

Legal Description
December 19, 2023

A Part of Government Lot 1, Section 14, Township 1 North, Range 27 East, Duval County, Florida, being a portion of those lands as described in Official Records Book 7425, Page 725 of the current public records of Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the Northeasterly right of way of Yellow Bluff Road (A 60 foot right ofway as now established) with the South line of the Northeast 1/4 of the Northeast 1/4 of Section 15 Township 1, North, Range 27 East, thence North 88° 21' 06" East, along the South line of said Northeast 1/4 if the Northeast 1/4 of Section 15, 1,295.37 feet to the west line of said Section 14; thence North 89°48' 38" East, along the South line of the North 1/2 of said Government Lot 1, Section 14, 89.50 feet;thence North 00° 17' 15" West, a distance of 1,057.50 feet; thence North 89° 42' 45" East, 500.00 feet to the Southeast corner of the lands described in Official Records Book 7428, page 725 of the current public records of Duval County, Florida and the Point of Beginning;

From the Point of Beginning thence North 00° 17' 15" West, a distance of 260.00 feet; thence North 89°42' 45" East, a distance of 250.00 feet, more or less to the waters edge of Samples Creek, having an elevation 1.88 feet (NAVD88); thence along said elevation at the waters edge of Samples Creek, meander Southeasterly 340 feet more or less to an iron rod and cap (closing line of South 49°06'17" East at a distance of 294.94 feet) lying South 89° 42' 45" West, a distance of 182.35 feet; Thence South 74° 22'10" West, a distance of 248.65 feet; thence South 89° 42' 45" West, a distance of 30.00 feet to the Point of Beginning. Said Parcel having a closing line of South 49° 06' 17" with a distance of 294.94 feet.

Together with that certain easement described as follows:

COMMENCE at the Southwest Corner of the lands described in Official Records Book 19645 Page 812 of the Current Public Records of Duval County, Florida, thence North 00°17'15" West a distance of 122.50 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING, Thence continue North 00°17'15" West, a distance of 15.00 feet; thence North 89°42'45" East, a distance of 485.00 feet; thence North 00°17'15" West, a distance of 107.50 feet; thence North 89°42'45" East, a distance of 45.00 feet; thence South 00°17'15" East, a distance of 122.50 feet; thence South 89°42'45" West, a distance of 530.00 feet to the POINT OF BEGINNING.

Containing 12792.6± Square Feet, or 0.29± Acres, More or less.