

LEGAL DESCRIPTION

MAY 22, 2023

PARCEL "A":

PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 89'-52'-50" EAST, 378.72 FEET, ALONG THE SOUTH LINE OF SAID SECTION 14, TO THE POINT OF BEGINNING; THENCE NORTH 00'-12'-10" WEST, 138.32 FEET; THENCE NORTH 89'-52'-50" EAST, 151.03 FEET; THENCE SOUTH 03'-04'-37" EAST, 15.02 FEET; THENCE NORTH 89'-52'-50" EAST, 226.95 FEET; THENCE SOUTH 05'-15'-50" EAST, 123.82 FEET, TO THE SOUTH LINE OF SAID SECTION 14: THENCE SOUTH 89'-52'-50" WEST, 389.65 FEET, ALONG THE SOUTH LINE OF SAID SECTION 14, TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR ROAD PURPOSES ACROSS THE NORTH 15.0 FEET OF THE WEST 151.03 FEET.

CONTAINING 49,648.86 SQUARE FEET AND/OR 1.1398 ACRES