

June 12, 2017

2017-423
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Parcel 1:

That certain tract or parcel of land being a portion of Lot 29, A.H. Diven's Subdivision as recorded in Deed Book AH, Page 709, of the former public records of Duval County, Florida, being more particularly described as: Beginning at the intersection of the present Northerly right of way line of Beach Boulevard with the Westerly right of way line of University Boulevard, an 80 foot right of way; thence North 4 degrees 28 minutes 37 seconds East along the Westerly right of way line of said University Boulevard and 40 feet distant from the centerline thereof as established by the State Road Department of Florida, 191.58 feet to an angle point in said right of way line; thence continue along said right of way line, North 3 degrees 55 minutes 01 seconds East, 92.1 feet to an intersection with the Northerly boundary of said Lot 29, Diven's Subdivision, thence North 85 degrees 27 minutes 53 seconds West along the Northerly boundary of said Lot 29, 136.35 feet; thence South 18 degrees 45 minutes 07 seconds West, 241.21 feet to the Northerly right of way line of said Beach Boulevard; thence South 71 degrees 14 minutes 53 seconds East along said right of way line, 203 feet to the point of beginning.

Less and Except the following two parcels:

Parcel A:

A Part Of Lot 29, A.S. Diven Subdivision, As Recorded In Deed Book AH, Page 709, Of The Current Public Records Of Duval County, Florida, In The Francis Richard Grant, Section 52, Township 2 South, Range 27 East, Said Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Intersection Of The Baseline Of Survey Of F.O.P. Way (As Per Florida Department Of Transportation Right Of Way Map Section 72190, F.P. No. 4309141), And The Centerline Of Survey Of State Road No. 212 (Beach Boulevard, As Per Florida Department Of Transportation Right Of Way Map Section 7219-106); Thence South 70°54'08" East, Departing Said Baseline Of Survey Of F.O.P. Way, Along Said Centerline Of Survey Of State Road No. 212 (Beach Boulevard), A Distance Of 1,623.94 Feet; Thence North 04°47'54" East, Departing Said Centerline Of Survey Of State Road No. 212 (Beach Boulevard), A Distance Of 44.37 Feet To The Intersection Of The Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard, A Variable Width Right Of Way, As Per Florida, Department Of Transportation Right Of Way Map Section 72540-2601), With The Northerly Existing Right Of Way Line Of Said State Road No. 212 (Beach Boulevard, A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map Section 7219-106), And The Point Of Beginning; Thence North 70°54'08" West, Departing Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard), Along Said Northerly Existing Right Of Way Line Of State Road No. 212 (Beach Boulevard), A Distance Of 47.39 Feet; Thence North 04°16'54" West, Departing Said Northerly Existing Right Of Way Line, A Distance Of 8.24 Feet To A Curve To The Left, Having A Radius Of 34,91 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 49°06'31, An Arc Distance Of 29.93 Feet And A Chord Bearing And Distance Of North 61°09'50" East, 29.02 Feet; Thence South 53°23'25" East, A Distance Of 6.19 Feet To A Curve To The Left, Having A Radius Of 40.00 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 28°55'58, An Arc Distance Of 20.20 Feet And A Chord Bearing And Distance Of North 19°27'58" East, 19.99 Feet To The Point Of Tangency; Thence North 04°59'59" East, A Distance Of 40.00 Feet; Thence North 04°56'35" East, A Distance Of 67.81 Feet; Thence North 04°26'13" East, A Distance Of 58.64 Feet To The Southerly Line Of A 40.00 Foot Florida Department Of Transportation Lateral Ditch As Per Official Records Volume 2841, Page 755, Of The Current Public Records Of Said Duval County, Florida; Thence South 52°16'22" East, Along Said Southerly Line, A Distance Of 15.03 Feet To Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard); Thence South 04°14'18" West, Along Said Westerly Existing Right Of Way Line, A Distance Of 18.76 Feet; Thence

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South 04°47'54" West, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 191.51 Feet To The Point Of Beginning.

Parcel B:

A part of Lot 29, A.S. Divens Subdivision, as recorded in Deed Book AH, Page 70, of the current public records of Duval County, Florida, in the Francis Richard Grant, Section 52, Township 2 South, Range 27 East, said Duval County, Florida, being more particularly described as follows:

Commence At The Intersection Of The Baseline Of Survey Of Lottie Street Extension (As Per Florida Department Of Transportation Right Of Way Map Section 72190, F.P. 4309141), With The Centerline Of Survey Of State Road No. 109 (University Boulevard, As Per Florida Department Of Transportation Right Of Way Map Section 72540-2601); Thence South 04°14'18" West, Departing Said Baseline Of Survey Of Lottie Street Extension, Along Said Centerline Of Survey Of State Road No. 109 (University Boulevard), A Distance Of 645.11 Feet; Thence North 85°45'42" West, Departing Said Centerline Of Survey, A Distance Of 40.00 Feet To The Intersection Of The Westerly Existing Right Of Way Line Of Said State Road No. 109 (University Boulevard, A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map Section 72540-2601), And The Northerly Line Of A 40.00 Foot Florida Department Of Transportation Lateral Ditch, As Per Official Records Volume 2841, Page 755, Of The Current Public Records Of Said Duval County, Florida, And The Point Of Beginning; Thence North 52°16'22" West, Departing Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard), Along The Northerly Line Of Said 40.00 Foot Ditch, A Distance Of 14.96 Feet; Thence North 04°15'34" East, Departing Said Northerly Line, A Distance Of 17.91 Feet; Thence South 85°05'08" East, A Distance Of 2.97 Feet To A Jog In Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard); Thence Continue South 85°05'08" East, Along Said Jog, A Distance Of 9.50 Feet; Thence South 04°14'18" West, Departing Said Jog, Along Said Westerly Existing Right Of Way Line, A Distance Of 26.02 Feet To The Point Of Beginning.

Parcel 2:

A Part Of Lot 29, A.S. Diven Subdivision, As Recorded In Deed Book AH, Page 709, Of The Current Public Records Of Duval County, Florida, In The Francis Richard Grant, Section 52, Township 2 South, Range 27 East, Said Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Intersection Of The Baseline Of Survey Of Lottie Street Extension (As Per Florida Department Of Transportation Right Of Way Map Section 72190, F.P. 4309141), With The Centerline Of Survey Of State Road No. 109 (University Boulevard, As Per Florida Department Of Transportation Right Of Way Map Section 72540-2601); Thence South 04°14'18" West, Departing Said Baseline Of Survey Of Lottie Street Extension, Along Said Centerline Of Survey Of State Road No. 109 (University Boulevard), A Distance Of 645.11 Feet; Thence North 85°45'42" West, Departing Said Centerline Of Survey, A Distance Of 40.00 Feet To The Intersection Of The Westerly Existing Right Of Way Line Of Said State Road No. 109 (University Boulevard), And The Northerly Line Of A 40.00 Foot Florida Department Of Transportation Lateral Ditch, As Per Official Records Volume 2841, Page 755, Of The Current Public Records Of Said Duval County, Florida; Thence North 52°16'22" West, Along Said Northerly Line, A Distance Of 14.96 Feet To The Point Of Beginning; Thence South 04°18'23" West, A Distance Of 47.93 Feet To The Southerly Line Of Said 40.00 Foot Florida Department Of Transportation Lateral Ditch; Thence North 52°16'22" West, Along Said Southerly Line, A Distance Of 98.10 Feet; Thence North 85°16'22" West, Continuing Along Said Southerly Line Of The Lateral Ditch, A Distance Of 45.14 Feet; Thence North 19°05'52" East, A Distance Of 13.22 Feet To The Northerly Line Of Lot 29, A.S. Diven Subdivision, As

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Recorded In Deed Book AH, Page 709, Of Said Current Public Records; Thence South 85°05'08" East, Along Said Northerly Line Of Lot 29, A Distance Of 96.08 Feet To The Northerly Line Of Said 40.00 Foot Florida Department Of Transportation Lateral Ditch; Thence South 52°16'22" East, Along Said Northerly Line Of The Lateral Ditch, A Distance Of 33.05 Feet To The Point Of Beginning.