

LEGAL DESCRIPTION

A FRACTIONAL PART OF SECTION OF 15, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF MILLER CIRCLE NORTH (ALSO KNOWN AS MILLER ROAD NORTH - A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF PULASKI ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N00°30'21"W, ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 299.50 FEET TO THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12723, PAGE 2019, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE S89°20'54"W, ALONG LAST SAID SOUTH LINE AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 302.72 FEET TO THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 15993, PAGE 647, OF SAID CURRENT PUBLIC RECORDS; THENCE S00°30'46"E, ALONG LAST SAID EAST LINE, A DISTANCE OF 296.11 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF MILLER CIRCLE NORTH; THENCE N89°59'25"E, ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 302.69 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 2.07 ACRES, MORE OR LESS.

March 20, 2026