

**LEGAL DESCRIPTION**

**MAY 22, 2023**

**PARCEL "A":**

**PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 89'-52'-50" EAST, 378.72 FEET, ALONG THE SOUTH LINE OF SAID SECTION 14, TO THE POINT OF BEGINNING; THENCE NORTH 00'-12'-10" WEST, 138.32 FEET; THENCE NORTH 89'-52'-50" EAST, 151.03 FEET; THENCE SOUTH 03'-04'-37" EAST, 15.02 FEET; THENCE NORTH 89'-52'-50" EAST, 226.95 FEET; THENCE SOUTH 05'-15'-50" EAST, 123.82 FEET, TO THE SOUTH LINE OF SAID SECTION 14: THENCE SOUTH 89'-52'-50" WEST, 389.65 FEET, ALONG THE SOUTH LINE OF SAID SECTION 14, TO THE POINT OF BEGINNING.**

**SUBJECT TO AN EASEMENT FOR ROAD PURPOSES ACROSS THE NORTH 15.0 FEET OF THE WEST 151.03 FEET.**

**CONTAINING 49,648.86 SQUARE FEET AND/OR 1.1398 ACRES**