

Legal Description

Legal Dated July 20, 2018 for Logan Point Plantation PUD

PART OF SECTION 32, OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 32 AND THE WEST LINE OF DUNN'S CREEK FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 52 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89° 11' 25" WEST, ALONG SAID NORTH LINE OF SECTION 32, 39.89 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWESTERLY CORNER OF A 40.00 FOOT WIDE ROAD, AS DESCRIBED IN DEED BOOK 646, PAGE 82 OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 01° 35' 18" EAST, ALONG THE WESTERLY LINE OF SAID 40.00 ROAD, 1,299.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15664, PAGE 2123, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 52° 22' 55" WEST, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, 386.14 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 54° 24' 26" WEST, ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS AND THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5824, PAGE 332 OF SAID CURRENT PUBLIC RECORD OF DUVAL COUNTY, FLORIDA, 637.36 FEET TO THE NORTHWESTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 87° 06' 26" WEST, 121.94 FEET; THENCE SOUTH 53° 50' 54" WEST, 738.58 FEET TO A POINT SITUATE IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NEW BERLN ROAD, (A 60 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED), SAID POINT BEING IN A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS 2,834.93 FEET; THENCE AROUND AND ALONG SAID CURVE, AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID NEW BERLIN ROAD, THROUGH A CENTRAL ANGLE OF 06° 05' 20" AN ARC DISTANCE 301.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46° 01' 06" WEST, 301.13 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10449, PAGE 929 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 53° 58' 50" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, 790.69 FEET TO THE SOUTHEAST CORNER OF LAND SAID LANDS; THENCE NORTH 36° 20' 19" WEST, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, 358.06 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT BEING SITUATE IN THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5979, PAGE 891 OF SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 53° 41' 37" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, 158.27 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 36° 16'

18" WEST, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS AND THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10967, PAGE 1677 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE NORTHWESTERLY PROLONGATION THEREOF, 801.82 FEET, TO A POINT BEING SITUATE IN THE SOUTHERLY LINE OF THOSE DESCRIBED IN OFFICIAL RECORDS BOOK 88, PAGE 352 OF SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 53° 36' 21" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, 268.16 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS, SAID POINT ALSO BEING SITUATE IN THE NORTHERLY LINE OF SAID SECTION 32; THENCE NORTH 89° 24' 44" EAST, ALONG SAID NORTHERLY LINE OF SECTION 32, 1,426.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 1,935,616.25 SQUARE FEET AND/OR 44.44 ACRES, MORE OR LESS.