.6.3 FEET; (2) NORTH 01°24'55" WEST, 450.45 FEET TO A POINT ON THE CURRENT SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY). THENCE ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 82°33'36" EAST, 222.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4507.37 FEET AND A CENTRAL ANGLE OF 07°13'00"; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 567.72 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°10'06" EAST, 567.35 FEET) TO THE POINT OF TANGENCY; (3) THENCE SOUTH 89°46'36" EAST, 1852.41 FEET; THENCE SOUTH 00-12'35" WEST, DEPARTING LAST SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 170.37, PAGE 1187, A DISTANCE OF 607.92 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, AFOREMENTIONED; THENCE ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 71°30'27" WEST, 382.03 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 09°03'52"; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 308.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°02'23" WEST, 308.18 FEET TO A NON-TANGENT POINT; (3) NORTH 09°25'40" WEST, 65.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1885.00 FEET AND A CENTRAL ANGLE OF 07°44'06"; (4) THENCE ALONG AND AROUND THE ARC OF SAID CURVE. A DISTANCE OF 254.48 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°26'22" WEST, 254.29 FEET) TO A NON-TANGENT POINT; (5) THENCE NORTH 01°41'34" WEST, 15.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1870.00 AND A CENTRAL ANGLE OF 02°17'31"; (6) THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 74.80 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°27'11" WEST, 74.80 FEET TO A NON-TANGENT POINT; (7) THENCE SOUTH 45°25'48" WEST, A DISTANCE OF 110.61 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 11°35'31"; (8) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 394.52 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'48" WEST, 393.85 FEET) TO THE POINT OF TANGENCY; (9) NORTH 75°31'02" WEST, 1216.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42.55 ACRES, MORE OR LESS.