

LEGAL DESCRIPTION

September 21, 2021

P A R C E L 1 (SURVEYORS DESCRIPTION)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY; THENCE NORTH 02°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 142.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°24'50" WEST, A DISTANCE OF 1264.98 FEET; THENCE SOUTH 02°00'00" WEST, A DISTANCE OF 142.34 FEET TO THE NORTHERLY LINE OF SAID PLAT OF MILMAR MANOR; THENCE NORTH 84°21'30" WEST ALONG SAID NORTHERLY LINE OF MILMAR MANOR, A DISTANCE OF 596 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF LITTLE POTTSBURG CREEK; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 255 FEET MORE OR LESS WITH ITS INTERSECTION OF LINE BEARING NORTH 84°21'52" WEST; THENCE SOUTH 84°21'52" EAST ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10422 PAGE 1485 OF THE CURRENT RECORDS OF SAID COUNTY, A DISTANCE OF 192 FEET MORE OR LESS FROM THE MEAN HIGH WATER LINE; THENCE NORTH 64°42'58" EAST ALONG THE SOUTH LINE OF THE AFOREMENTIONED LANDS, A DISTANCE OF 433.69 FEET; THENCE SOUTH 07°28'34" EAST ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6958 PAGE 1441, A DISTANCE OF 229.06 FEET; THENCE SOUTH 84°21'30" EAST, ALONG THE SOUTHERLY LINE OF THE LAST AFOREMENTIONED LANDS, A DISTANCE OF 1048.22 FEET TO THE WESTERLY RIGHT OF WAY OF BARTRAM ROAD; THENCE SOUTH 02°00'00" WEST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.67 ACRES, MORE OR LESS

SUBJECT TO A PROPOSED ACCESS EASEMENT FOR INGRESS AND EGRESS
P R O P O S E D A C C E S S E A S E M E N T (SURVEYORS DESCRIPTION)

CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF

DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY; THENCE NORTH 02°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 142.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°24'50" WEST A DISTANCE OF 1264.98; THENCE NORTH 02°00'00" EAST TO A POINT SITUATED IN THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 1089, PAGE 41; A DISTANCE OF 24.64 FEET; THENCE EASTERLY ALONG LAST SAID LINE SOUTH 84°24'50" EAST, A DISTANCE OF 216.80 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6958, PAGE 1441, SOUTH 84°21'30" EAST, A DISTANCE OF 1048.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BARTRAM RD; THENCE SOUTH 02°00'00" WEST ALONG LAST SAID RIGHT OF WAY, A DISTANCE OF 24.00 FEET TO THE POINT POINT OF BEGINNING.

CONTAINING 0.71 ACRES, MORE OR LESS

P A R C E L 2 (SURVEYORS DESCRIPTION)

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 13, AND A PORTION OF THE UNNUMBERED LOT LYING SOUTH OF SAID LOT, LAWRENCE POINT, AS RECORDED IN DEED BOOK AB, PAGE 304 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING WITH THE PETER BAGLEY GRANT, SECTION 48 AND THE RICHARD GRANT, SECTION 52, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 41, MILMAR MANOR, AS RECORDED IN PLAT BOOK 21, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY; THENCE NORTH 02°00'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 142.78 FEET; THENCE NORTH 84°24'50" WEST, A DISTANCE OF 600.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°00'00" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6892, PAGE 4, A DISTANCE OF 142.78 FEET TO THE

SOUTHWEST CORNER OF SAID AFOREMENTIONED LANDS, SAID CORNER BEING SITUATED IN THE NORTHERLY LINE OF SAID PLAT OF MILMAR MANOR; THENCE NORTH 84°24'50" WEST ALONG SAID NORTHERLY LINE OF MILMAR MANOR, A DISTANCE OF 237.18; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF MILMAR MANOR, NORTH 84°21'30" WEST, A DISTANCE OF 427.68 FEET; THENCE NORTH 02°00'00" WEST, A DISTANCE OF 142.34' FEET; THENCE SOUTH 84°24'50" EAST, A DISTANCE OF 664.83 FEET, TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6892, PAGE 4 AND TO THE POINT OF BEGINNING.

CONTAINING 2.17 ACRES, MORE OR LESS

PROPOSED ACCESS EASEMENT (SURVEYORS DESCRIPTION)

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CONTAINING 0.71 ACRES, MORE OR LESS