

Legal Description

April 16, 2024

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14526, PAGE 869 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 26 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4, LYING AT THE INTERSECTION OF THE CENTERLINE OF DUNN AVENUE (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF WINGATE ROAD NORTH (A RIGHT OF WAY OF VARYING WIDTH); THENCE NORTH 89 DEGREES 17 MINUTES 05 SECONDS EAST, ALONG THE CENTERLINE OF DUNN AVENUE, 24.66 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 55 SECONDS WEST, 50.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAID WINGATE ROAD NORTH, WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID DUNN AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 563.95 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 25 SECONDS EAST, 385.18 FEET; THENCE SOUTH 02 DEGREES 37 MINUTES 22 SECONDS EAST, 274.77 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20050, PAGE 986 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 15 MINUTES 27 SECONDS WEST ALONG SAID NORTHERLY LINE, 130.21 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 04 DEGREES 28 MINUTES 30 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20050, PAGE 986, 290.48 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF DUNN AVENUE; THENCE SOUTH 89 DEGREES 17 MINUTES 05 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 269.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.19 ACRES MORE OR LESS.