

Legal Description

1/26/2022

A portion of farm 28, Dinsmore Farms section 41, township 1 South, range 25 East, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of North right of way line of Harrell Street with the Westerly boundary of Farm 28, Dinsmore Farms; thence North 00 Degrees 03 minutes 30 seconds West along the Westerly boundary of Farm 28, 294.72 feet to the point of beginning; Thence continue North 00 Degrees 03 minutes 30 seconds West along said Westerly boundary of Farm 28 308.22 feet; Thence North 89 Degrees 09 minutes 42 seconds East 223.44 feet; Thence South 00 Degrees 00 minutes 48 seconds West 308.40 feet; Thence South 89 Degrees 12 minutes 20 seconds West 223.05 feet to the point of beginning.

Together with and subject to a easement for ingress and egress a portion of Farm 28, Dinsmore Farms (unrecorded) and a portion of Georgia Street (closed by Ordinance 84-1414-753, all section 41, Township 1 South, range 25 East, Duval County Florida and a portion of Lot 7, Block 41, Dinsmore Subdivision (unrecorded) section 41, Township 1, range 25 East; and being more particularly described as follows:

Commence at the intersection of the North right of way line of Harrell Street (a 60 foot right of way) and the Westerly boundary of Farm 28; thence North 00 degrees 03 minutes 30 seconds West, along said Westerly boundary of Farm 28, 587.94 feet; thence North 89 degrees 09 minutes 42 seconds East, 1.00 feet to the point of beginning; thence continue North 89 degrees 09 minutes 42 seconds East 589.27 feet to the Westerly right of way line of Colorado Avenue (a 80.00 foot right of way); thence North 26 degrees 18 minutes 23 seconds West, along said Westerly right of way, 33.23 feet; thence South 89 degrees 09 minutes 42 seconds West, 674.57 feet; thence South 00 degrees 03 minutes 30 seconds East, 30.00 feet to the point of beginning.