

LEGAL DESCRIPTION

November 28, 2023

LOTS 11 AND 12, TWELVE OAKS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGES 42 THROUGH 42A, TOGETHER WITH THE NORTH 1/6 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, AS SHOWN ON SAID PLAT OF TWELVE OAKS, SAID CORNER LYING ON THE WEST RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 100 FOOT RIGHT OF WAY); THENCE SOUTH 00°04'26" EAST, ALONG SAID WEST LINE, A DISTANCE OF 420.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17830, PAGE 1586, OF SAID PUBLIC RECORDS; THENCE SOUTH 89°33'38" WEST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF JAMESTOWN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 32 THROUGH 32A, OF SAID PUBLIC RECORDS, A DISTANCE OF 1264.60 FEET TO THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE NORTH 00°15'46" WEST, ALONG SAID WEST LINE, A DISTANCE OF 681.90 FEET TO THE NORTH LINE OF LOT 12 AS SHOWN ON SAID PLAT OF TWELVE OAKS; THENCE NORTH 89°39'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 368.85 FEET; THENCE SOUTH 00° 15'46" EAST, A DISTANCE OF 210.65 FEET; THENCE SOUTH 65°44'04" WEST, A DISTANCE OF 30.30 FEET; THENCE SOUTH 40°27'13" EAST, A DISTANCE OF 50.10 FEET TO THE NORTH LINE OF SAID LOT 11; THENCE NORTH 89°33'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 892.49 FEET TO SAID WEST RIGHT OF WAY LINE OF YELLOW BLUFF ROAD AND THE POINT OF BEGINNING.

CONTAINING: 14.4± ACRES, MORE OR LESS.