

2019-366
LUZ

March 19, 2019

Legal Description

A portion of Section 1, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the centerline intersection of San Pablo Parkway and Crosswater Boulevard, both variable width rights of way as presently established; thence North $89^{\circ}30'21''$ East, along the Easterly prolongation of said centerline of Crosswater Boulevard, 70.00 feet to a point lying on the Easterly right of way line of said San Pablo Parkway; thence Southerly along said Easterly right of way line and along the arc of a curve concave Easterly having a radius of 1430.00 feet, through a central angle of $00^{\circ}09'27''$, an arc length of 3.93 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $00^{\circ}31'48''$ East, 3.93 feet.

From said Point of Beginning, thence South $88^{\circ}12'13''$ East, departing said Easterly right of way line of San Pablo Parkway, 346.50 feet; thence South $01^{\circ}47'47''$ West, 347.34 feet; thence South $23^{\circ}08'59''$ West, 75.73 feet; thence South $54^{\circ}14'15''$ West, 29.89 feet; thence South $20^{\circ}12'40''$ West, 47.37 feet; thence South $60^{\circ}16'04''$ West, 19.41 feet; thence South $88^{\circ}46'54''$ West, 29.52 feet; thence North $31^{\circ}53'17''$ West, 62.99 feet; thence North $36^{\circ}02'11''$ West, 55.00 feet; thence North $18^{\circ}36'51''$ East, 30.58 feet; thence North $08^{\circ}08'03''$ East, 26.81 feet; thence North $21^{\circ}41'32''$ West, 34.42 feet; thence North $63^{\circ}09'52''$ West, 35.52 feet; thence South $74^{\circ}59'33''$ West, 32.26 feet; thence South $56^{\circ}53'32''$ West, 36.01 feet; thence South $02^{\circ}41'06''$ West, 26.40 feet; thence South $26^{\circ}50'11''$ East, 43.05 feet; thence South $10^{\circ}48'26''$ West, 40.86 feet to a point lying on said Easterly right of way line of San Pablo Parkway; thence Northerly along said Easterly right of way line and along the arc of a curve concave Easterly having a radius of 1430.00 feet, through a central angle of $17^{\circ}35'03''$, an arc length of 438.87 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $09^{\circ}24'03''$ West, 437.15 feet.

Containing 2.92 acres, more or less.