

# Legal Description

May 1, 2025

## PARCEL 1:

A PART OF LOT 6 OF A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 10, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 21, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 6 AND THE WESTERLY RIGHT OF WAY LINE OF CAMDEN ROAD (A 60 FT. RIGHT OF WAY); THENCE SOUTH 89 DEGREES 13 MINUTES 51 SECONDS WEST ALONG SAID SOUTH LINE 645.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 13 MINUTES 51 SECONDS WEST ALONG SAID SOUTH LINE 645.0 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH GILLESPIE AVENUE; THENCE NORTH 00 DEGREES 34 MINUTES 09 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 110.0 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 51 SECONDS EAST 645.0 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 09 SECONDS EAST 110.0 FEET TO THE POINT OF BEGINNING.

## PARCEL 2:

A PART OF LOT 6 OF A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 10, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 21, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 6 AND THE WESTERLY RIGHT OF WAY LINE OF CAMDEN ROAD (A 60 FT. RIGHT OF WAY); THENCE SOUTH 89°13'51" WEST ALONG SAID SOUTH LINE 1290.59 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF SOUTH GILLESPIE AVENUE; THENCE NORTH 00°34'09" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 110.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°34'09" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 110.0 FEET ; THENCE NORTH 89°13'51" EAST 645.0 FEET; THENCE SOUTH 00°34'09" EAST 110.0 FEET; THENCE SOUTH 89°13'51" WEST 645.0 FEET TO THE POINT OF BEGINNING.

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May 1, 2025

Being a part of Lot 6, of a Subdivision of the Northwest 1/4 of Section 10 of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, as recorded in Plat Book 4, Page 21, of the current Public Records of Duval County, Florida being more particularly described as:

Begin at the intersection of the Southerly line of said Lot 6 and the Westerly Right-of-Way line of Camden Road (a 60 foot Right-of-Way) thence South 89 degrees 13 minutes 51 seconds West along the Southerly line of Lot 6, 645.59 feet, thence North 00 degrees 34 minutes 09 seconds West, 165.00 feet thence North 89 degrees 13 minutes 51 seconds East 645.66 feet to the intersection with said Westerly Right-of-Way of Camden Road; thence South 00 degrees 32 minutes 40 seconds East along the westerly Right-of-Way line 165.00 feet to the Point of Beginning.

A part of Lot 6 of a subdivision of the Northwest 1/4 of Section 10, Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, according to plat thereof recorded in Plat Book 4, Page 21, of the current Public Records of Duval County, Florida being more particularly described as follows:

Commence at the intersection of the Southerly line of said Lot 6 and the Westerly Right of Way line of Camden Road (a 60 foot right of way as now established) thence North 00 degrees 32 minutes 40 seconds West along said Right of Way line, 165.00 feet to the Point of Beginning. Thence Continue North 00 degrees 32 minutes 40 seconds West, 165.00 feet; thence South 89 degrees 13 minutes 51 seconds West along a line parallel to the Southerly line of said Lot 6, 645.73 feet; thence South 00 degrees 34 minutes 09 seconds east, 165.00 feet; thence North 89 degrees 13 minutes 51 seconds East, 645.66 feet to the Point of Beginning.