

LEGAL DESCRIPTION

A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19 WITH THE WEST RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD 13, A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°07'54" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 269.42 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17615, PAGE 161 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°20'15" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 342.21 FEET TO THE EASTERLY LINE OF LOT 30, BLOCK 1, MANDARIN MEADOWS UNIT No. 2, AS RECORDED IN PLAT BOOK 29, PAGE 67 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 19°54'50" WEST, ALONG LAST SAID LINE, A DISTANCE OF 283.37 FEET TO SAID NORTH LINE OF SECTION 19; THENCE NORTH 89°05'39" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 439.38 FEET TO THE POINT OF BEGINNING.

September 22, 2020