

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11,; THENCE NORTH 89° 24' 10" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 11, .1136 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE NORTH 1° 20' 20" WEST PARALLEL TO THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 11, 825.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MCCORMICK ROAD, A 100 FOOT RIGHT OF WAY; THENCE NORTH 69° 41' 30" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID MCCORMICK ROAD, 241.19 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID GOVERNMENT LOT 11; THENCE SOUTH 1° 21' 40" EAST ALONG THE EASTERLY BOUNDARY OF SAID GOVERNMENT LOT 11, 906.81 FEET TO THE SOUTHEAST CORNER THEREOF THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 11 SOUTH 89° 24' 10" WEST, 228.44 FEET TO THE POINT OF BEGINNING, CONTAINING 4.54 ACRES. EXCEPTING THERE-FROM 0.37 ACRES FOR FUTURE PROPOSED ROAD AND 0.23 ACRES LYING SOUTHERLY AND SOUTH-EASTERLY THEREOF AS SHOWN ON SURVEY BY R. L. CROASDELL & COMPANY, ENGINEERS, FILE NO. 40424, DATED JUNE 4, 1964.

The purpose of this corrective deed is to correct a scrivener's error in that deed recorded in Book 5878, Page 754 Official Records of Duval County, Florida in that the name of the grantee was incorrectly stated by the omission of the words "of Jacksonville".

A PORTION OF GOVERNMENT LOT 11, SECTION 5, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11,; THENCE NORTH 89° 24' 10" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 11, .1136 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE NORTH 1° 20' 20" WEST PARALLEL TO THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 11, 825.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MCCORMICK ROAD, A 100 FOOT RIGHT OF WAY; THENCE NORTH 69° 41' 30" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID MCCORMICK ROAD, 241.19 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID GOVERNMENT LOT 11; THENCE SOUTH 1° 21' 40" EAST ALONG THE EASTERLY BOUNDARY OF SAID GOVERNMENT LOT 11, 906.81 FEET TO THE SOUTHEAST CORNER THEREOF THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 11 SOUTH 89° 24' 10" WEST, 228.44 FEET TO THE POINT OF BEGINNING, CONTAINING 4.54 ACRES. EXCEPTING THERE-FROM 0.37 ACRES FOR FUTURE PROPOSED ROAD AND 0.23 ACRES LYING SOUTHERLY AND SOUTH-EASTERLY THEREOF AS SHOWN ON SURVEY BY R. L. CROASDELL & COMPANY, ENGINEERS, FILE NO. 40424, DATED JUNE 4, 1964.

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Parcel Identification Number: **161220-0000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the said grantee forever.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.