

Legal Description – 8385 Ramona Blvd

10/27/2022

A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22 WITH THE NORTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°56'19" WEST, ALONG SAID WESTERLY LINE, 275.34 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 8 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°17'56" WEST, 67.02 FEET; COURSE NO. 2: SOUTH 54°46'47" WEST, 12.49 FEET; COURSE NO. 3: SOUTH 68°26'45" WEST, 42.15 FEET; COURSE NO. 4: SOUTH 59°05'54" WEST, 40.70 FEET; COURSE NO. 5: SOUTH 62°57'13" WEST, 64.88 FEET; COURSE NO. 6: SOUTH 79°19'56" WEST, 93.73 FEET; COURSE NO. 7: SOUTH 68°04'36" WEST, 78.77 FEET; COURSE NO. 8: SOUTH 60°13'44" WEST, 84.17 FEET; COURSE NO. 9: SOUTH 51°52'16" WEST, 30.41 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HAMMOND BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 43°45'35" EAST, ALONG LAST SAID LINE, 58.37 FEET; THENCE SOUTH 00°44'49" EAST, CONTINUING ALONG LAST SAID LINE, 57.52 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF RAMONA BOULEVARD; THENCE NORTH 89°15'11" EAST, ALONG LAST SAID LINE, 439.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.16 ACRES, MORE OR LESS.