

Legal Description

THE EASTERLY 65 +/- FEET OF THE FOLLOWING PARCEL (CURRENTLY ZONED RMD-A):

A PORTION OF SECTION 16, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECT/ON OF THE NORTHERLY RIGHT-OF-WAY LINE OF HOWARD ROAD, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE EASTERLY RIGHT-OF-WAY LINE OF PULASKI RD, (A RIGHT-OF-WAY OF VARIABLE WIDTHS): THENCE NORTH 04° 07' 23" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 209.09 FEET TO A POINT SITUATE ON THE SOUTHERLY BOUNDARY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4512, PAGE 1015, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 89° 49' 35" EAST, ALONG SAID SOUTHERLY LINE, DEPARTING FROM SAID EASTERLY RIGHT-OF-WAY LINE 194.51 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 0° 01' 30" EAST, 208.72 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF HOWARD ROAD; THENCE SOUTH 89° 52' 00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 179.57 FEET TO THE POINT OF BEGINNING.