

Legal Description

PARCEL "A" (PARCEL # 106618-0030)

A PART OF THE NORTHEAST 1/4 OF SECTION 7 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 THENCE NORTH 0°28'06" EAST ALONG THE EAST LINE OF SAID 1/4 A DISTANCE OF 338.46 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 0°28'06" EAST ALONG SAID EAST LINE A DISTANCE OF 361.54 FEET; THENCE NORTH 88°46'57" WEST; A DISTANCE OF 328.92 FEET TO A POINT ON THE EASTERLY R/W LINE OF PERDUE ROAD, A 60' ROADWAY; THENCE SOUTH 0°26'06" WEST ALONG SAID R/W LINE A DISTANCE OF 366.03 FEET; THENCE SOUTH 89°33'53" EAST A DISTANCE OF 328.68 FEET TO POINT OF BEGINNING.

PARCEL "B" (PARCEL # 106618-0050)

A PART OF THE NORTHEAST 1/4 OF SECTION 7 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 THENCE NORTH 0°28'06" EAST ALONG THE EAST LINE OF SAID 1/4 A DISTANCE OF 173.88 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 0°28'06" EAST ALONG SAID EAST LINE A DISTANCE OF 164.58 FEET; THENCE NORTH 89°33'53" WEST; A DISTANCE OF 328.68 FEET TO A POINT ON THE EASTERLY R/W LINE OF PERDUE ROAD, A 60' ROADWAY; THENCE SOUTH 0°26'06" WEST ALONG SAID R/W LINE A DISTANCE OF 160.08 FEET; THENCE SOUTH 88°46'57" EAST A DISTANCE OF 328.61 FEET TO POINT OF BEGINNING.