

Legal Description

A PORTION OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF HOOD ROAD (A 60 FOOT RIGHT OF WAY LINE AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF SUNBEAM ROAD (AN 80 FOOT RIGHT OF WAY LINE AS NOW ESTABLISHED); THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE, 630.93 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 330.00 FEET; THENCE SOUTHERLY AN INTERIOR ANGLE OF 88 DEGREES 26 MINUTES 53 SECONDS, 629.62 FEET; THENCE EASTERLY AN INTERIOR ANGLE OF 91 DEGREES 33 MINUTES 07 SECONDS, 329.09 FEET; THENCE NORTHERLY AN INTERIOR ANGLE OF 88 DEGREES 31 MINUTES 50 SECONDS, 629.59 FEET TO THE POINT OF BEGINNING.

May 14, 2026