

Legal Description

MAP SHOWING AS-BUILT SURVEY OF

PARCEL 1
A PORTION OF SECTIONS 16 AND 42, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF OLD ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF SPARKMAN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 46°52'10" EAST ALONG THE NORTHEASTERLY PROLONGATION OF THE CENTERLINE OF SPARKMAN ROAD, 51.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. AUGUSTINE ROAD; FOR THE POINT OF BEGINNING; THENCE NORTH 54°28'12" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 20.40 FEET; THENCE NORTH 46°52'14" EAST, 47.07 FEET; THENCE NORTH 60°12'38" EAST, 917.68 FEET; THENCE SOUTH 21°06'41" WEST, 777.40 FEET; THENCE NORTH 59°52'00" WEST, 87.53 FEET; THENCE SOUTH 12°04'22" WEST, 193.95 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD ST. AUGUSTINE ROAD; THENCE NORTH 59°52'00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 532.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST; THE CENTERLINE OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A CHORD DISTANCE OF NORTH 67°10'06" WEST, 205.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 54°28'12" WEST CONTENDING A 90° SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 11.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2
A PORTION OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF OLD ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF SPARKMAN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 46° 52' 10" EAST ALONG THE NORTHEASTERLY PROLONGATION OF THE CENTERLINE OF SAID SPARKMAN ROAD, 51.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. AUGUSTINE ROAD; THENCE NORTH 54° 28' 12" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 20.40 FEET; THENCE NORTH 46° 52' 14" EAST, 47.07 FEET; THENCE NORTH 60° 12' 38" EAST, 917.68 FEET; THENCE SOUTH 21° 06' 41" WEST, 777.40 FEET; THENCE NORTH 59° 52' 00" WEST, 87.53 FEET; THENCE SOUTH 12° 04' 22" WEST, 193.95 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD ST. AUGUSTINE ROAD; THENCE NORTH 59° 52' 00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 532.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST; THE CENTERLINE OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A CHORD DISTANCE OF NORTH 67° 10' 06" WEST, 205.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 54° 28' 12" WEST CONTENDING A 90° SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 11.66 FEET TO THE POINT OF BEGINNING.

LANDS DESCRIBED BEING TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS THEREON BY AND A RIGHT OF WAY OVER THE EXISTING DRIVEWAY AND PARKING AREA FOR ACCESS TO OLD ST. AUGUSTINE ROAD.

CERTIFIED TO: FIRST CONSERVATIVE BAPTIST CHURCH