

Legal Description

July 6, 2022

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 32 WITH THE NORTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD (A 60' RIGHT OF WAY), THENCE S77°38'49"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 444 FEET, MORE OR LESS TO THE CENTERLINE OF AN UN-NAMED CREEK AND THE POINT OF BEGINNING; THENCE S77°38'49"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 890 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST 12 OF SAID SOUTHEAST 14; THENCE N01°25'02"W, ALONG SAID WEST LINE, A DISTANCE OF 1440.47 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9494, PAGE 267 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S89°16'17"E, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 658.72 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE N01°19'04"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 657.06 FEET TO THE NORTH LINE OF SAID SOUTHEAST 14; THENCE S89°34'21"E, ALONG LAST SAID NORTH LINE, A DISTANCE OF 660.52 FEET TO SAID EAST LINE OF SECTION 32; THENCE S01°06'30"E, ALONG SAID EAST LINE OF SECTION 32, A DISTANCE OF 711 FEET, MORE OR LESS TO THE CENTERLINE OF SAID UN-NAMED CREEK; THENCE SOUTHWESTERLY, DEPARTING SAID EAST LINE OF SECTION 32 AND ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 1422 FEET, MORE OR LESS TO SAID NORTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD AND THE POINT OF BEGINNING.

BEING CUT OUT OF THE FOLLOWING PROPERTY:

PARCEL 1:

THAT PORTION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA LYING NORTHERLY OF THE EXISTING RIGHT OF WAY OF CEDAR POINT ROAD,

LESS:

THE WESTERLY 630 FEET OF THE NORTHERLY 350 FEET OF THAT PORTION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 1 NORTH RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PARCEL 3:

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 32,
TOWNSHIP 1 NORTH RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

LESS:

THE WESTERLY 630 FEET OF THE NORTHERLY 350 FEET OF THAT PORTION OF THE
SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28
EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PARCEL 4:

THE WESTERLY 630 FEET OF THE NORTHERLY 350 FEET OF THAT PORTION OF THE
SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28
EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.
AND BEING BOUNDING BY BOOK 9494, PAGE 267; BOOK 7929, PAGE 445; AND CEDAR
POINT ROAD