

Legal Description

A part of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 1 South, Range 26 East, and part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 1 South, Range 26 East, Duval County, Florida, and more particularly described as follows:

Commence at the Northeast corner of the said Southeast $\frac{1}{4}$ of the said Northwest $\frac{1}{4}$ of Section 4, Township 1 South, Range 26 East, thence South $0^{\circ}54''$ East along the Easterly boundary line of the said Northwest $\frac{1}{4}$ of Section 4, Township 1 South, Range 26 East, a distance of 460 feet to an iron pipe and the point of beginning; thence continue South $0^{\circ}54''$ East along the Easterly boundary line of the said Southeasterly $\frac{1}{4}$ of the said Northwesterly $\frac{1}{4}$ of Section 4, Township 1 South, Range 26 East, and along the said Easterly boundary line of the said Northeasterly $\frac{1}{4}$ of the said Southwesterly $\frac{1}{4}$ of Section 4, Township 1 South, Range 26 East, a distance of 1, 633 feet to an iron pipe in the Westerly prolongation, a distance of 40 feet to an iron pipe; thence South $0^{\circ}54''$ East along the Westerly boundary line of Etina Road, as now constituted, a distance of 1,820 feet to an iron pipe in the Northerly boundary line of Dunn Avenue, as now constituted, a (100 foot right of way); thence South 89° West along said Northerly boundary line of Dunn Avenue, a distance of 362 feet to an iron pipe at the Southeast corner of lands described in instrument recorded in Deed Book 911, Page 75, of the current public records of Duval County, Florida; thence South 89° West a distance of 910 feet to an iron pipe at the Northwest corner of the said lands described in said instrument recorded in Deed Book 1034, Page 403, of the current public records of Duval County, Florida; thence North $02^{\circ}05''$ West a distance of 366.4 feet to an iron pipe; thence North $0^{\circ}35''$ West along the Westerly boundary line of the Easterly $\frac{1}{2}$ of the said Southwest $\frac{1}{4}$ of Section 4, Township 1 South, Range 26 East, and along the Westerly boundary line of said Southeast $\frac{1}{4}$ of said Northwest $\frac{1}{4}$ of Section 4, Township 1 South, Range 26 East, a distance of 2,196 feet to an iron pipe; thence North $89^{\circ}54''$ East, a distance of 1,330.8 feet to the Point of Beginning.

Less and Except those portions deeded out in O.R. Book 10970, Page 841 and O.R. Book 11160, Page 1873, Public Records of Duval County, Florida.

Parcel Identification Number: 019974-0000