

LEGAL DESCRIPTION

January 31, 2023

FIRE STATION 76 PARENT TRACT:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD (A 60 FOOT RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF BONEY ROAD (A 66 FOOT RIGHT OF WAY); THENCE SOUTH 88°28'45" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 742.34 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 17359, PAGE 1958, PARCEL 2 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°45'27" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 288.43 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 87°59'49" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 866.20 FEET TO A POINT IN SAID WESTERLY RIGHT OF WAY LINE OF BONEY ROAD; THENCE SOUTH 21°49'52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 322.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 5.39 ACRES, MORE OR LESS