

March 17, 2021

Legal Description

A PART OF THE SEYMORE PICKETT GRANT, SECTION 38, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LANE AVENUE (A 66 FOOT RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 26°13'29" EAST ALONG THE NORTHERLY PROJECTION OF THE SAID WESTERLY RIGHT OF WAY OF LANE AVENUE, 60.18 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD KINGS ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 26°13'29" EAST, DEPARTING SAID RIGHT OF WAY LINE, 187.92 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 248, PAGE 332 AND IN OFFICIAL RECORDS VOLUME 407, PAGE 392 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 67°27'52" WEST, ALONG THE EASTERLY LINE OF SAID LANDS AND THE NORTHERLY PROJECTION THEREOF, 285.45 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8778, PAGE 500 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 50°56'22" EAST, ALONG THE SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5614, PAGE 1049 OF SAID CURRENT PUBLIC RECORDS, 1106.71 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 134, PAGE 495 AND THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 7272, PAGE 731 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 31°52'41" EAST ALONG SAID LINE, 642.61 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF THOSE LANDS AS DESCRIBED IN DEED BOOK 238, PAGE 322 AND OFFICIAL RECORDS VOLUME 5172, PAGE 280 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 32°24'13" WEST, ALONG SAID LINE, 392.05 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 6759, PAGE 245 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 67°17'27" WEST, ALONG SAID NORTHEASTERLY LINE, 105.44 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LANDS; THENCE SOUTH 32°32'48" WEST, ALONG SAID NORTHWESTERLY LINE, 411.86 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF OLD KINGS ROAD; THENCE NORTH 66°59'00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 531.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.45 ACRES, MORE OR LESS AND BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2681, PAGE 722 AND OFFICIAL RECORDS VOLUME 134, PAGE 495 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.