

LEGAL DESCRIPTION

A PORTION OF FARM NUMBER 4, IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, SUBJECT TO HIGHWAYS, ACCORDING TO THE OFFICIAL PLAT OF DINSMORE AND DINSMORE FARMS OF DUVAL COUNTY, FLORIDA; SAID LAND ALSO DESCRIBED AND BEING THE SAME AS NORTHEAST 4 OF SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, OF THE TALLAHASSEE MERIDIAN IN DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEASTERLY INTERSECTION OF MEDIA STREET (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); AND GARDEN STREET (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89 DEGREES 48'13" EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF SAID GARDEN STREET, 253.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 48'13" EAST, ALONG SAID RIGHT OF WAY, 123.81 FEET TO A POINT; THENCE SOUTH 00 DEGREES 32'21" WEST, 244.77 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37'21" WEST, 21.66 FEET TO A POINT; THENCE SOUTH 03 DEGREES 16'08" EAST, 34.67 FEET TO A POINT, THENCE NORTH 89 DEGREES 37'21" EAST, 19.36 FEET TO A POINT; THENCE SOUTH 00 DEGREES 32'21" WEST, 86.89 FEET TO A POINT; THENCE SOUTH 89 DEGREES 48'13" WEST, 117.25 FEET TO A POINT; THENCE NORTH 00 DEGREES 29'14" WEST, 366.27 FEET TO THE POINT OF BEGINNING.

July 11, 2025