

Legal Description – 7/1/2021

That certain piece, parcel or tract of land situate, lying and being in the County of Duval and State of Florida, known and described as:

That certain tract or parcel of land, being a portion of Section Thirty-four (34), Township Two (2) South, Range Twenty-eight (28) East, Duval County, Florida, being more particularly described as: Commencing at the southwest corner of Golden Glades, Unit #3-A, according to plat recorded in Plat Book 22, page 60, of the current public records of said County; thence south eight-nine (89) degrees eighteen (18) minutes twenty (20) seconds west along the northerly right-of-way line of Beach Boulevard (a two hundred (200) foot right-of-way) a distance of nineteen hundred ninety-two and one tenth (1992.1) feet to a State Road Department right-of-way monument for the point of beginning; thence continuing along said Beach Boulevard south eight-nine (89) degrees eighteen (18) minutes twenty (20) seconds west six hundred sixty (660) feet; thence north no (0) degrees forty-one (41) minutes forty (40) seconds west at right angles to said Beach Boulevard thirteen hundred twenty (1320) feet; thence north eight-nine (89) degrees eighteen (18) minutes twenty (20) seconds east parallel with the northerly right-of-way line of said Beach Boulevard, Six Hundred Sixty (660) feet; thence south no (0) degrees forty-one (41) minutes fourth (40) seconds east, thirteen hundred twenty (1320) feet to the point of beginning.

LESS and EXCEPTING from the above the following described lands:

Part of Section 34, Township 2 South, Range 28 East, Duval County, Florida, more particularly described as follows:
Commence at the southwest corner of GOLDEN GLADES UNIT NO. 3-A, as recorded in Plat Book 22, page 60 of the current public records of Duval County, Florida; thence South 89° 18' 20" West 2410.1 feet, along the North line of Beach Boulevard (a 200.0 foot right-of-way), to the point of beginning; thence continue South 89 ° 18' 20" West, 242. 0 feet, along the North line of said Beach Boulevard; thence North 00° 41' 40" West, 900.0 feet; thence North 89° 18' 20" East, 242.0 feet; thence South 00° 41' 40" East, 900.0 feet, to the POINT OF BEGINNING.