

Legal Description

January 13, 2020

RE# 106509-0100

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA (LESS ROAD RIGHTS-OF-WAY) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN UN-NUMBERED 1/2" IRON PIPE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NEW BERLIN ROAD (A 66-FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND THE WEST RIGHT-OF-WAY LINE OF DUNN CREEK ROAD (A 66-FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED), SAID POINT BEING THE POINT OF BEGINNING; THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NEW BERLIN ROAD, A DISTANCE OF 555.61 FEET TO AN UN-NUMBERED 1/2" IRON PIPE MARKING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE NORTH 00° 01' 00" WEST, ALONG SAID WEST LINE A DISTANCE OF 162.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN EAST, PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 403.44 FEET; THENCE NORTH 01° 15' 41" WEST, A DISTANCE OF 27.96 FEET; THENCE EAST, A DISTANCE OF 148.65 FEET TO A POINT ON THE SAID RIGHT-OF-WAY OF DUNN CREEK ROAD; THENCE SOUTH 01° 15' 41" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT AN UN-NUMBERED 1/2" IRON PIPE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NEW BERLIN ROAD (A 66 FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND THE WEST RIGHT-OF-WAY LINE OF DUNN CREEK ROAD (A 66 FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED), SAID POINT BEING THE POINT OF COMMENCEMENT; THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NEW BERLIN ROAD, A DISTANCE OF 158.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF NEW BERLIN ROAD, A DISTANCE 397.61 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE PARENT TRACT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00° 01' 00", ALONG SAID WEST LINE OF PARENT TRACT, A DISTANCE OF 162.00 FEET TO THE NW CORNER THEREOF; THENCE DEPARTING SAID WEST LINE, RUN EAST, ALONG THE NORTH LINE OF PARENT TRACT AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 394.08 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S 01° 15' 41" EAST, PARALLEL TO AND 158 FEET WEST OF THE SAID WEST RIGHT-OF-WAY LINE OF DUNN CREEK ROAD A DISTANCE OF 162.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,126.7 SQUARE FEET OR 1.472 ACRES, MORE OR LESS.