

Legal Description

10/14/2023

A PORTION PART OR TRACT OF LAND, LYING IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 1 SOUTH RANGE 25 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENC AT AN IRON PIPE LYING IN THE CENTER LINE OF PITTS ROAD (A 60.00 FOOT RIGHT OF WAY) AND THE EASTERLY BOUNDARY OF SAID SECTION 12: THENCE SOUTH 00'20'01" EAST ALONG SAID EASTERLY BOUNDARY OF SAID SECTION 12, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PITTS ROAD; THENCE SOUTH 89'27'30" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 641.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89'27'30" WEST, 30.00 FEET; THENCE SOUTH 00'35'45" EAST, 431.50 FEET; THENCE SOUTH 89'27'26" WEST, 117.70 FEET; THENCE SOUTH 00'35'45" EAST, 194.63 FEET; THENCE SOUTH 89'27'30" WEST, 338.88 FEET; THENCE SOUTH 00'35'45" EAST, 263.05 FEET; THENCE NORTH 89'25'57" EAST, 150.31 FEET; THENCE NORTH 00'35'19" WEST, 211.06 FEET; THENCE NORTH 89'25'57" EAST, 336.24 FEET; THENCE NORTH 00'35'45" WEST, 677.90 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 2.26 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES BEING DESCRIBED AS FOLLOWS:

30.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITES

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COMMENC AT AN IRON PIPE LYING IN THE CENTER LINE OF PITTS ROAD (A 60.00 FOOT RIGHT OF WAY) AND THE EASTERLY BOUNDARY OF SAID SECTION 12: THENCE SOUTH 00'20'01" EAST ALONG SAID EASTERLY BOUNDARY OF SAID SECTION 12, 30.00 FEET TO A POINT ON TH ESOUTHERLY RIGHT OF WAY LINE OF SAID PITTS ROAD; THENCE SOUTH 89'27'30" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 641.24 FEET TO THE POINT OF BEGINNING; THENCE CONTNUE SOUTH 89'27'30" WEST, 30.00 FEET; THENCE SOUTH 00'35'45" EAST, 792.93 FEET; THENCE NORTH 89'27'15" EAST, 30.00 FFET; THENCE NORTH 00'35'45" WEST, 792.90 FFET TO THE POINT OF BEGINNING.