

Legal Description

Part of Charles F. Sibbald Grant, Section 40, Township 1 South, Range 25 East, Duval County, Florida, being a part of land described in Deed Book 659, page 114 and described as follows: beginning at an iron on the West line of Kings Road, 840 feet Northerly from the South line of Section 40 and being the Southeast corner of land described in Deed Book 659, page 114; thence South 89 degrees 41 minutes West, 521.2 feet to an iron; thence North 11 degrees 29 minutes West, 239.7 feet to an iron; thence North 70 degrees 19 minutes East, 460 feet to an iron on the West line of Kings Road; thence South 19 degrees 21 minutes East along said Road, 410 feet to the PLACE OF BEGINNING.

EXCEPT AND EXCLUDING that certain part of the above land described as follows:

Part of the Charles F. Sibbald Grant, Section 40 Township 1 South, Range 25 East, Duval County, Florida being a part of land described in Deed Book 659, page 114, and described as follows: Beginning at an iron on the West line of Kings Road, 840 feet Northerly from the South line of Section 40 and being the Southwest corner of land described in Deed Book 659, page 114; thence continue South 89 degrees 41 minutes West 247 feet; thence North 11 degrees 29 minutes West 81.0 feet; thence North 70 degrees 19 minutes East 227.0 feet; thence South 19 degrees 21 minutes East along Kings Road, 168.60 feet to the POINT OF BEGINNING.

September 23, 2019