

July 24, 2018

Legal Description

ALL OR PORTIONS OF LOTS 60, 62, 63, 64, 65, AND 68, A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AD", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, LYING EAST OF THE LINE OF DEMARCATION DESCRIBED IN DEED BOOK 1709, PAGE 547, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BELFORT ROAD (A 100 FOOT RIGHT OF WAY), WITH THE CENTERLINE OF A.C. SKINNER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 67°03'07" EAST, ALONG THE CENTERLINE OF SAID A.C. SKINNER PARKWAY, A DISTANCE OF 1051.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2291.83 FEET AND A CENTRAL ANGLE OF 30°24'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 1216.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°15'07" EAST, 1201.79 FEET) TO THE POINT OF TANGENCY. THENCE SOUTH 82°32'53" EAST, A DISTANCE OF 920.64 FEET; THENCE DEPARTING LAST SAID CENTERLINE, SOUTH 07°27'07" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID A.C. SKINNER PARKWAY. THENCE SOUTH 82°32'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 172.39 FEET; THENCE NORTH 89°05'59" EAST, A DISTANCE OF 199.47 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3450.00 FEET AND A CENTRAL ANGLE OF 01°35'08"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 95.47 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°41'26" EAST, 95.47 FEET) TO THE POINT OF BEGINNING. THENCE DEPARTING THE SAID SOUTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY AND THENCE ALONG A JURISDICTIONAL WETLAND BOUNDARY, RUN THE FOLLOWING FIFTY-EIGHT (58) COURSES: (1) SOUTH 11°51'48" WEST, 62.80 FEET; (2) SOUTH 56°36'43" EAST, 52.72 FEET; (3) SOUTH 10°47'08" WEST, 45.08 FEET; (4) SOUTH 26°46'13" WEST, 40.23 FEET; (5) SOUTH 68°42'28" WEST, 37.79 FEET; (6) SOUTH 77°24'10" WEST, 58.56 FEET; (7) SOUTH 72° 03'11" WEST, 37.77 FEET; (8) SOUTH 15°52'35" EAST, 68.74 FEET; (9) NORTH 83°24'33" EAST, 42.62 FEET; (10) SOUTH 46°33'54" EAST, 33.76 FEET; (11) SOUTH 56°52'30" EAST, 40.72 FEET; (12) NORTH 5°27'03" EAST, 28.89 FEET; (13) NORTH 02°39'51" WEST, 63.58 FEET; (14) SOUTH 67°39'08" EAST, 28.73 FEET; (15) SOUTH 43°56'41" EAST, 40.20 FEET; (16) SOUTH 31°16'35" EAST, 34.09 FEET; (17) SOUTH 40°28'33" EAST, 87.99 FEET; (18) SOUTH 37°48'46" EAST, 79.50 FEET; (19) SOUTH 61°04'16" EAST, 9.12 FEET; (20) SOUTH 27°47'35" EAST, 58.26 FEET; (21) NORTH 88°45'08" EAST, 59.52 FEET; (22) SOUTH 31°19'58" EAST, 31.24 FEET; (23) SOUTH 52°15'27" EAST, 64.74 FEET; (24) SOUTH 18°48'33" EAST, 53.03 FEET; (25) SOUTH 84°35'12" EAST, 115.33 FEET; (26) SOUTH 66°04'17" EAST, 97.96 FEET; (27) NORTH 76°56'06" EAST, 51.86 FEET; (28) NORTH 83°33'27" EAST, 102.87 FEET; (29) SOUTH 74° 42'19" EAST, 101.67 FEET; (30) SOUTH 72°55'05" EAST, 72.84 FEET; (31) SOUTH 58°19'28" EAST, 35.01 FEET; (32) SOUTH 58°48'33" EAST, 86.95 FEET; (33) SOUTH 79°55'58" EAST, 84.58 FEET; (34) SOUTH 42°40'42" EAST, 30.70 FEET; (35) SOUTH 20°40'13" EAST, 56.83 FEET; (36) SOUTH 89°29'31" EAST, 28.99 FEET; (37) NORTH 07°58'32" EAST, 52.09 FEET; (38) NORTH 00°31'13" EAST, 46.35 FEET; (39) NORTH 36°14'10" EAST, 38.32 FEET; (40) NORTH 32°54'01" EAST, 40.67 FEET; (41) NORTH 34°31'51" EAST, 25.21 FEET; (42) NORTH 66°40'40" EAST, 18.80 FEET; (43) SOUTH 34°17'57" WEST, 37.65 FEET; (44) SOUTH 30°24'54" WEST, 48.57 FEET; (45) SOUTH 27°59'42" WEST, 38.50 FEET; (46) SOUTH 01°40'19" WEST, 43.43 FEET; (47) SOUTH 02°36'11" WEST, 35.41 FEET; (48) SOUTH 68°36'55" EAST, 56.25 FEET; (49) SOUTH 73°49'22" EAST, 102.73 FEET; (50) NORTH 75°10'00" EAST, 116.83 FEET; (51) NORTH 11°39'21" WEST, 44.81 FEET; (52) NORTH 56°43'29" EAST, 20.95 FEET; (53) SOUTH 10°19'38" EAST, 51.68 FEET; (54) NORTH 77°10'52" EAST, 144.87 FEET; (55) NORTH 76°15'14" EAST, 97.66 FEET; (56) NORTH 34°36'11" EAST, 111.46 FEET; (57) NORTH 31°04'04" EAST, 152.40 FEET; (58) NORTH 14°16'22" EAST, 100.47 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY; SAID POINT BEING HERINAFTER KNOWN AS "REFERENCE POINT "A"; SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2050.00 FEET AND A CENTRAL ANGLE OF 10°48'12"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 385.34 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°54'08" WEST, 384.77 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 75°31'02" WEST, A DISTANCE OF 1272.01 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3450.00 FEET AND A CENTRAL ANGLE OF 03°22'50"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 203.56 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°12'27" WEST, 203.53 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 17.37 ACRES, MORE OR LESS.