

Legal Description

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 23 EAST DUVAL COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE MAXVILLE-MIDDLEBURG ROAD (66 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 00°07'05" W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 208.71 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS 12708, PAGE 502, ALSO BEING A NORTH LINE OF A PROPOSED 30 FOOT WIDE UTILITIES EASEMENT AS SHOWN ON A MAP PREPARED BY DYNAN GROUP, INC. DATED JANUARY 11, 1999, PROJECT # 118-022-00; THENCE N89°41'20"W, ON SAID NORTH LINE, A DISTANCE OF 718.75 FEET TO THE INTERSECTION WITH THE EAST LINE OF A LEASE PARCEL AS SHOWN ON A MAP PREPARED BY DYNAN GROUP, INC. DATED JANUARY 11, 1999, PROJECT # 118-022-00; THENCE S00°18'40"W, A DISTANCE OF 30.00 FEET TO THE TO INTERSECTION WITH THE SOUTH LINE OF AFOREMENTIONED 30 FOOT WIDE UTILITIES EASEMENT AND THE POINT OF BEGINNING; THENCE S 89°41'30" E, ON LAST SAID SOUTH LINE, A DISTANCE OF 326.79 FEET; THENCE S00°18'40"W, A DISTANCE OF 399.98 FEET; THENCE N89°41'30"W, A DISTANCE OF 326.79 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF AFOREMENTIONED EAST LINE OF SAID LEASE PARCEL; THENCE N 00°18'40"E, ON SAID SOUTHERLY PROLONGATION AND EAST LINE OF SAID LEASE PARCEL, A DISTANCE OF 399.98 TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 23 EAST DUVAL COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

A 30.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS & UTILITIES LYING 30.00 FEET LEFT OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE MAXVILLE-MIDDLEBURG ROAD AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 23 EAST; THENCE S00°57'00"W ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 208.71 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE: THENCE N89°41'20"W FOR 718.75 FEET TO THE POINT OF TERMINUS AND AN INTERSECTION WITH THE EAST LINE OF THE ABOVE DESCRIBED LEASE PARCEL THE SIDELINES OF SAID EASEMENT SHORTNED OR PROLONGED TO MEET ANGLE POINTS, RIGHT OF WAY LINES AND PROPERTY LINES.

May 16, 2026