

Legal Description

December 11, 2023

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION LYING WITHIN JONES ROAD AND THAT PORTION AS CONVEYED IN O.R. BOOK 8702, PAGE 1181, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF JONES ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEARDEN ROAD, A 60 FOOT RIGHT-OF-WAY AT THIS POINT; THENCE NORTH 00° 31' 56" EAST WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID JONES ROAD, A DISTANCE OF 774.34 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE DEPART SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89° 23' 29" WEST WITH THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 8239, PAGE 723 AND THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4753, PAGE 684 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 711.70 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20550, PAGE 1458 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 4753, PAGE 684 NORTH 00° 15' 06" EAST WITH THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 20550, PAGE 1458, A DISTANCE OF 299.97 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOCKWOOD ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE DEPART WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 20550, PAGE 1458 NORTH 89° 23' 03" EAST WITH THE SOUTHERLY LINE OF SAID LOCKWOOD ROAD, A DISTANCE OF 713.17 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID JONES ROAD; THENCE DEPART SOUTHERLY LINE OF SAID LOCKWOOD ROAD SOUTH 00° 31' 56" WEST WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID JONES ROAD, A DISTANCE OF 300.09 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 4.91 ACRES, MORE OR LESS.