

Legal Description

9/18/19

PART OF THE NW ¼ OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, AND BEING PART OF THE NE ¼ OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT AN IRON PIPE, MARKING THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, AND THENCE S 00°59'01" E, ALONG THE WEST LINE OF SAID SECTION 27, BEING THE SAME AS THE EAST LINE OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, 68.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (A/K/A/ STATE ROAD NO.1) AND THE POINT OF BEGINNING OF THE HERIN DESCRIBED LANDS; THENCE N 89°40'10" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 147.11 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7339, PAGE 1481 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA; THENCE S 00°47'11" E ALONG SAID MONUMENTED WEST LINE AND ITS SOUTHERLY EXTENSION, 525.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S 89°40'10" W, 414.87 FEET TO A 5/8" IRON ROD, LS 4708, THENCE N 00°47'11" W, 525.00 FEET TO A 5/8" IRON ROD, LS 4708, ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90; THENCE N 89°40'10" E, 267.76 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THE EASTERN 154 FEET.