

May 22, 2024

Legal Description

A PART OF THE RICHARD MILL GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF PALM SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 47 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH $81^{\circ} 56' 10''$ EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (ST. ROAD NO. 90) A DISTANCE OF 254.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 23,018.30 FEET; THENCE EASTERLY AND ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 346.2 FEET, MAKING A CENTRAL ANGLE OF $0^{\circ} 51' 42''$, HAVING A CHORD BEARING OF SOUTH $82^{\circ} 22' 01''$ EAST AND A DISTANCE OF 346.2 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE A DISTANCE OF 380 FEET MORE OR LESS TO THE WATERS OF BIG POTTSBURG CREEK; THENCE NORTHERLY ALONG SAID WATERS A DISTANCE OF 440 FEET MORE OR LESS TO A POINT WHICH BEARS NORTH $25^{\circ} 25' 00''$ EAST A DISTANCE OF 485 FEET MORE OR LESS FROM THE POINT OF BEGINNING; THENCE SOUTH $25^{\circ} 25' 00''$ WEST A DISTANCE OF 485 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCLUDING, HOWEVER, FROM THE FOREGOING DESCRIBED PROPERTY, THE PORTION THEREOF DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 26, 1986 FROM ALBERT MCCAIE WILLIAMS, SR., JOINED BY CONSTANCE C. WILLIAMS, HIS WIFE, ET AL., AS GRANTORS, TO MILLER L. MITCHELL, JR. AND WIFE, AS GRANTEEES RECORDED IN OFFICIAL RECORDS VOLUME 6209, AT PAGES 1834-1837 INCLUSIVE, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, CONSISTING OF THE APPROXIMATELY WESTERLY 30 FEET OF THE FOREGOING DESCRIBED PROPERTY.

AND

THAT PART OF THE F. RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AS RECORDED IN DEED BOOK 1441, PAGE 372, LESS AND EXCEPT THAT PORTION IN OFFICIAL RECORDS VOL. 6209, PAGE 1834 AND OFFICIAL RECORDS VOL. 6209, PAGE 1831, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.