

## Legal Description

January 24, 2020

### LEGAL DESCRIPTION:

A PORTION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE SOUTH 88°50'11" EAST, ALONG THE NORTH LINE OF SAID WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 15, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 88°50'11" EAST, CONTINUING ALONG THE NORTH LINE OF SAID WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 15, A DISTANCE OF 1,285.79 FEET TO THE NORTHEAST CORNER OF SAID WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE SOUTH 00°37'25" WEST, ALONG THE EAST LINE OF SAID WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 15, A DISTANCE OF 2,615.79 FEET TO A POINT SITUATE ON THE NORTH RIGHT OF WAY LINE OF GARDEN STREET (AN 80' PUBLIC ROAD RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°10'20" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 559.21 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 10628, PAGE 734 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 02°01'22" EAST, ALONG THE WEST LINE OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 10628, PAGE 734, A DISTANCE OF 450.00 FEET TO THE NORTHWEST CORNER OF SAID LAND, SAID POINT BEING SITUATE ON THE SOUTHWESTERLY BOUNDARY OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4017, PAGE 946 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°10'20" WEST, ALONG SAID SOUTHWESTERLY BOUNDARY OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4017, PAGE 946, A DISTANCE OF 211.96 FEET TO A POINT SITUATE ON THE EAST LINE OF PARCEL "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 7513, PAGE 2071 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 02°01'22" WEST, ALONG SAID THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER SAID PARCEL "A"; THENCE SOUTH 89°10'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 580.02 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING SITUATE 20.00 FEET EAST OF THE WEST LINE OF SAID WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE NORTH 02°01'22" EAST, ALONG A LINE PARALLEL TO AND 20.00 FEET EAST OF SAID WEST LINE OF SAID WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 15, BEING ALSO THE WESTERLY LINE OF SAID PARCEL "A" AND THEN ALONG THE WESTERLY BOUNDARY OF PARCEL "B" AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 7513, PAGE 2071, A DISTANCE OF 2,237.93 FEET TO THE POINT OF BEGINNING.