

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE WEST ½ OF THE EAST ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID WEST ½ OF THE EAST ½ WITH THE SOUTH LINE OF COLLINS ROAD; THENCE ON SAID SOUTH LINE, SOUTH 00 DEGREES 00 MINUTES 15 SECONDS WEST, 622.41 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 33 SECONDS WEST 195 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, 168 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 33 SECONDS EAST, 165 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS EAST, 379.95 FEET; THENCE NORTH 33 DEGREES 40 MINUTES 10 SECONDS WEST 90.17 FEET TO THE SOUTH ROW LINE OF COLLINS ROAD; THENCE SOUTH 89 DEGREES 22 MINUTES 00 SECONDS EAST ALONG THE SOUTH ROW LINE OF COLLINS RD, 80 FEET TO THE POINT OF BEGINNING.

August 7, 2025