

April 22, 2024

Legal Description

A PORTION OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20 AND RUN ALONG THE NORTH LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTER LINE OF GARDEN STREET (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) SOUTH 89° 07'30" WEST, A DISTANCE OF 210.00 FEET; THENCE RUN SOUTH 00° 26'36" WEST, A DISTANCE OF 40.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID GARDEN STREET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 26'36" WEST, A DISTANCE OF 141.84 FEET; THENCE RUN PARALLEL TO SAID SOUTH RIGHT OF WAY LINE OF GARDEN STREET, I SOUTH 89° 07'30" WEST, A DISTANCE OF 307.19 FEET; THENCE RUN NORTH 00° 26'36" EAST, A DISTANCE OF 141.84 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF GARDEN STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89° 07'30" EAST, A DISTANCE OF 307.19 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 002893-0030