

November 14, 2018

Legal Description

A portion of Section 36, Township 2 South, Range 28 East, together with a portion of Section 1, Township 3 South, Range 28 East, Duval County, Florida, being a portion of Parcels Two and 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 Southeasterly right of way line of San Pablo Parkway, a variable width right of way as presently established, with the Westerly right of way line of San Pablo Road South, an 80 foot right of way as presently established; thence South 00°49'32" East, along said Westerly right of way line, 166.00 feet; thence South 36°06'15" West, departing said Westerly right of way line, 776.29 feet; thence North 59°40'27" West, 56.03 feet; thence North 55°31'47" West, 45.74 feet; thence North 27°30'02" West, 28.05 feet; thence North 43°19'58" West, 64.95 feet; thence South 72°35'31" West, 12.61 feet to a point lying on said Southeasterly right of way line of San Pablo Parkway; thence Northeasterly along said Southeasterly right of way line the following 8 courses: Course 1, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 1410.00 feet, through a central angle of 02°07'31", an arc length of 52.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 35°02'30" East, 52.30 feet; Course 2, thence North 36°06'15" East, 211.67 feet; Course 3, thence North 14°18'10" East, 53.85 feet; Course 4, thence North 36°06'15" East, 405.11 feet to the point of curvature of a curve concave Northwesterly having a radius of 1570.00 feet; Course 5, thence Northeasterly along the arc of said curve, through a central angle of 05°19'34", an arc length of 145.95 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 33°26'28" East, 145.89 feet; Course 6, thence North 62°31'30" East, 44.94 feet; Course 7, thence South 63°21'26" East, 34.71 feet to the point of curvature of a curve concave Southwesterly having a radius of 126.00 feet; Course 8, thence Southeasterly along the arc of said curve, through a central angle of 33°20'17", an arc length of 73.31 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 46°41'17" East, 72.28 feet.

Containing 4.30 acres, more or less.