

LEGAL DESCRIPTION

RE# 108194-0000

LOT 1, BLOCK 4, RECIENTA FARMS, UNIT 1, ACCORDING TO PLAT RECORDED IN PLAT BOOK 13, PAGE 47, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERESECTION OF THE NORTH R/W LINE OF SATSUMA STREET AND THE EASTERLY R/W LINE OF MAIN STREET AND/OR U.S. 17; THENCE NORTH 0 DEGREES 30' WEST ALONG SAID EASTERLY R/W LINE 537.5 FEET TO THE SOUTHWEST CORNER OF LOT 1 FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 30' WEST ALONG SAID EASERLY R/W LINE 257.1 FEET TO NORTHERLY MOST CORNER OF SAID LOT 1; THEN SOUTH 65 DEGREES 09' EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE NORTHEASTERLY BOUNDARY OF PLAT BOOK 13, PAGE 47, 600.5 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 30' WEST ALONG SOUTH LINE OF SAID LOT 1, 542.6 FEET TO POINT OF BEGINNING. CONTAINING 1.6 ACRES MORE OR LESS.

RE# 108098-0000

40-1N-27E .998 TISONS S/D PT SETON GRANT PT LOT 1 RECD D BK 885-468