

Legal Description

April 7, 2022

PARCEL 1

A PART OF THE MIDDLE 1/3 OF LOT 6, TISON'S SUBDIVISION OF THE CHARLES F. SEATON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE MIDDLE 1/3 OF LOT 6, TISON'S SUBDIVISION OF THE CHARLES F. SEATON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID COUNTY (WHICH LIES ON THE NORTHERLY RIGHT-OF-WAY LINE OF PECAN PARK ROAD, A 60 FOOT COUNTY ROAD, AS NOW ESTABLISHED) AND RUN THENCE NORTH 88 DEGREES, 31 MINUTES, 10 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 600 FEET TO A POINT; RUN THENCE NORTH 1 DEGREE, 28 MINUTES, 50 SECONDS WEST, 600 FEET TO A POINT; RUN THENCE SOUTH 88 DEGREES, 31 MINUTES, 10 SECONDS WEST, 600 FEET TO A POINT; RUN THENCE SOUTH 1 DEGREE, 28 MINUTES, 50 SECONDS EAST, 600 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PECAN PARK ROAD AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 17419, PAGE 1635.

PARCEL 2:

A PART OF LOT 6, TISON'S SUBDIVISION OF THE CHARLES SEATON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF I-95 (300 FOOT RIGHT-OF-WAY) AND THE NORTHERLY LINE OF SAID LOT 6; THENCE SOUTH 89 DEGREES, 13 MINUTES WEST ALONG SAID NORTH LINE, A DISTANCE OF 1817.2 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES, 13 MINUTES WEST, A DISTANCE OF 600 FEET TO THE NORTHWEST CORNER OF THE MIDDLE 1/3 OF SAID LOT 6; THENCE SOUTH 1 DEGREE, 28 MINUTES EAST ALONG THE WEST LINE OF THE MIDDLE 1/3 OF LOT 6, A DISTANCE OF 2400.76 FEET TO A POINT THAT LIES 600 FEET NORTH OF PECAN PARK ROAD; THENCE NORTH 88 DEGREES, 28 MINUTES, 30 SECONDS EAST AND PARALLEL TO SAID PECAN PARK ROAD A DISTANCE OF 600 FEET; THENCE NORTH 1 DEGREE, 28 MINUTES WEST, A DISTANCE OF 2393.0 FEET TO A POINT OF BEGINNING.