

LEGAL DESCRIPTION

A PART OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 21279, PAGE 1383 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF DUNN CREEK ROAD (A 66 FOOT RIGHT OF WAY); THENCE S31°45'20"W, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 400.38 FEET; THENCE N52°22'34"W, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 238.09 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7306, PAGE 1354 OF SAID CURRENT PUBLIC RECORDS; THENCE N01°07'00"E, ALONG SAID WEST LINE, A DISTANCE OF 201.00 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS; THENCE S89°09'00"E, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 395.42 FEET TO THE POINT OF BEGINNING.

Parcel Number: 106490-0050

December 15, 2025