

August 23, 2023

Legal Description

Part of Farms 19 and 20, MAIN STREET FARMS, according to the plat thereof recorded in Plat Book 9, Page 15 of the Current Public Records of Duval County-, Florida, more particularly described as follows: BEGIN at the Northwest corner of BELVEDERE HEIGHTS, as recorded in Plat Book 12, Page 22 of the Current Public Records of said County; thence North 15°-56'-35" East, 219.24 feet, along the East line of North Main Street-U.S. Highway No. 17 (an 80.0 foot right-of-way), to a point in the South line of the lands described in Official Records Book 12221, Page 2063; thence North 88°-26'-01" East, 335.12 feet, along the last mentioned line, to its Southeast corner; thence North 01 °-33'-59" West, 425.53 feet, along the East line of said lands and its production Northerly, to the South line of Elizabeth Road (a 50.0 foot right-of-way); thence North 88°-22'-20" East, 422.61 feet, along the South line of said Elizabeth Road, to the Northeast corner of said Farm 20; thence South 00°-52'-17" East, 635.22 feet, along the East line of said Farms 20 and 19, to the Southeast corner of said Farm 19; thence South 88°-27'-49" West, 815.82 feet, along the South line of said Farm 19, to the POINT OF BEGINNING.

Together with those easements which are beneficial and appurtenant to the land as set forth under Article II of the Reciprocal Easement, Operating and Development Agreement for Shoppes at North Main Street Concourse recorded in Book 12221, page 2017.

LESS AND EXCEPT any portion thereof lying within North Main Street, as presently established.

Contains 7.868 acres