

April 16, 2019

Legal Description

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING PART OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SPARKMAN ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD ST. AUGUSTINE ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 56° 11' 30" EAST, BY AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 0.31 FEET TO A POINT OF CURVATURE (P.C.); THENCE BY AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2914.79 FEET AND A DELTA OF 03° 03' 06", AN ARC DISTANCE OF 155.25 FEET (SOUTH 57° 43' 03" EAST, 155.23 FEET CHORD BEARING AND DISTANCE) TO A POINT OF SAID CURVE FOR A POINT OF BEGINNING; THENCE CONTINUE BY AND ALONG SAID RIGHT-OF-WAY LINE, AROUND AND ALONG SAID CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 2914.79 FEET AND A DELTA OF 02° 19' 24", AN ARC DISTANCE OF 118.19 FEET (SOUTH 60° 24' 18" EAST, 118.19 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY (P.T.); THENCE SOUTH 61° 34' 00" EAST, BY AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 81.51 FEET TO THE WESTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5847, PAGES 339 AND 340 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 14° 37' 45" WEST, BY AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 227.17 FEET; THENCE NORTH 46° 37' 23" WEST, A DISTANCE OF 299.49 FEET; THENCE NORTH 38° 53' 59" EAST, A DISTANCE OF 150.58 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. AUGUSTINE ROAD AND THE POINT OF BEGINNING.