

LEGAL DESCRIPTION

November 20, 2024

A PART OF GOVERNMENT LOT 3, SECTION 22, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3, THENCE SOUTH 89°55'40" WEST, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 355.08 FEET TO THE CENTERLINE OF JODA LANE EAST, ALSO BEING THE CENTERLINE OF A 60 FOOT NON-EXCLUSIVE PERPETUAL INGRESS AND EGRESS EASEMENT; THENCE NORTH 17°51'20" WEST, ALONG LAST SAID LINE, A DISTANCE OF 42.01 FEET; THENCE NORTH 89°55'40" EAST A DISTANCE OF 233.50 FEET; THENCE NORTH 00°48'00" EAST, A DISTANCE OF 226.76 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3084, PAGE 107, THENCE NORTH 89°29'30" EAST, ALONG LAST SAID LINE, A DISTANCE OF 135.04 FEET TO THE WESTERLY LINE OF DEL RIO UNIT NO. 1; THENCE SOUTH 00°48'00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 267.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,153.47 SQUARE FEET OR 1.04 ACRES