

September 22, 2023

Legal Description

PART OF GOVERNMENT LOT 6, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200.0 FOOT RIGHT-OF-WAY) WITH THE EASTERLY LINE OF SAN PABLO ROAD SOUTH (COUNTY ROAD NO. 291, AN 80.0 FOOT RIGHT-OF-WAY); THENCE NORTH 89°-02' -00" EAST, 150.0 FEET, ALONG THE SOUTHERLY LINE OF SAID BEACH BOULEVARD; THENCE SOUTH 01°-18' -00" EAST, 200.0 FEET, PARALLEL WITH THE EASTERLY LINE OF SAID SAN PABLO ROAD SOUTH; THENCE SOUTH 89°-02'-00" WEST, 150.0 FEET PARALLEL WITH THE SOUTHERLY LINE OF SAID BEACH BOULEVARD TO THE EASTERLY LINE OF SAID SAN PABLO ROAD SOUTH; THENCE NORTH 01°- 18'-00" WEST, 200.0 FEET, TO THE POINT OF BEGINNING.

Less and except the lands conveyed in that Warranty Deed recorded in Official Records Book 9104, Page 2188, Public Records of Duval County, Florida.