

Legal Description

November 20, 2019

A PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/2 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING KNOWN AS THE NORTH 1/2 OF LOT 11 AND LOTS 12 AND 13, IN BLOCK 3, SUNBEAM LAKE ESTATES FIRST ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SUNBEAM ROAD THAT IS 300 FEET WESTERLY OF THE WEST LINE OF HOOD ROAD; THENCE SOUTH 0°32'10" EAST, 130.93 FEET; THENCE NORTH 89°52'13" WEST, 82.49 FEET; THENCE NORTH 0°32'10" WEST, 131.43 FEET TO THE SOUTHERLY LINE OF SUNBEAM ROAD; THENCE SOUTH 89°31'10" EAST, 82.5 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.25 ± ACRES.