

December 9, 2020

Legal Description

THAT CERTAIN PIECE, PARCEL TRACT OF LAND IN THE WILLIAM CRAIG GRANT, SECTION 44, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED IN THE 5TH PARCEL OF DEED RECORDED IN DEED BOOK 470, PAGE 150 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF CERTAIN ½ ACRE TRACT OF LAND AS DESCRIBED IN DEED BOOK 383, PAGE 336 THENCE SOUTH 88°20' WEST, 144 FEET TO THE NORTHWEST CORNER OF THE FANNIE E. THORPE PROPERTY, DEED RECORDED IN DEED BOOK 449, PAGE 58, AS THE POINT OF BEGINNING; THENCE SOUTH 88°20' WEST, 67.2 FEET; THENCE SOUTH 2° EAST, 206.6 FEET TO AN IRON; THENCE NORTH 88°20' EAST, 67.2 FEET TO THE SOUTHWEST CORNER OF THE FANNIE E. THORPE TRACT; THENCE NORTH 2° WEST, 206.6 FEET ALONG THE WEST LINE OF THE THORPE TRACT TO THE POINT OF BEGINNING, AND BEING A PART OF LOT 9 OF THE WILLIAM CRAIG GRANT, SECTION 44, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; EXCEPTING HOWEVER THEREOF THE EASTERLY 30 FEET THEREOF DESCRIBED IN DEED BOOK 1708, PAGE 182 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.