

**LEGAL DESCRIPTION**

**June 16, 2020**

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST 1/4, OF SECTION 7, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 19, RHODES FARMS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 46 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED SOUTHEAST CORNER OF LOT 18 RHODES FARMS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 46 OF THE CURRENT PUBLIC RECORDS OF SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND RUN THENCE NORTH 02°24'00" WEST, ALONG THE EASTERLY LINE OF SAID LOT 18, RHODES FARMS, A DISTANCE OF 129.35 FEET, TO THE CENTERLINE OF THAT 60 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 6620, PAGE 1695 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG AFORESAID CENTERLINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 77°40'41" EAST, A DISTANCE: OF 115.53 FEET, TO A POINT; COURSE NO. 2: SOUTH 62°53'11" EAST, A DISTANCE OF 260.06 FEET, TO A POINT, ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STARRAT ROAD, (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); RUN THENCE SOUTH 49°58'50" WEST ALONG THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF STARRAT ROAD, A DISTANCE OF 391.84 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FUTCH ROAD, (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); RUN THENCE NORTH 89°17'07" WEST, ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF FUTCH ROAD, A DISTANCE OF 98.03 FEET, TO THE MONUMENTED SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10752, PAGE 311 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, (AND ALSO BEING THE MONUMENTED SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12027, PAGE 2307, PARCEL "A", OF AFORESAID CURRENT PUBLIC RECORDS); RUN THENCE NORTH 00°26'46" EAST, ALONG THE MONUMENTED WEST LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10752, PAGE 311 OF SAID CURRENT PUBLIC RECORDS, (AND ALSO BEING THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12027, PAGE 2307, PARCEL "A"), A DISTANCE OF 265.90 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 18, RHODES FARMS, (AND ALSO BEING THE NORTHERLY LINE OF LOT 19, RHODES FARMS); RUN THENCE SOUTH 88°47'46" EAST, ALONG LAST SAID LINE, A DISTANCE OF 57.11 FEET, TO THE AFORESAID SOUTHEAST CORNER OF LOT 18, RHODES FARMS, AND THE POINT OF BEGINNING.