

Legal Description

April 15, 2021

A PORTION OF LOTS 10 AND 11, EASTPORT SMALL FARMS, AS RECORDED IN PLAT BOOK 18, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 16 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING WITHIN SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 1, DEWITT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 11 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; SAID POINT BEING SITUATE ON THE NORTHERLY RIGHT OF WAY LINE OF EASTPORT ROAD (AN 80' PUBLIC ROAD RIGHT OF WAY, FORMERLY KNOWN AS NEW BERLIN SHORT CUT AS PER PLAT BOOK 18, PAGE 15 AND ALSO FORMERLY KNOWN AS FAYE ROAD AS PER PLAT BOOK 27, PAGE 11, OF SAID CURRENT PUBLIC RECORDS); THENCE NORTH 76°42'49" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 209.83 FEET TO THE SOUTHEASTERLY CORNER OF LANDS AS RECORDED AND DESCRIBED IN OFFICIAL RECORDS BOOK 10084, PAGE 914 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°20'03" WEST, ALONG THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10084, PAGE 914, A DISTANCE OF 885.45 FEET TO A POINT SITUATE ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 9A, (A LIMITED ACCESS ROAD RIGHT OF WAY); THENCE SOUTH 77°49'11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 872.95 FEET; THENCE SOUTH 76°41'50" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 468.02 FEET, TO A POINT SITUATE ON THE WESTERLY RIGHT OF WAY LINE OF DUNNS CREEK ROAD (AN 80 FOOT PUBLIC ROAD RIGHT OF WAY, AS SHOWN ON SAID PLAT OF EASTPORT SMALL FARMS); THENCE SOUTH 00°25'53" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 243.53 FEET, TO A POINT SITUATE ON THE SOUTHERLY LINE OF SAID LOT 10, EASTPORT SMALL FARMS; THENCE NORTH 76°40'51" WEST, ALONG SAID SOUTHERLY LINE OF LOT 10, A DISTANCE OF 805.67 FEET TO THE NORTHEASTERLY CORNER OF LOT 8, SAID DEWITT'S SUBDIVISION; THENCE NORTH 76°44'35" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID DEWITT'S SUBDIVISION, A DISTANCE OF 328.93 FEET TO A POINT SITUATE ON THE NORTHWESTERLY CORNER OF LOT 7, SAID DEWITT'S SUBDIVISION, SAID POINT ALSO BEING SITUATE ON THE WESTERLY LINE OF THE PLAT OF EASTPORT SMALL FARMS; THENCE SOUTH 00°15'20" EAST, ALONG THE WESTERLY BOUNDARY OF SAID DEWITT'S SUBDIVISION, A DISTANCE OF 659.30 FEET TO THE POINT OF BEGINNING.