

LEGAL DESCRIPTION

June 30, 2021

A PART OF SECTION 10 AND 11, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 28 EAST, AND THE NORTHERLY LINE OF MARY SMITH GRANT, SECTION 36, TOWNSHIP 1 NORTH, RANGE 28 EAST; RUN THENCE N. 20 DEGREES 00 MINUTES 00 SECONDS W. A DISTANCE OF 200.0 FEET; THENCE S. 70 DEGREES 00 MINUTES 00 SECONDS W. A DISTANCE OF 200.0 FEET; THENCE N. 20 DEGREES 00 MINUTES 00 SECONDS W A DISTANCE OF 2640.0 FEET TO THE CENTERLINE OF FLOUNDER ROAD AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET; RUN THENCE N. 70 DEGREES 00 MINUTES 00 SECONDS E. ALONG SAID CENTERLINE OF FLOUNDER ROAD, A DISTANCE OF 1200.0 FEET; THENCE S. 20 DEGREES 00 MINUTES 00 SECONDS E. A DISTANCE OF 30.0 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID FLOUNDER ROAD SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION: FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE N. 70 DEGREES 00 MINUTES 00 SECONDS E. ALONG THE AFOREMENTIONED SOUTHERLY LINE OF FLOUNDER ROAD, A DISTANCE OF 138.29 FEET; RUN THENCE S. 20 DEGREES 00 MINUTES 00 SECONDS E. A DISTANCE OF 630.0 FEET; THENCE S. 70 DEGREES 00 MINUTES 00 SECONDS W. A DISTANCE OF 138.29 FEET; THENCE N. 20 DEGREES 00 MINUTES 00 SECONDS W. A DISTANCE OF 630.0 TO THE POINT OF BEGINNING.