

Legal Description

PARCEL 008754

PART OF LOT 9, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE SET IN THE FORMER EAST LINE OF HAMMOND BOULEVARD AND IN THE FORMER SOUTH LINE OF THE OLD GAINESVILLE ROAD, AND RUN THENCE EASTERLY ALONG THE FORMER SOUTH LINE OF SAID OLD GAINESVILLE ROAD 322.2 FEET TO AN IRON PIPE; THENCE RUN SOUTH 286.6 FEET TO AN IRON PIPE; THENCE RUN WEST 321.0 FEET TO AN IRON PIPE SET ON FORMER EAST LINE OF HAMMOND BOULEVARD, AND THENCE RUN NORTH ALONG THE FORMER EAST LINE OF SAID HAMMOND BOULEVARD 241.7 FEET TO THE POINT OF BEGINNING; EXCEPTING THAT PART DESCRIBED IN DEED BOOK 1664, PAGE 317, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF TRACT 9, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, IN JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, PUBLIC RECORDS, SAID PART BEING BOUNDED BY THE OLD GAINESVILLE ROAD ON THE SOUTH BY THE CRYSTAL SPRINGS ROAD ON THE NORTH AND BY HAMMOND BOULEVARD ON THE WEST, AS SHOWN ON MAP BY DUVAL COUNTY ENGINEER OFFICE.

EXCEPTING THEREFROM

A PARCEL OF LAND LYING IN TRACT 9, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS PER MAP RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. SAID PARCEL LYING SOUTHERLY OF AND JOINING THE SOUTHERLY BOUNDARY OF THE RIGHT OF WAY OF OLD GAINESVILLE ROAD (FORMERLY COUNTY ROAD #472) AND LYING EASTERLY OF AND WITHIN 40.0 FEET OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCE AT A SPIKE FOUND AT THE INTERSECTION OF A NORTHERLY PROLONGATION OF THE CENTERLINE TANGENT OF HAMMOND BOULEVARD WITH A WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID TRACT 9, BLOCK 2 AND RUN SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST ALONG SAID NORTHERLY PROLONGATION, 17.80 FEET TO AN IRON AT THE POINT OF INTERSECTION OF THE CENTERLINE TANGENTS OF A CURVE IN SAID CENTERLINE; THENCE CONTINUE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, ALONG SAID CENTERLINE TANGENT, 376.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 800.00 FEET AND THE POINT OF BEGINNING OF SAID CENTERLINE.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTHEASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, 703.55 FEET THROUGH A CENTRAL ANGLE OF 50 DEGREES 23 MINUTES 18 SECONDS TO THE END OF SAID CENTERLINE.

Legal Description

EXCEPTING THEREFROM ANY PORTION OF THE AFOREDESCRIBED PARCEL LYING WITHIN THE CURRENT BOUNDARIES OF THE PUBLIC RIGHTS OF WAY.

PARCEL 008757

PART OF TRACTS 9 AND 10, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE FORMER EAST LINE OF HAMMOND BOULEVARD WITH THE SOUTH LINE OF SAID TRACT 10; THENCE NORTH 89 DEGREES 28 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE OF TRACT 10, 325 FEET; THENCE NORTH 0 DEGREES 15 MINUTES 25 SECONDS WEST, 777.6 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST, 320.06 FEET TO A POINT IN SAID FORMER EAST LINE OF HAMMOND BOULEVARD THAT IS 292.5 FEET, MORE OR LESS, FROM THE FORMER CENTERLINE OF PAVEMENT OF OLD GAINESVILLE ROAD; THENCE SOUTH 0 DEGREES 06 MINUTES 20 SECONDS WEST, ALONG SAID FORMER EAST LINE OF HAMMOND BOULEVARD, 781.4 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTH 1/2 OF VACATED 30 FOOT ROAD LYING SOUTHERLY OF AND ADJACENT THERETO. SAID ROAD CLOSED BY ORDINANCE 97-788-E RECORDED IN O.R. BOOK 8717, PAGE 1943 CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXCEPTING THEREFROM

A PARCEL OF LAND LYING IN TRACT 9, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS PER MAP RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. SAID PARCEL LYING SOUTHERLY OF AND JOINING THE SOUTHERLY BOUNDARY OF THE RIGHT OF WAY OF OLD GAINESVILLE ROAD (FORMERLY COUNTY ROAD #472) AND LYING EASTERLY OF AND WITHIN 40.0 FEET OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCE AT A SPIKE FOUND AT THE INTERSECTION OF A NORTHERLY PROLONGATION OF THE CENTERLINE TANGENT OF HAMMOND BOULEVARD WITH A WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID TRACT 9, BLOCK 2 AND RUN SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST ALONG SAID NORTHERLY PROLONGATION, 17.80 FEET TO AN IRON AT THE POINT OF INTERSECTION OF THE CENTERLINE TANGENTS OF A CURVE IN SAID CENTERLINE; THENCE CONTINUE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, ALONG SAID CENTERLINE TANGENT, 376.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 800.00 FEET AND THE POINT OF BEGINNING OF SAID CENTERLINE.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTHEASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, 703.55 FEET THROUGH A CENTRAL ANGLE OF 50 DEGREES 23 MINUTES 18 SECONDS TO THE END OF SAID CENTERLINE.

Legal Description

EXCEPTING THEREFROM ANY PORTION OF THE AFOREDESCRIBED PARCEL LYING WITHIN THE CURRENT BOUNDARIES OF THE PUBLIC RIGHTS OF WAY.

EXCEPTING FROM AFOREDESCRIBED PARCELS 008754 AND 008757 ANY PORTIONS THEREOF LYING IN CURRENT ROAD RIGHTS OF WAY.