

Legal Description

A portion of Lots 56, 57, 60 and 61, according to A.B. Campbell's Division of Tiger Hole Plantation, recorded in Deed Book "AQ", pages 260 and 261, of the former Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Easterly line of Ironwood, as recorded in Plat Book 57, pages 64, 64A through 64S, of the current Public Records of said Duval County, with the Southerly right of way line of Gate Parkway West, a variable width right of way as now established; thence along said Southerly right of way line the following five (5) courses: 1) North 88°17'08" East, departing said Easterly line, 28.30 feet; 2) South 78°13'07" East, 51.42 feet; 3) North 88°17'08" East, 226.37 feet; 4) North 78°32'39" East, 70.92 feet; 5) North 88°17'08" East, 248.48 feet to the Point of Beginning.

From said Point of Beginning, thence continue along said Southerly right of way line of Gate Parkway West the following six (6) courses: 1) North 88°17'08" East, 214.66 feet to the point of curvature of a curve concave Northerly, having a radius of 1060.00 feet; 2) Northeasterly along the arc of said curve through a central angle of 10°14'52", an arc distance of 189.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 83°09'42" East, 189.34 feet; 2) North 89°59'45" East, 52.07 feet to a point on a curve concave Northwesterly, having a radius of 1072.00 feet; 3) Northeasterly along the arc of said curve, through a central angle of 12°22'53", an arc distance of 231.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 69°07'24" East, 231.21 feet; 4) North 51°11'02" East, 69.75 feet to a point on a curve concave Northwesterly, having a radius of 1060.00 feet; 5) Northeasterly along the arc of said curve, through a central angle of 17°37'10", an arc distance of 325.97 feet to a point on said curve, said point lying on the Easterly line of those lands described and recorded in Official Records Volume 1044, page 435 of said public records, said arc being subtended by a chord bearing and distance of North 50°25'45" East, 324.68 feet; thence South 00°45'12" East, departing said Southerly right of way line and along said Easterly line, 997.19 feet to its intersection with the Easterly line of those lands described and recorded in Official Records Volume 12941, page 1185 of said public records; thence Southwesterly and Northwesterly along said Easterly line the following twenty-nine (29) courses: 1) South 89°14'47" West, departing said Easterly line of lands in Official Records Volume 1044, page 435, a distance of 35.81 feet; 2) South 65°44'24" West, 10.32 feet; 3) South 49°41'02" West, 22.43 feet; 4) South 72°23'43" West, 62.57 feet; 5) South 81°08'10" West, 51.44 feet; 6) North 72°45'24" West, 43.66 feet; 7) South 17°26'57" West, 42.95 feet; 8) South 58°21'03" West, 37.03 feet; 9) South 86°22'08" West, 77.66 feet; 10) North 35°36'47" West, 86.82 feet; 11) North 64°15'34" West, 60.47 feet; 12) North 68°53'18" West, 70.72 feet; 13) North 89°26'21" West, 83.31 feet; 14) North 81°12'34" West, 29.07 feet; 15) North 83°03'04" West, 75.79 feet; 16) South 52°52'23" West, 80.10 feet; 17) South 75°36'39" West, 63.39 feet; 18) North 72°02'21" West, 69.46 feet; 19) North 64°37'49" West, 39.87 feet; 20) North 28°34'29" West, 79.78 feet; 21) North 28°23'00" West, 105.15 feet; 22) North 26°33'02" East, 53.85 feet; 23) North 25°05'27" West, 102.94 feet; 24) North 01°56'10" West, 77.68 feet; 25) North 00°23'46" East, 55.51 feet; 26) North 62°24'05" East, 51.43 feet; 27) North 39°20'40" East, 94.14 feet; 28) North 41°55'57" West, 91.34 feet; 29) North 01°42'52" West, 20.81 feet to the Point of Beginning.

September 27, 2018