

LEGAL DESCRIPTION:

ALL OR PORTIONS OF LOTS 60, 62, 63, 64, 65, AND 66, A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AQ", 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 "B"

FOR A POINT OF REFERENCE, COMMENCE AT ABOVE DESCRIBED "REFERENCE POINT A", SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, AFOREMENTIONED; SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2050.00 FEET AND A CENTRAL ANGLE OF 02°06'22"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 75.35 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°20'24" EAST, 75.35 FEET) TO THE POINT OF BEGINNING; THENCE DEPARTING LAST SAID RIGHT OF WAY LINE, AND THENCE ALONG A JURISDICTIONAL WETLAND BOUNDARY, THE FOLLOWING FIFTY-FOUR (54) COURSES: (1) SOUTH 01°29'04" WEST, 44.85 FEET; (2) SOUTH 52°47'23" WEST, 99.88 FEET; (3) SOUTH 27°33'04" WEST, 54.73 FEET; (4) NORTH 54°24'27" EAST, 59.70 FEET; (5) SOUTH 20°22'19" EAST, 27.16 FEET; (6) SOUTH 43°52'09" WEST, 40.31 FEET; (7) SOUTH 44°45'38" WEST, 88.86 FEET; (8) SOUTH 60°50'17" WEST, 31.44 FEET; (9) SOUTH 43°05'01" WEST, 117.68 FEET; (10) SOUTH 58°26'09" WEST, 65.93 FEET; (11) NORTH 75°45'58" WEST, 40.55 FEET; (12) SOUTH 47°28'01" WEST, 96.38 FEET; (13) SOUTH 46°14'52" WEST, 49.97 FEET; (14) SOUTH 35°47'20" WEST, 43.85 FEET; (15) SOUTH 31°06'48" EAST, 47.42 FEET; (16) SOUTH 40°18'44" WEST, 73.04 FEET; (17) SOUTH 53°47'01" WEST, 64.76 FEET; (18) SOUTH 56°54'37" WEST, 84.22 FEET; (19) SOUTH 18°20'33" WEST, 126.30 FEET; (20) SOUTH 35°29'25" EAST, 46.87 FEET; (21) SOUTH 63°59'21" EAST, 44.42 FEET; (22) NORTH 75°33'25" EAST, 60.52 FEET; (23) SOUTH 48°25'25" EAST, 48.65 FEET; (24) SOUTH 86°29'16" EAST, 75.27 FEET; (25) SOUTH 51°52'26" EAST, 56.88 FEET; (26) NORTH 83°09'33" EAST, 36.29 FEET; (27) SOUTH 61°30'49" EAST, 64.67 FEET; (28) NORTH 85°56'39" EAST, 82.30 FEET; (29) NORTH 57°15'44" EAST, 65.88 FEET; (30) SOUTH 76°12'02" EAST, 53.67 FEET; (31) NORTH 50°11'02" EAST, 64.17 FEET; (32) SOUTH 68°28'25" EAST, 46.76 FEET; (33) SOUTH 74°59'50" EAST, 107.76 FEET; (34) SOUTH 70°06'11" EAST, 108.93 FEET; (35) NORTH 82°24'00" EAST, 100.80 FEET; (36) SOUTH 72°28'56" EAST, 59.07 FEET; (37) SOUTH 61°58'40" EAST, 121.85 FEET; (38) SOUTH 84°28'00" EAST, 77.02 FEET; (39) NORTH 78°53'32" EAST, 87.73 FEET; (40) NORTH 83°50'20" EAST, 10.60 FEET; (41) SOUTH 86°34'51" EAST, 41.77 FEET; (42) SOUTH 75°01'34" EAST, 105.62 FEET; (43) SOUTH 89°47'15" EAST, 67.12 FEET; (44) NORTH 41°46'24" EAST, 112.26 FEET; (45) NORTH 26°48'58" EAST, 106.45 FEET; (46) NORTH 19°11'44" WEST, 44.72 FEET; (47) NORTH 38°16'47" EAST, 58.28 FEET; (48) NORTH 87°54'33" EAST, 30.56 FEET; (49) SOUTH 11°35'16" EAST, 55.28 FEET; (50) NORTH 39°38'51" EAST, 48.10 FEET; (51) NORTH 69°19'41" EAST, 75.91 FEET; (52) SOUTH 74°05'17" EAST, 68.23 FEET; (53) SOUTH 04°39'41" WEST, 120.81 FEET; (54) SOUTH 82°46'44" EAST, 18.65 FEET TO A POINT ON THE EAST LINE OF THE FRANCIS RICHARD GRANT, SECTION 56 AND ALSO BEING THE EAST LINE OF A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION, AFOREMENTIONED;

THENCE NORTH 07°13'16" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1193.49 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY OF A.C. SKINNER PARKWAY; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 512.50 FEET AND A CENTRAL ANGLE OF 21°21'41"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 191.07 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°11'17" WEST, 189.97 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 71°30'27" WEST, 493.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2050.00 FEET AND A CENTRAL ANGLE OF 20°05'58"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 719.14 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°33'26" WEST, 715.46 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 38.27 ACRES, MORE OR LESS.

11/20/2018