

Legal Description

1/25/2024

**PARCEL II**

A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 7, SAID SECTION 32; THENCE NORTH 89°12'11" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 390.06 FEET TO THE NORTHWEST CORNER OF ANCHORAGE UNIT TWO, AS RECORDED IN PLAT BOOK 36 PAGES 47 AND 47A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°20'20" EAST, ALONG THE NORTH LINE OF SAID ANCHORAGE UNIT TWO, 176.44 FEET TO THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1954, PAGE 567 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°01'05" WEST, ALONG THE WEST LINE OF SAID OFFICIAL RECORDS VOLUME 1954, PAGE 567 A DISTANCE OF 727.10 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 75°16'43" WEST, ALONG THE SOUTH LINE OF SAID LAST MENTIONED LANDS, 213.50 FEET TO THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4561, PAGE 632 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 14°43'17" EAST, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS VOLUME 4561, PAGE 632, 22.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 76°48'13" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 4561, PAGE 632, A DISTANCE OF 361.90 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 59°33'19" WEST AND CONTINUING ALONG LAST SAID LINE, 79.54 FEET TO A POINT SITUATE IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13; THENCE NORTH 34°08'50" EAST, ALONG LAST SAID LINE 310.47 FEET; THENCE SOUTH 55°51'10" EAST AND CONTINUING ALONG LAST SAID LINE, 10.00 FEET; THENCE NORTH 34°08'50" EAST, AND CONTINUING ALONG LAST SAID LINE 145.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 34°08'50" EAST 255.00 FEET; THENCE NORTH 55°55'10" WEST AND CONTINUING ALONG LAST SAID LINE, 10.00 FEET; THENCE NORTH 34°08'50" EAST AND CONTINUING ALONG LAST SAID LINE, 194.84 FEET; THENCE NORTH 89°38'19" EAST, 338.57 FEET; THENCE SOUTH 34°08'50" WEST, 635.95 FEET; THENCE NORTH 61°18'38" WEST 220.00 FEET; THENCE NORTH 34°08'50" EAST, 15.22 FEET; THENCE NORTH 55°51'10" WEST, 50.00 FEET TO THE POINT OF BEGINNING.