

LEGAL DESCRIPTION

May 28, 2021

RE # 106000-0000 (13762 Mandarin Road):

LOTS 10 AND 11, IVES AND PATTERSON'S SUBDIVISION OF PARTS OF LOTS 3, 4, 5 AND 6, OF THE SUBDIVISION OF A. CREIGHTON GRANT, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 34, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RE #'s 106001-0000 and 106001-0010 (13766 and 13768 Mandarin Road):

A PORTION OF LOT TWELVE (12), IVES AND PATTERSON SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 34, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING COMMENCE AT THE MOST NORTHERLY CORNER OF SAID LOT TWELVE (12), SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD AND RUN SOUTH TWENTY-EIGHT (28) DEGREES THIRTY-FIVE (35) MINUTES FIFTY (50) SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD, ELEVEN AND THIRTY-FOUR HUNDREDTHS (11.34) FEET; RUN THENCE SOUTH THIRTY-THREE (33) DEGREES SIXTEEN (16) MINUTES FORTY (40) SECONDS WEST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT TWELVE (12), A DISTANCE OF FOUR HUNDRED NINETY-SIX AND NINETY-FIVE HUNDREDTHS (496.95) FEET; RUN THENCE SOUTH THIRTEEN (13) DEGREES SEVENTEEN (17) MINUTES EAST, ONE HUNDRED THIRTY-THREE AND NINE TENTHS (133.9) FEET TO THE SOUTHEASTERLY LINE OF SAID LOT TWELVE (12); RUN THENCE SOUTH THIRTY-THREE (33) DEGREES SIX (06) MINUTES FIVE (05) SECONDS WEST ALONG SAID SOUTHEASTERLY LINE OF LOT TWELVE (12), A DISTANCE OF SIX HUNDRED NINETY AND SIXTY-ONE HUNDREDTHS (690.61) FEET TO AN IRON PIPE SET AT THE TOP OF BLUFF OF ST. JOHNS RIVER; CONTINUE THENCE SOUTH THIRTY-THREE (33) DEGREES SIX (06) MINUTES FIVE (05) SECONDS WEST ALONG SAID LOT LINE, A DISTANCE OF THIRTY (30) FEET, MORE OR LESS, TO THE WATERS OF THE ST. JOHNS RIVER; RUN THENCE IN A NORTHERLY DIRECTION ALONG SAID WATERS OF THE ST. JOHNS RIVER A DISTANCE OF ONE HUNDRED TWENTY-FIVE (125) FEET, MORE OR LESS, TO THE INTERSECTION OF SAID WATERS WITH THE NORTHWESTERLY LINE OF SAID LOT TWELVE (12) AFOREMENTIONED; RUN THENCE NORTH THIRTY-THREE (33) DEGREES SIXTEEN (16) MINUTES FORTY (40) SECONDS EAST ALONG SAID NORTHWESTERLY LINE OF LOT TWELVE (12), A DISTANCE OF NINETY-FIVE (95) FEET, MORE OR LESS, TO AN IRON PIPE SET AT THE TOP OF BLUFF OF SAID RIVER; CONTINUE THENCE NORTH THIRTY-THREE (33) DEGREES SIXTEEN (16) MINUTES FORTY (40) SECONDS EAST ALONG SAID LOT LINE A DISTANCE OF ONE THOUSAND ONE HUNDRED AND EIGHTY-ONE (1,181) FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTHWESTERLY 25 FEET OF THAT PORTION OF LOT 12, IVES AND PATTERSON SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 34, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO LOTS 12 AND 13, SAID IVES AND PATTERSON SUBDIVISION, SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD AND RUN SOUTH 33°06'05" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, A DISTANCE OF 537.65 FEET TO AN IRON PIPE; RUN THENCE NORTH 13°17' WEST, 133.9 FEET TO AN IRON PIPE; RUN THENCE NORTH 33°16'40" EAST, PARALLEL WITH AND DISTANT 10 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT 12, WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 496.95 FEET TO AN IRON PIPE SET ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD; RUN THENCE SOUTH 28°35'10" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 108.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LOT 12, IVES AND PATTERSON SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, PAGE 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING COMMENCE AT AN IRON PIPE AT THE MOST EASTERLY CORNER OF SAID LOT 12 ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD AND RUN SOUTH 33°06'05" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, A DISTANCE OF 537.65 FEET TO AN IRON PIPE; RUN THENCE NORTH 13°17'00" WEST A DISTANCE OF 120.13 FEET TO A POINT; RUN THENCE NORTH 33°16'40" EAST, A DISTANCE OF 501.07 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD; RUN THENCE SOUTH 28°35'50" EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD, A DISTANCE OF 97.45 FEET TO THE POINT OF BEGINNING.