

Legal Description

March 30, 2022

A PORTION OF SECTION 12 AND A PORTION OF THE J. PEAVETT GRANT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF PABLO PROFESSIONAL PARK, AS RECORDED IN PLAT BOOK 61, PAGES 53 THROUGH 56, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY (A 105 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) THENCE SOUTH 89°0 2' 42 " WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF W. M. DAVIS PARKWAY, 153.93 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13550, PAGE 2301 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY AND NORTHEASTERLY , ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 01°23'14 " WEST, 59.84 FEET; COURSE NO. 2: NORTH 14°55'35" EAST, 161.15 FEET; COURSE NO. 3: NORTH 44°46' 44" EAST, 52.65 FEET TO THE NORTHERLY LINE OF SAID SECTION 12 ; THENCE NORTH 88°2 1' 33 " EAST, ALONG LAST SAID LINE, 60 . 0 2 FEET TO THE NORTHWESTERLY LINE OF SAID SECTION 42; THENCE NORTH 48°55'5 4 " EAST, ALONG LAST SAID LINE, 13.85 FEET TO THE AFORESAID WESTERLY LINE OF PABLO PROFESSIONAL P ARK ; THENCE SOUTH 01°23'14 " EAST, ALONG LAST SAID LINE, 261 . 2 4 FEET TO THE POINT OF BEGINNING. CONTAINING 0.76 ACRES, MORE OR LESS .

AND

A PORTION OF SECTIONS 1 AND 12 AND A PORTION OF THE J. PEAVETT GRANT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF PABLO PROFESSIONAL PARK, AS RECORDED IN PLAT BOOK 61, PAGES 53 THROUGH 56, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY (A 105 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) ; THENCE SOUTH 89°0 2' 42 " WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF W. M. DAVIS PARKWAY, 153.93 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13550, PAGE 2301 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY AND NORTHEASTERLY , ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 01°23'14 " WEST, 59.84 FEET TO THE POINT OF BEGINNING; COURSE NO. 2.; NORTH 14°55'35" EAST, 161.15 FEET; COURSE NO. 3: NORTH 44°46' 44" EAST, 150 . 6 4 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°03'16" WEST,

ALONG LAST SAID LINE, 153.94 FEET; THENCE SOUTH 01°23' 14 " EAST, 260.18 FEET TO THE POINT OF BEGINNING.
CONTAINING 13,983 SQUARE FEET, MORE OR LESS.

AND

PARCEL 1

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF PABLO PROFESSIONAL PARK, AS RECORDED IN PLAT BOOK 61, PAGES 53 THROUGH 56, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY (A 105 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) ; THENCE NORTH 01°23'14 " WEST, ALONG THE WESTERLY LINE OF SAID PABLO PROFESSIONAL PARK, 261.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°23'14 " WEST, ALONG LAST SAID LINE, 58. 75 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13550, PAGE 2301 OF THE CURRENT PUBLIC RECORDS; THENCE SOUTH 44°46'44" WEST, ALONG LAST SAID LINE, 97 . 99 FEET TO THE SOUTHERLY LINE OF SAID SECTION 1; THENCE NORTH 88°21'33" EAST, ALONG LAST SAID LINE, 60.02 FEET TO THE NORTHWESTERLY LINE OF THE J. PEAVETT GRANT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 28 EAST OF SAID COUNTY; THENCE NORTH 48°55'54" EAST, ALONG LAST SAID LINE, 13.85 FEET TO THE POINT OF BEGINNING.
CONTAINING 2,340 SQUARE FEET, MORE OR LESS.

AND

PARCEL 2

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF PABLO PROFESSIONAL PARK, AS RECORDED IN PLAT BOOK 61, PAGES 53 THROUGH 56, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY (A 105 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°23'14 " WEST, ALONG THE WESTERLY LINE OF SAID PABLO PROFESSIONAL PARK, 319. 99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°23'14 " WEST, ALONG LAST SAID LINE, 600.20 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 813, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9367, PAGE 292 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 31°28'17" WEST, ALONG LAST SAID LINE, 11.67 FEET TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 58°31' 43 " WEST, ALONG LAST SAID LINE, 309 . 63 FEET; THENCE NORTH 90° 00' 00 " WEST, 113.60 FEET; THENCE SOUTH

01 "23'14 " EAST, 758.21 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13550, PAGE 2301 OF THE CURRENT PUBLIC RECORDS; THENCE NORTH 89"03'16 " EAST, ALONG LAST SAID LINE, 380.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.08 ACRES, MORE OR LESS.