

Legal Wetland Warwick Property L5319-18A

DESCRIPTION BY SURVEYOR

A PART OF LOTS 2, 3 AND 12 TOGETHER WITH LOTS 8 THROUGH 11, EMMA A. PICKETT'S SUBDIVISION OF THE SEYMORE

PICKETT DONATION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 108, OF THE FORMER PUBLIC

RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 12

WITH THE MONUMENTED SOUTHWESTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (66 FOOT RIGHT OF WAY AS PER

MONUMENTATION OF THIS AREA AND 60 FOOT PER D.O.T.); THENCE SOUTH 65°26'26" WEST, ALONG THE SOUTHEASTERLY

LINE OF SAID LOTS 12 AND 11, A DISTANCE OF 453.38 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS

DESCRIBED IN OFFICIAL RECORDS BOOK 16670, PAGE 1721 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE

SOUTH 26°58'15" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 287.60 FEET TO THE

SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 63°01'15" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS,

A DISTANCE OF 218.00 FEET TO SOUTHWEST CORNER OF THOSE LANDS; THENCE SOUTH 29°35'44" EAST, ALONG THE

NORTHEASTERLY LINES OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18036, PAGE 2478, OFFICIAL

RECORDS BOOK 9559, PAGE 739 AND OFFICIAL RECORDS BOOK 9559, PAGE 738 OF SAID PUBLIC RECORDS, A DISTANCE

OF 308.13 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9559, PAGE

738 AND SAID POINT ALSO LIES ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PICKETTVILLE ROAD AS NOW

ESTABLISHED; THENCE SOUTH 62°38'42" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS AND ALSO SAID RIGHT

OF WAY LINE, A DISTANCE OF 165.15 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 30°10'00"

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WEST, ALONG THE SOUTHWESTERLY LINES OF SAID LANDS AND ALSO DESCRIBED IF 9559, PAGE 739, A DISTANCE OF

274.98 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS

BOOK 18036, PAGE 2478; THENCE SOUTH 65°26'35" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 168.82

FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 30°03'08" WEST, ALONG THE SOUTHWESTERLY LINE

OF SAID LANDS 344.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 65°44'38" WEST, ALONG THE

SOUTHEASTERLY LINES OF SAID LOTS 9 AND 8, A DISTANCE OF 682.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT

8; THENCE NORTH 29°51'27" WEST, ALONG SAID SOUTHWESTERLY LINE OF LOT 8, A DISTANCE OF 869 FEET, MORE OR

LESS, TO THE INTERSECTION OF WETLANDS LINE THENCE CONTINUE NORTH 29°51'27" WEST, A DISTANCE OF 105 FEET MORE OR LESS TO THE CENTER LINE OF THE NORTH FORK OF SIX MILE CREEK; THENCE NORTHEASTERLY, ALONG SAID CENTER

LINE AND FOLLOWING MEANDERINGS THEREOF, A DISTANCE OF 1723 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE

SOUTHWESTERLY RIGHT OF WAY LINE OF A OF OLD KINGS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10762, PAGE

1373 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 29°51'27" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 38 FEET, MORE OR LESS, TO THE INTERSECTION OF WETLANDS LINE ; THENCE ALONG SAID WETLANDS LINE S 63°42'35" W A DISTANCE OF 38.93'; THENCE S 57°18'40" W A DISTANCE OF 60.45'; THENCE S 37°41'48" E A DISTANCE OF 12.37'; THENCE N 55°48'03" E A DISTANCE OF 52.39'; THENCE S 66°07'34" E A DISTANCE OF 7.07'; THENCE S 45°05'32" W A DISTANCE OF 34.01'; THENCE S 52°48'08" W A DISTANCE OF 19.63'; THENCE S 88°31'59" W A DISTANCE OF 27.43'; THENCE N 63°14'33" W A DISTANCE OF 15.81'; THENCE S 00°46'20" W A DISTANCE OF 20.00'; THENCE S 78°52'23" E A DISTANCE OF 20.30'; THENCE S 31°21'55" E A DISTANCE OF 13.91'; THENCE S 28°32'19" W A DISTANCE OF 34.66'; THENCE N 30°44'35" W A DISTANCE OF 11.38'; THENCE N 31°35'37" W A DISTANCE OF 11.32'; THENCE S 03°22'20" W A DISTANCE OF 28.74'; THENCE S 06°46'44" W A DISTANCE OF 30.61'; THENCE N 61°05'13" E A DISTANCE OF 11.34'; THENCE S 12°41'46" W A DISTANCE OF 19.02'; THENCE N 59°01'57" W A DISTANCE OF 10.69'; THENCE S 26°11'26" W A DISTANCE OF 14.84'; THENCE S 12°28'45" E A DISTANCE OF 3.68'; THENCE S 38°34'37" W A DISTANCE OF 16.20'; THENCE S 13°49'26" W A DISTANCE OF 29.03'; THENCE S 27°00'13" E A DISTANCE OF 20.82'; THENCE S 24°38'35" W A DISTANCE OF 8.76'; THENCE N 85°54'22" W A DISTANCE OF 7.01'; THENCE N 14°28'09" W A DISTANCE OF 21.32'; THENCE S 24°33'52" W A DISTANCE OF 24.44'; THENCE S 04°03'10" W A DISTANCE OF 16.06'; THENCE S 48°39'20" W A DISTANCE OF 22.76'; THENCE S 14°06'57" W A DISTANCE OF 22.29'; THENCE S 39°36'03" W A DISTANCE OF 18.57'; THENCE S 75°40'22" W A DISTANCE OF 12.50'; THENCE N 33°22'31" W A DISTANCE OF 11.27'; THENCE N 05°45'05" W A DISTANCE OF 14.67'; THENCE N 20°08'37" E A DISTANCE OF 13.50'; THENCE N 50°23'09" E A DISTANCE OF 21.09'; THENCE N 13°50'57" E A DISTANCE OF 21.47'; THENCE N

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37°14'54" E A DISTANCE OF 29.05'; THENCE N 19°36'05" E A DISTANCE OF 43.03'; THENCE N 30°19'10" E A DISTANCE OF 40.83'; THENCE N 41°25'21" E A DISTANCE OF 9.36'; THENCE N 00°45'48" E A DISTANCE OF 42.89'; THENCE N 16°37'22" E A DISTANCE OF 7.18'; THENCE N 76°02'01" W A DISTANCE OF 13.82'; THENCE S 74°11'38" W A DISTANCE OF 40.56'; THENCE S 78°51'19" W A DISTANCE OF 17.07'; THENCE S 34°25'35" W A DISTANCE OF 26.05'; THENCE S 21°20'54" W A DISTANCE OF 55.86'; THENCE S 72°14'59" W A DISTANCE OF 51.08'; THENCE S 46°49'11" W A DISTANCE OF 19.89'; THENCE N 89°33'31" W A DISTANCE OF 14.77'; THENCE S 70°59'16" W A DISTANCE OF 20.81'; THENCE S 74°36'57" W A DISTANCE OF 16.14'; THENCE N 69°18'52" W A DISTANCE OF 13.72'; THENCE S 69°57'14" W A DISTANCE OF 37.78'; THENCE S 84°18'27" W A DISTANCE OF 13.16'; THENCE S 57°20'35" W A DISTANCE OF 14.52'; THENCE S 86°21'23" W A DISTANCE OF 21.38'; THENCE N 63°01'10" W A DISTANCE OF 27.25'; THENCE N 39°19'50" W A DISTANCE OF 32.12'; THENCE N 78°30'09" W A DISTANCE OF 17.10'; THENCE S 65°03'02" W A DISTANCE OF 38.17'; THENCE S 59°55'38" W A DISTANCE OF 37.46'; THENCE S 65°10'59" W A DISTANCE OF 21.36'; THENCE S 71°13'56" W A DISTANCE OF 33.98'; THENCE S 68°34'04" W A DISTANCE OF 43.27'; THENCE S 35°54'09" W A DISTANCE OF 20.38'; THENCE S 62°17'01" W A DISTANCE OF 16.63'; THENCE S 43°37'12" W A DISTANCE OF 34.83'; THENCE S 70°36'13" W A DISTANCE OF 37.72'; THENCE S 82°12'20" W A DISTANCE OF 17.06'; THENCE N 72°06'40" W A DISTANCE OF 12.96'; THENCE S 74°59'17" W A DISTANCE OF 68.08'; THENCE S 86°36'40" W A DISTANCE OF 13.13'; THENCE S 65°46'36" W A DISTANCE OF 37.22'; THENCE S 72°34'13" W A DISTANCE OF 48.07'; THENCE S 70°52'34" W A DISTANCE OF 54.09'; THENCE S 85°11'58" W A DISTANCE OF 41.77'; THENCE N 81°31'28" W A DISTANCE OF 37.00'; THENCE S 00°17'12" E A DISTANCE OF 44.00'; THENCE S 56°52'50" E A DISTANCE OF 26.23'; THENCE S 30°55'31" E A DISTANCE OF 46.57'; THENCE S 16°23'53" E A DISTANCE OF 24.35'; THENCE S 38°51'34" E A DISTANCE OF 34.60'; THENCE S 25°05'44" E A DISTANCE OF 32.61'; THENCE S 18°15'02" E A DISTANCE OF 18.43'; THENCE S 07°28'11" E A DISTANCE OF 33.06'; THENCE S 33°35'06" E A DISTANCE OF 41.09'; THENCE S 42°55'54" W A DISTANCE OF 27.14'; THENCE S 35°37'51" W A DISTANCE OF 32.82'; THENCE S 74°27'48" W A DISTANCE OF 36.66'; THENCE N 81°30'11" W A DISTANCE OF 52.43'; THENCE S 68°43'04" W A DISTANCE OF 37.75'; THENCE S 86°35'35" W A DISTANCE OF 40.21'; THENCE S 87°09'19" W A DISTANCE OF 48.34'; THENCE N 46°59'21" W A DISTANCE OF 18.00'; THENCE S 47°29'16" W A DISTANCE OF 35.00'; THENCE N 63°03'56" W A DISTANCE OF 25.97'; THENCE N 33°39'39" W A DISTANCE OF 48.52'; THENCE N 04°35'23" W A DISTANCE OF 37.77'; THENCE N 18°26'30" E A DISTANCE OF 28.83'; THENCE N 82°36'35" E A DISTANCE OF 22.98'; THENCE N 23°30'22" E A DISTANCE OF 30.11'; THENCE N 56°48'24" E A DISTANCE OF 46.88'; THENCE N 73°11'49" E A DISTANCE OF 35.62'; THENCE N 74°58'24" E A DISTANCE OF 30.02'; THENCE N 14°08'16" E A DISTANCE OF 51.66'; THENCE N 15°44'42" E A DISTANCE OF 67.90'; THENCE N 65°29'22" W A DISTANCE OF 23.28'; THENCE N 42°13'32" W A DISTANCE OF 57.94'; THENCE N 39°48'51" W A DISTANCE OF 30.59'; THENCE N 36°50'52" W A DISTANCE OF 50.03'; THENCE N 83°08'05" W A DISTANCE OF 30.75'; THENCE S 64°47'40" W A DISTANCE OF 32.86'; THENCE S 51°09'25" W A DISTANCE OF 35.36'; THENCE S 25°09'10" W A DISTANCE OF 39.87'; THENCE S 60°00'36" W A DISTANCE OF 43.23'; THENCE S 81°17'30" W A DISTANCE OF 43.25'; THENCE S 39°08'43" W A DISTANCE OF 51.99'; THENCE S 69°02'04" W A DISTANCE OF 28.09'; THENCE S 04°36'41" E A DISTANCE OF 34.26'; THENCE S 13°18'39" E A DISTANCE OF 21.82'; THENCE S 06°50'47" W A DISTANCE OF 33.08'; THENCE N 57°39'59" W A DISTANCE OF 25.93'; THENCE N 29°43'09" W A DISTANCE OF 45.76'; THENCE N 44°40'17" W A DISTANCE OF 50.27'; THENCE N 67°55'04" W A DISTANCE OF 33.18'; THENCE S 82°36'54" W A DISTANCE OF 28.44'; THENCE S 45°14'25" W A DISTANCE OF 38.86'; THENCE S 00°05'57" E A DISTANCE OF 55.32'; TO THE POINT OF BEGINNING, CONTAINING 9.58 ACRES MORE OR LESS.

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