
Legal Description

A part of the SE 1/4 of the NW 1/4 of section 9, Township 2 South, Range 25 East, Duval County, Florida, being more particularly described as follows: commence at the intersection of the southerly right-of-way line of Commonwealth Avenue (an 80 ft. right-of-way as now established) and the westerly right-of-way line of Jones Rd. (an 80 ft. right-of-way as now established): Thence south 01°04'25".West, along said westerly right-of-way line 202.0 feet to the point of beginning; thence continue south 01°04'25" west along said Westerly right-of-way line 129.31 feet; thence North 88°16'14" west 300.44 feet to the East line of those lands described in O.R. Book 2050, Page 44; thence North 01°06'56" East, along the East line of said deed 126.14 feet; thence s 88° 52'31" East along the south line of those lands described in O.R. Book 2413, Page 830, 30032 feet to the point of beginning.

004692-0050

A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY-LINE OF COMMONWEALTH AVENUE (AN 80 FT. RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE WESTERLY RIGHT-OF-WAY LINE OF JONES RD. (A 80 FT. RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01° 04'25" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 331.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 ° 04'25" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 129.30 FEET; THENCE NORTH,87° 40' 14" WEST 300.58 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 3050, PAGE 44; THENCE NORTH-01 ° 06'56" EAST ALONG THE EAST LINE OF SAID DEED 126.15 FT.; THENCE SOUTH 88° 16' 14" EAST 300.44 FEET TO THE POINT OF BEGINNING.

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4/9/21