

LEGAL DESCRIPTION

PARCEL: 169500-0000

THE EAST 100 FEET OF LOT 6, CLEARVIEW PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 1, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 6 FEET OF SAID LOT 6 AND THE NORTH 6 FEET OF LOT 7, OF SAID SUBDIVISION TO AND FROM THE MAYPORT ROAD AS NOW ESTABLISHED.

PARCEL: 169455-0020

A PART OF THE SOUTH ½ OF THE NORTHWEST ¼ GOVERNMENT LOT 15, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF MAYPORT ROAD AS NOW ESTABLISHED, WITH THE NORTHERLY LINE OF LOT 1, CLEARVIEW PARK SUBDIVISION, RECORDED IN PLAT BOOK 16, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF MAYPORT ROAD, A DISTANCE OF 198.00 FEET TO A POINT; THENCE NORTH 89°29'00" EAST, 395.00 FEET TO THE POINT ON THE EAST LINE OF THE WEST 100 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2878, PAGE 751, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 01°52'00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 132.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ GOVERNMENT LOT 15, SECTION 8; THENCE NORTH 89°29'00" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 203.06 FEET TO A POINT LYING IN THE EAST LINE OF THE SOUTH ½ OF THE NORTHWEST ¼ GOVERNMENT LOT 15, SECTION 8; THENCE SOUTH 01°31'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 132.00 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13636, PAGE 904; THENCE SOUTH 89°29'00" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13636, PAGE 904, A DISTANCE OF 202.48 FEET TO THE POINT OF BEGINNING.

Legal Description Dated: 3/23/2021