

LEGAL DESCRIPTION

A PART OF THE F. RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BOWDENDALE AVENUE (A 66 FOOT RIGHT OF WAY) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY (U.S. HIGHWAY NO. 1, A 150 FOOT RIGHT OF WAY); THENCE SOUTH 35°57'00" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY, A DISTANCE OF 1456.21 FEET TO THE CENTERLINE OF A 90 FOOT FLOODWAY TO THE STATE OF FLORIDA AS RECORDED IN DEED BOOK 600, PAGE 317 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE NORTH 42°40'44" EAST, ALONG SAID CENTERLINE, A POINT OF BEGINNING; THENCE NORTH 42°40'44" EAST, ALONG SAID CENTERLINE, A; THENCE NORTH 42°40'44" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 951.62 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD VOLUME 6076, PAGE 1014; THENCE SOUTH 39°15'03" EAST, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS AND ALONG THE SOUTHWESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 1018, A DISTANCE OF 1475.70 FEET; THENCE SOUTH 74°31'49" EAST, CONTINUING ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 230.00 FEET; THENCE SOUTH 37°31'49" EAST, CONTINUING ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 160.00 FEET; THENCE SOUTH 20°01'49" EAST, CONTINUING ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 239.47 FEET TO THE NORTHWESTERLY LINE OF ACREAGE REPLAT OF SOUTHSIDE FARM AS RECORDED IN PLAT BOOK 14, PAGE 99; THENCE SOUTH 62°55'47" WEST, ALONG LAST SAID NORTHWESTERLY LINE, A DISTANCE OF 1113.41 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY; THENCE NORTH 35°57'00" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1683.78 FEET TO THE POINT OF BEGINNING. POINT OF BEGINNING.