

Legal Description

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF:

PART OF LOT 6, PERIMETER PARK

A PART OF LOT 6, PERIMETER PARK, AS RECORDED IN PLAT BOOK 50, PAGE 47 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTIONS 11 AND 12, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF SAID LOT 6, SAID POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PERIMETER PARK BOULEVARD AS SHOWN ON SAID PLAT OF PERIMETER PARK, SAID POINT ALSO LYING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 87.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 69°46'34" EAST AND A CHORD DISTANCE OF 74.50 FEET TO A POINT OF CUSP OF SAID CURVE; THENCE SOUTH 54°21'15" WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID PERIMETER PARK BOULEVARD, ALSO BEING A SOUTHEASTERLY LINE OF SAID LOT 6, 92.82 FEET TO AN ANGLE POINT IN SAID LOT LINE; THENCE SOUTH 05°05'05" WEST, ALONG A WESTERLY LINE OF SAID LOT 6, 4.51 FEET TO A POINT ON A NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9976, PAGE 1744 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE WESTERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9976, PAGE 1744, THE FOLLOWING SIX (6) COURSES: COURSE NO. 1) SOUTH 56°43'46" WEST, 107.43 FEET; COURSE NO. 2) SOUTH 26°55'56" EAST, 29.10 FEET; COURSE NO. 3) SOUTH 30°02'25" WEST, 167.62 FEET; COURSE NO. 4) SOUTH 14°08'56" EAST, 203.66 FEET; COURSE NO. 5) SOUTH 75°49'15" EAST, 53.62 FEET; COURSE NO. 6) SOUTH 27°27'39" EAST, 81.82 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD, A RIGHT OF WAY OF VARYING WIDTH BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 72292-2501, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 596.00 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: COURSE NO. 1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 282.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°42'33" WEST, AND A CHORD DISTANCE OF 279.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2) THENCE SOUTH 85°42'00" WEST, 625.72 FEET; COURSE NO. 3) THENCE NORTH 89°46'47" WEST, 421.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 80°10'39" EAST, LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A WESTERLY LINE OF SAID LOT 6, 45.84 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTH 06°02'52" EAST, CONTINUING ALONG SAID WESTERLY LINE, ALSO BEING THE EAST LINE OF PRIVATE CONSERVATION EASEMENT "S" DEERWOOD LAKE REPLAT, AS RECORDED IN PLAT BOOK 57, PAGE 12 OF SAID PUBLIC RECORDS, 327.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, PERIMETER PARK; THENCE ALONG THE NORTH LINE OF SAID LOT 6 THE FOLLOWING FOUR (4) COURSES: COURSE NO. 1) SOUTH 89°47'01" EAST, 334.75 FEET; COURSE NO. 2) THENCE NORTH 85°40'01" EAST, 375.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 245.00 FEET; COURSE NO. 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 123.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71°04'44" EAST, AND A CHORD DISTANCE OF 122.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4) THENCE NORTH 56°43'36" EAST, 532.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.67 ACRES MORE OR LESS.

Received: 1/8/2019