

LEGAL DESCRIPTION

July 1, 2024

RE# 003999-0600

A PARCEL OF LAND, COMPRISED OF PORTIONS OF FARMS 33 AND 34, ACCORDING TO UNRECORDED PLAT OF DINSMORE FARMS, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING, COMMENCE AT THE POINT OF THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF GARDEN STREET (AN 80-FOOT RIGHT OF WAY) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE G.S. & F. RAILROAD (A 150-FOOT RIGHT OF WAY) AND RUN S-40°54'00" E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 699.26 FEET TO A POINT; RUN THENCE S-00°25'30" E., A DISTANCE OF 605.99 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF SAID GARDEN STREET; RUN THENCE WESTERLY AND NORTHERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID GARDEN STREET, AS FOLLOWS: FIRST COURSE, S-87°26'15" W., A DISTANCE OF 454.22 FEET TO AN ANGLE POINT; SECOND COURSE, N-00°25'30" W., A DISTANCE OF 1,154.85 FEET TO THE POINT OF BEGINNING.

RE# 003999-0500

A PARCEL OF LAND, BEING A PORTION OF FARMS 32 AND 33, ACCORDING TO UNRECORDED PLAT OF DINSMORE FARMS, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING, COMMENCE AT THE POINT OF THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF GARDEN STREET (AN 80-FOOT RIGHT OF WAY) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE G.S. & F. RAILROAD (A 150-FOOT RIGHT OF WAY) AND RUN S-40°54'00" E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 699.26 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 40°54'00" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 960.44 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST; RUN THENCE SOUTH 88°03'50" WEST, ALONG SAID SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 517.51 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF IMESON ROAD, COUNTY ROAD No. 548 (AN 80 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); RUN THENCE NORTH 00°06'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 142.29 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GARDEN STREET, COUNTY ROAD No. 72, (AN 80 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); RUN THENCE SOUTH 87°26'15" WEST, A DISTANCE OF 106.87 FEET, TO A POINT; RUN THENCE NORTH 00°25'30" WEST, A DISTANCE OF 605.99 FEET, TO THE POINT OF BEGINNING.