

November 14, 2018

Legal Description

A portion of Section 1, Township 3 South, Range 28 East, Duval County, Florida, being a portion of Parcel Three as described and recorded in Official Records Volume 6477, page 889, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly right of way line of Sam Yopez Road, a 100 foot right of way as presently established, with the Easterly right of way line of San Pablo Parkway, a variable width right of way as presently established; thence Northerly along said Easterly right of way line the following 4 courses: Course 1, thence North 48°03'01" West, 71.92 feet to a point on a curve concave Westerly having a radius of 2070.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 03°38'11", an arc length of 131.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 04°58'56" West, 131.36 feet; Course 3, thence North 06°48'02" West, 642.33 feet to the point of curvature of a curve concave Easterly having a radius of 1430.00 feet; Course 4, thence Northerly along the arc of said curve, through a central angle of 20°36'06", an arc length of 514.18 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 03°30'02" East, 511.42 feet; thence Northeasterly, departing said Easterly right of way line and along the arc of a curve concave Southeasterly having a radius of 30.00 feet, through a central angle of 103°32'39", an arc length of 54.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°34'24" East, 47.13 feet; thence South 62°39'16" East, 232.51 feet; thence South 08°49'43" East, 507.27 feet; thence South 05°56'13" East, 739.35 feet to a point lying on said Northerly right of way line of Sam Yopez Road; thence South 89°21 '58" West, along said Northerly right of way line, 294.06 feet to the Point of Beginning.

Containing 9.88 acres, more or less.