

Legal Description

November 14, 2018

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 Southerly most comer of those lands described and recorded in Official Records Book 11998, page 2305, of said current Public Records, said comer lying on the Northwesterly right of way line of San Pablo Parkway, a variable width right of way as presently established; thence Southerly along said Northwesterly right of way line the following 4 courses: Course 1, thence South 36°06'15" West, 48.51 feet to the point of curvature of a curve concave Southeasterly having a radius of 1590.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 14°49'59", an arc length of 411.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°41'16" West, 410.48 feet; Course 3, thence South 00°28'34" East, 56.33 feet to a point on a curve concave Easterly having a radius of 1570.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of 02°18'33", an arc length of 63.28 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 18°12'24" West, 63.27 feet; thence North 72°58'23" West, departing said Northwesterly right of way line, 321.88 feet to a point on a curve concave Southeasterly having a radius of 1634.18 feet; thence Northeasterly along the arc of said curve, through a central angle of 32°26'27", an arc length of 925.27 feet to a point lying on the Westerly line of said Official Records Book 11998, page 2305, said arc being subtended by a chord bearing and distance of North 31°31'26" East, 912.96 feet; thence South 11°55'35" East, along said Westerly line, 364.63 feet to the Point of Beginning.

Containing 5.31 acres, more or less.