

Legal Description

A TRACT OF LAND BEING A PORTION OF SECTION 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1, ON PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE S00°22'38"E, ALONG THE EASTERLY LINE OF SAID SECTION 6, FOR 2568.19 FEET; THENCE S16°25'40"W, FOR 65.15 FEET; THENCE S73°37'14"E, FOR 59.99 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A SEABOARD COAST LINE RAILROAD (A 100 FOOT RIGHT-OF-WAY, AS IT IS NOW ESTABLISHED); THENCE S16°25'25"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR 147.89 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN TEMPORARY ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORDS VOLUME 8770, ON PAGE 338 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO (2) COURSES; (1) THENCE N73°34'04"W, FOR 728.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1333.42 FEET, A CENTRAL ANGLE OF 17°13'04", AN ARC LENGTH OF 400.70 FEET AND A CHORD BEARING N64°57'32"W, FOR 399.19 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF PARCEL 2 OF THAT CERTAIN CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORDS VOLUME 8002, ON PAGE 1 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY BOUNDARY OF PARCEL 2, THE FOLLOWING THIRTY-FOUR (34) COURSES; (1) THENCE S35°43'46"W, FOR 68.74 FEET; (2) THENCE S46°53'16"W, FOR 48.33 FEET; (3) THENCE S21°19'07"W, FOR 40.45 FEET; (4) THENCE S39°19'35"W, 47.17 FEET; (5) THENCE S42°33'17"E, FOR 76.55 FEET; (6) THENCE S63°40'06"E, FOR 42.42 FEET; (7) THENCE S23°07'26"E, FOR 77.22 FEET; (8) THENCE S14°16'11"E, FOR 52.14 FEET; (9) THENCE S24°22'44"E, FOR 70.34 FEET; (10) THENCE S34°38'13"W, FOR 447.70 FEET; (11) THENCE S70°13'10"W, FOR 311.09 FEET; (12) THENCE S60°15'49"W, FOR 143.72 FEET; (13) THENCE S59°11'13"W, FOR 374.08 FEET; (14) THENCE S43°16'26"W, FOR 194.55 FEET; (15) THENCE S19°12'31"W, FOR 126.19 FEET; (16) THENCE S13°24'43"W, FOR 66.01 FEET; (17) THENCE S44°20'11"W, FOR 75.09 FEET; (18) THENCE S34°47'11"W, FOR 185.42 FEET; (19) THENCE S05°07'37"W, FOR 43.78 FEET; (20) THENCE S18°10'37"E, FOR 162.23 FEET; (21) THENCE S12°31'37"W, FOR 54.21 FEET; (22) THENCE S76°57'48"W, FOR 112.88 FEET; (23) THENCE S38°18'20"W, FOR 283.42 FEET; (24) THENCE S00°38'03"E, FOR 166.09 FEET; (25) THENCE S40°38'02"W, FOR 300.00 FEET; (26) THENCE S80°41'08"W, FOR 483.31 FEET; (27) THENCE N72°39'49"W, FOR 47.80 FEET; (28) THENCE N43°26'40"W, FOR 35.71 FEET; (29) THENCE S57°53'55"W, FOR 211.42 FEET; (30) THENCE S41°33'21"E, FOR 35.47 FEET; (31) THENCE S04°08'54"W, FOR 52.42 FEET; (32) THENCE S82°19'23"W, FOR 45.28 FEET; (33) THENCE S46°58'10"W, FOR 43.94 FEET; (34) THENCE S46°02'53"W, FOR 29.57 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF AFORESAID SECTION 6; THENCE N89°34'59"W, ALONG SAID SOUTH

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LINE, FOR 635.25 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COLE ROAD, CITY ROAD NO. 1514 (A RIGHT-OF-WAY OF VARYING WIDTH), SAID POINT ALSO BEING THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 833.94 FEET, A CENTRAL ANGLE OF 05°48'31", AN ARC LENGTH OF 84.55 FEET AND A CHORD BEARING N69°39'06"W, FOR 84.51 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF PARCEL 3 OF THAT CERTAIN CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORDS VOLUME 8002, ON PAGE 1 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF PARCEL 3, THE FOLLOWING SEVENTY (70) COURSES; (1) THENCE S88°26'51"E, FOR 29.17 FEET; (2) THENCE N38°10'36"E, FOR 135.25 FEET; (3) THENCE N26°40'52"W, FOR 77.23 FEET; (4) THENCE N42°00'54"W, FOR 45.49 FEET; (5) THENCE N80°33'00"W, FOR 22.09 FEET; (6) THENCE N77°05'29"W, FOR 33.02 FEET; (7) THENCE N78°43'19"W, FOR 34.06 FEET; (8) THENCE S59°38'40"W, FOR 21.21 FEET; (9) THENCE N42°14'39" W, FOR 27.46 FEET; (10) THENCE S26°14'12"W, FOR 39.81 FEET; (11) THENCE S87°24'11"W, FOR 30.36 FEET; (12) THENCE N65°38'56"W, FOR 77.10 FEET; (13) THENCE N35°47'45"W, FOR 29.83 FEET; (14) THENCE N78°08'54"W, FOR 41.05 FEET; (15) THENCE N85°31'52"W, FOR 39.62 FEET; (16) THENCE N81°18'19"W, FOR 48.26 FEET; (17) THENCE N78°13'30"W, FOR 99.84 FEET; (18) THENCE N63°27'12"W, FOR 55.73 FEET; (19) THENCE N18°27'12"W, FOR 78.82 FEET; (20) THENCE N16°54'20"E, FOR 49.44 FEET; (21) THENCE S78°12'28"E, FOR 37.54 FEET; (22) THENCE S32°52'16"E, FOR 48.09 FEET; (23) THENCE N85°22'48"E, FOR 34.13 FEET; (24) THENCE N29°10'21"W, FOR 47.38 FEET; (25) THENCE N14°08'29"W, FOR 42.15 FEET; (26) THENCE N53°33'09"E, FOR 40.00 FEET; (27) THENCE N15°59'02"E, FOR 49.20 FEET; (28) THENCE N59°09'07"E, FOR 51.24 FEET; (29) THENCE N37°02'53"E, FOR 56.32 FEET; (30) THENCE N31°10'21"E, FOR 18.38 FEET; (31) THENCE N46°03'24"E, FOR 38.33 FEET; (32) THENCE N72°51'32"E, FOR 62.32 FEET; (33) THENCE S81°04'24"E, FOR 36.24 FEET; (34) THENCE S02°06'01"W, FOR 42.72 FEET; (35) THENCE S34°29'17"E, FOR 57.14 FEET; (36) THENCE S33°29'12' E, FOR 38.05 FEET; (37) THENCE S30°28'26"E, FOR 49.00 FEET; (38) THENCE S50°36'37"E, FOR 31.95 FEET; (39) THENCE S09°31'03"E, FOR 27.11 FEET; (40) THENCE S81°59'51"E, FOR 39.45 FEET; (41) THENCE S02°37'49"W, FOR 22.20 FEET; (42) THENCE S29°16'59"E, FOR 23.77 FEET; (43) THENCE S66°33'01"E, FOR 42.45 FEET; (44) THENCE S69°38'09"E, FOR 54.71 FEET; (45) THENCE S62°01'24"E, FOR 54.92 FEET; (46) THENCE S37°19'36"E, FOR 27.29 FEET; (47) THENCE S67°14'39"E, FOR 39.46 FEET; (48) THENCE S83°06'55"E, FOR 48.37 FEET; (49) THENCE S65°41'08"E, FOR 33.54 FEET; (50) THENCE S74°04'52"E, FOR 30.02 FEET; (51) THENCE S74°46'17"E, FOR 47.01 FEET; (52) THENCE S85°25'20"E, FOR 35.62 FEET; (53) THENCE N32°10'11"E, FOR 33.12 FEET; (54) THENCE N30°54'54"E, FOR 35.85 FEET; (55) THENCE N87°37'17"E, FOR 35.78 FEET; (56) THENCE S76°25'59"E, FOR 16.28 FEET; (57) THENCE N57°01'17"E, FOR 30.66 FEET; (58) THENCE S42°45'40"E, FOR 76.93 FEET; (59) THENCE S69°16'32"E, FOR 11.99 FEET; (60) THENCE N46°44'56"E, FOR 16.58 FEET; (61) THENCE N88°21'59"E, FOR 25.24 FEET; (62) THENCE S51°11'34"E, FOR 26.08 FEET; (63) THENCE S21°20'42"E, FOR 34.44 FEET; (64) THENCE S79°22'29"E, FOR 40.11 FEET; (65) THENCE S64°46'40"E, FOR 40.16 FEET; (66) THENCE S43°28'52"E, FOR 44.48 FEET; (67) THENCE S41°33'35"E, FOR 37.50 FEET; (68) THENCE N57°53'41"E, FOR 205.60 FEET; (69) THENCE N54°24'42"W, FOR 17.65 FEET; (70) THENCE N30°27'14"E, FOR 43.86 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 36°59'29", AN ARC LENGTH OF 158.18 FEET AND A

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CHORD BEARING N59°06'48"E, FOR 155.44 FEET TO THE POINT OF TANGENCY; THENCE N40°37'03"E, FOR 149.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 11°02'04", AN ARC LENGTH OF 102.07 FEET AND A CHORD BEARING N35°06'01"E, FOR 101.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 15°40'53", AN ARC LENGTH OF 273.69 FEET AND A CHORD BEARING N21°44'32"E, FOR 272.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1375.00 FEET, A CENTRAL ANGLE OF 08°36'18", AN ARC LENGTH OF 206.50 FEET AND A CHORD BEARING N18°12'15"E, FOR 206.31 FEET TO THE POINT OF TANGENCY; THENCE N22°30'24"E, FOR 229.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 88°59'04", AN ARC LENGTH OF 147.54 FEET AND A CHORD BEARING N21°59'09"W, FOR 133.15 FEET TO THE POINT OF TANGENCY; THENCE N66°28'41"W, 265.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 58°06'43", AN ARC LENGTH OF 25.36 FEET AND A CHORD BEARING N37°25'19"W, FOR 24.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 09°20'10", AN ARC LENGTH OF 57.03 FEET AND A CHORD BEARING N13°02'03"W, FOR 56.97 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OR 25.00 FEET, A CENTRAL ANGLE OF 21°27'34", AN ARC LENGTH OF 9.36 FEET AND A CHORD BEARING N28°25'55"W, FOR 9.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 48°11'39", AN ARC LENGTH OF 63.09 FEET AND A CHORD BEARING N63°15'31"W, FOR 61.24 FEET TO THE POINT OF TANGENCY; THENCE N87°21'21"W, FOR 58.42 FEET; THENCE N21°31'08"E FO 383.22 FEET; THENCE N64°46'39"E, FOR 63.43 FEET; THENCE S70°13'21"E, FOR 366.13 FEET; THENCE N18°40'00"E, FOR 1447.21 FEET; THENCE N60°16'45"E, FOR 493.19 FEET; THENCE S29°43'15"E, FOR 361.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1573.42 FEET, A CENTRAL ANGLE OF 20°43'34", AN ARC LENGTH OF 569.16 FEET AND A CHORD BEARING S40°05'02"E, FOR 566.06 FEET; THENCE N37°22'04"E, FOR 240.21 FEET TO THE POINT OF INTERSECTION WITH AFORESAID SOUTHERLY LINE OF THAT CERTAIN TEMPORARY ACCESS EASEMENT, SAID POINT ALSO BEING THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, HAVING A RADIUS OF 1333.42 FEET, A CENTRAL ANGLE OF 06°17'49", AN ARC LENGTH OF 146.54 FEET AND A CHORD BEARING S53°12'06"E, FOR 146.47 FEET TO THE POINT OF BEGINNING.

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LESS AND EXCEPT ANY PART RECORDED IN O. R. BOOK 13225, PAGE 133 AND O. R. BOOK 13225, PAGE 137
OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART RECORDED IN O.R. BOOK 16965, PAGE 1977 AND O.R. BOOK 16965, PAGE 2355
OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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