

Legal Description

A PORTION OF SECTION 7, WITHIN THE BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF FARM 6, RHODES FARMS, AS RECORDED IN THE PLAT THEREOF, IN PLAT BOOK 16, PAGE 46 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; THENCE N89 DEGREES 55'10" E, ALONG THE SOUTHERLY LINE OF SAID FARM 6, 600.06 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE S48 24' 14" W, DEPARTING SAID SOUTHERLY LINE, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 25.55 FEET; THENCE S50 19'03"W, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 323.05 FEET; THENCE N 39 DEGREES 40'57" W, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 7.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 181.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 71.98 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF N5104'31"W, 71.51 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N62 DEGREES 28'00"W, A DISTANCE OF 151.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 501.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 129.34 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF N69 DEGREES 51'45"W, 128.98 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N77 15' 30"W, A DISTANCE OF 16.95 FEET; THENCE N00 35' 40", A DISTANCE OF 53.19 FEET, TO SAID SOUTHERLY LINE, AND THE POINT OF BEGINNING.

CONTAINING 1.61 ACRES, MORE OR LESS.

February 12, 2026