

January 8, 2016

ORDINANCE 98-220-E

**Legal Description**

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A PARCEL OF LAND BEING A PART OF AND LYING IN SECTION 12 (SECTIONS 11 AND 12 PER DEED), TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 1, 12 AND 56, TOWNSHIP AND RANGE, AFOREMENTIONED, AND RUN SOUTH 04° 17' 00" WEST, ALONG THE LINE DIVIDING SECTIONS 12 AND 56, A DISTANCE OF 1,164.41 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 5727, PAGE 1131, OF THE PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 04° 17' 00" WEST, A DISTANCE OF 625.75 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF THAT CERTAIN EASEMENT PROVIDED FOR JTA ROADWAY PURPOSES ( A 100 FOOT RIGHT OF WAY); RUN THENCE NORTH 87° 31' 20" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 77.50 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN NORTH 87° 31' 20" EAST, A DISTANCE OF 482.53 FEET; RUN THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 622.96 FEET, A CHORD DISTANCE OF 77.14 FEET TO A POINT OF INTERSECTION OF THE NORTHWESTERLY GATE LANDS COMPANY RIGHT OF WAY LINE AND THE SOUTHERLY JTA RIGHT OF WAY LINE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 83° 58' 22" EAST; RUN THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES; FIRST COURSE, SOUTH 11° 00' 00" EAST, A DISTANCE OF 67.01 FEET; SECOND COURSE, SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 492.47 FEET, A CHORD DISTANCE OF 253.25 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 25° 53' 58" EAST; RUN THENCE SOUTH 48° 59' 21" WEST A DISTANCE OF 759.14 FEET; RUN THENCE NORTH 59° 02' 25" WEST, A DISTANCE OF 204.46 FEET; RUN THENCE NORTH 05° 51' 32" EAST, A DISTANCE OF 606.26 FEET; RUN THENCE NORTH 04° 17' 00" EAST, A DISTANCE OF 54.66 FEET THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT RIGHTS AS CONTAINED ON OFFICIAL RECORDS BOOK 5884, PAGE 745 AND ASSIGNED IN QUIT CLAIM, ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6249, PAGE 59 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

AND

TOGETHER WITH EASEMENT RIGHTS AS CONTAINED IN OFFICIAL RECORDS BOOK 5913, PAGE 995 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

THE LAND THUS DESCRIBED CONTAINS 8.815 ACRES, MORE OR LESS.