

Legal Description

November 4, 2025

PART OF GOVERNMENT LOT I, SECTION 34 TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SUNBEAM ROAD (A 60 FOOT RIGHT OF WAY) WITH THE WESTERLY LINE OF OLD KINGS ROAD SOUTH (A 50 FOOT RIGHT OF WAY); THENCE SOUTH 31 DEGREES 13 MINUTES EAST, ALONG SAID WESTERLY LINE OF OLD KINGS ROAD SOUTH, 1558.35 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE ALONG SAID WESTERLY LINE OF OLD KINGS ROAD SOUTH, SOUTH 31 DEGREES 13 MINUTES EAST, 145 FEET; THENCE SOUTH 58 DEGREES 47 MINUTES WEST, 390.5 FEET: THENCE NORTH 31 DEGREES 13 MINUTES WEST, 145 FEET: THENCE NORTH 58 DEGREES 47 MINUTES EAST, 390.5 FEET TO THE POINT OF BEGINNING.