

Legal Description

PART OF GOVERNMENT LOT 1, SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD, AS NOW ESTABLISHED AS A 50 FOOT RIGHT OF WAY, WITH THE NORTHERLY RIGHT OF WAY LINE OF LOURCEY ROAD, AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY; THENCE SOUTH 55° 41' 53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LOURCEY ROAD, A DISTANCE OF 51.46 FEET TO THE EASTERLY LINE OF SAID SECTION 34 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 55° 41' 53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 294.05 FEET; THENCE SOUTH 89° 30' 00" WEST, A DISTANCE OF 86.43 FEET; THENCE NORTH 01° 20' 18" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 600.68 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 86, PAGE 473, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 57' 42" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 142.60 FEET TO A POINT OF AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD; THENCE SOUTH 30° 58' 59" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 381.52 FEET TO THE EASTERLY LINE OF AFOREMENTIONED SECTION 34; THENCE SOUTH 02° 19' 59" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 107.15 FEET TO THE POINT OF BEGINNING.

04/25/2024