

Legal Description

SURVEY OF A PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 4 SOUTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEWEST $\frac{1}{4}$ OF SAID SECTION 11; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEWEST $\frac{1}{4}$ OF SAID SECTION 11, 405.0 FEET; THENCE NORTH 0 DEGREES 40 MINUTES WEST, 1,079.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 40 MINUTES WEST, 291.18 FEET TO THE SOUTH LINE OF PLAT BOOK 6 PAGE 66; THENCE SOUTH 89 DEGREES 33 MINUTES 39 SECONDS EAST, 400.06 FEET ALONG THE SOUTH LINE OF PLAT BOOK 6, PAGE 66, THENCE SOUTH 0 DEGREES 40 MINUTES EAST, 295.22 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 57 SECONDS WEST, 400.16 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AN EXISTING 30 FOOT EASEMENT ACROSS THE SOUTH 30 FEET OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 11, ALSO A 30 FOOT EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 11, 375.00 FEET; THENCE NORTH 0 DEGREES 40 MINUTES WEST, 30.0 FEET TO THE NORTHERLY LINE OF AN EXISTING 30 FOOT EASEMENT AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 40 MINUTES WEST, 1079.54 FEET; THENCE NORTH 89 DEGREES 20 MINUTES EAST, 30.0 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES EAST, 1079.54 FEET TO THE NORTHERLY LINE OF AN EXISTING 30 FEET EASEMENT; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID 30 FOOT EASEMENT 30.0 FEET TO THE POINT OF BEGINNING.