

Legal Description

January 17, 2020

A PORTION OF GOVERNMENT LOT 3, SECTION 25, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT 3, THENCE SOUTH 53°43'45" WEST, ALONG THE LINE COMMON TO THE SOUTHEASTERLY LINE OF SAID GOVERNMENT LOT 3 AND THE NORTHWESTERLY LINE OF SECTION 38, THE JOHN BROWARD GRANT, SAID TOWNSHIP AND RANGE, ALONG THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 15420, PAGE 541, 852.24 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE SOUTH 53°43'45" WEST, ALONG THE LINE COMMON TO SAID GOVERNMENT 3 AND SAID SECTION 38, ALONG THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 15420, PAGE 541, 428.05 FEET TO THE MOST EASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS VOLUME 5212, PAGE 166; THENCE NORTH 36°25'00" WEST, ALONG THE NORTHEASTERLY LINE OF LAST MENTIONED LANDS, 169.00 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAME BEING A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 150 FOOT RIGHT OF WAY); THENCE NORTH 34°39'39" EAST, ALONG LAST MENTIONED RIGHT OF WAY LINE, 89.12 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID DUVAL ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUVAL PLACE WEST (A 60 FOOT RIGHT OF WAY); THENCE NORTH 61°37'44" EAST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID DUVAL PLACE WEST, 347.16 FEET TO THE MOST WESTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 18399, PAGE 1010; THENCE SOUTH 36°25'00" EAST, ALONG THE SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, 150.40 FEET TO THE MOST SOUTHERLY CORNER THEREOF AND THE POINT OF BEGINNING
THE LANDS THUS DESCRIBED CONTAIN 1.73 ACRES, MORE OR LESS.

and

A PART OF SECTION 5, AS SHOWN ON COMMISSIONERS PLAT OF SECTION 38, JOHN BROWARD GRANT, TOWNSHIP I NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF COLE ROAD (A 60 FOOT RIGHT OF WAY), WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT OF WAY), SAID POINT IN DUVAL ROAD BEING SITUATE IN A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 5729.65 FEET; THENCE NORTH 29 DEGREES 47 MINUTES 10 SECONDS EAST ALONG SAID CURVE, 25 FEET TO THE P .T. OF SAID CURVE (CHORD BEARING AND DISTANCE); THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF DUVAL ROAD, NORTH 29 DEGREES 54 MINUTES 40 SECONDS EAST, 957.53 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 29 DEGREES 54 MINUTES 40 SECONDS EAST, 30 FEET TO A POINT WHERE SAID SOUTHEASTERLY RIGHT OF WAY LINE INTERSECTS WITH THE NORTHERLY LINE OF SECTION 5; THENCE NORTH 53 DEGREES 43 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF SECTION 5, 1577.23 FEET; THENCE SOUTH 29 DEGREES 54 MINUTES 40 SECONDS WEST, 1460.78 FEET; THENCE NORTH 61 DEGREES 11 MINUTES 20 SECONDS WEST PARALLEL WITH SAID NORTHERLY RIGHT OF WAY LINE OF COLE ROAD, 637 FEET TO THE POINT OF BEGINNING.