

Legal Description

11/14/2022

BROWARD ROAD

EAST PARCEL 020696-0010

THAT PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING A PART OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ALSO BEING THAT PART OF THE EASTERLY 350.00 FEET OF A TRACT OF LAND CONVEYED IN DEED BOOK 1012, PAGE 401, LYING NORTHERLY OF AN UN-NAMED CREEK, ALL IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT AN IRON PIPE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN THENCE, NORTH 89°46'32" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 13, A DISTANCE OF 423.20 FEET, TO THE MONUMENTED NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, (AND ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 1012, PAGE 401), AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE, NORTH 89°46'32" EAST, ALONG THE AFORESAID NORTHERLY LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 13, (AND ALSO BEING THE MONUMENTED SOUTHERLY LINE OF "FOX RIDGE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGES 60 THROUGH 66 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA), A DISTANCE OF 350.00 FEET, TO THE MONUMENTED NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, (AND ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 1012, PAGE 401); RUN THENCE, SOUTH 00°55'45" EAST, ALONG THE MONUMENTED EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 318 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY "MEAN HIGH WATER" LINE OF AN UN-NAMED TRIBUTARY OF THE TROUT RIVER; RUN THENCE, SOUTHWESTERLY, ALONG THE MEANDERINGS OF THE "MEAN HIGH WATER" LINE OF AN UN-NAMED TRIBUTARY OF THE TROUT RIVER, A DISTANCE OF 478 FEET, MORE OR LESS, TO A POINT, ON THE MONUMENTED WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, (AND ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 1012, PAGE 401), SAID POINT LYING SOUTH 00°50'54" EAST, 446 FEET FROM THE POINT OF BEGINNING DESCRIBED ABOVE; RUN THENCE, NORTH 00°50'54" WEST, ALONG THE MONUMENTED WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY,

FLORIDA, (AND ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 1012, PAGE 401), A DISTANCE OF 446 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 13, (AND ALSO BEING THE MONUMENTED SOUTHERLY LINE OF "FOX RIDGE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGES 60 THROUGH 66 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA), AND THE POINT OF BEGINNING.

MIDDLE PARCEL 020691-0020

THAT PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7304, PAGE 188, (PARCEL 2) OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING A PART OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING NORTHERLY OF AN UN-NAMED CREEK, ALL IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT AN IRON PIPE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AND RUN THENCE, NORTH 89°46'32" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 13, A DISTANCE OF 423.20 FEET, TO THE MONUMENTED NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7304, PAGE 188 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, (AND ALSO BEING THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12095, PAGE 411); RUN THENCE, SOUTH 00°54'54" EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7304, PAGE 188 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12095, PAGE 411 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 584 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY "MEAN HIGH WATER" LINE OF AN UN-NAMED TRIBUTARY OF THE TROUT RIVER; RUN THENCE, SOUTHWESTERLY, ALONG THE MEANDERINGS OF THE "MEAN HIGH WATER" LINE OF AN UN-NAMED TRIBUTARY OF THE TROUT RIVER, A DISTANCE OF 482 FEET, MORE OR LESS, TO A POINT, ON THE MONUMENTED WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7304, PAGE 188 (PARCEL 2) OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE DIVIDING LINE BETWEEN SECTIONS 13 AND 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, FURTHER SAID POINT LYING SOUTH 00°19'41" EAST 669 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; RUN THENCE, N 00°19'41" WEST, ALONG THE AFORESAID DIVING LINE BETWEEN SECTIONS 13 AND 14, A DISTANCE OF 669 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 233,662 SQUARE FEET, OR 5.36 ACRES, MORE OR LESS, IN AREA.

WEST PARCEL 022163-0000

LEGAL DESCRIPTION AS RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 18290, PAGE 1552, TRACT 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PART OF GOVERNMENT LOT 7, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING, COMMENCE AT AN OLD 1 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 7, AND RUN SOUTH ZERO DEGREES, EIGHTEEN MINUTES, THIRTY-SIX SECONDS EAST (S 00°18'36" E), ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF EIGHT HUNDRED TWENTY-TWO AND NINETY-EIGHT HUNDREDTHS (822.98) FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWARD ROAD (COUNTY ROAD No. 588); RUN THENCE, NORTH FORTY-EIGHT DEGREES, FORTY-FIVE MINUTES WEST (N 48°45' W), ALONG SAID RIGHT OF WAY LINE, FIVE HUNDRED FORTY-FIVE AND NINETY-SIX HUNDREDTHS (545.96) FEET TO WHERE SAID RIGHT OF WAY LINE IS INTERSECTED BY A LINE EXTENDING IN A SOUTHWESTERLY DIRECTION FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 7, AND BEING PERPENDICULAR TO THE AFORESAID RIGHT OF WAY LINE; RUN THENCE NORTH FORTY-ONE, FIFTEEN MINUTES EAST (N 41°15' E), PERPENDICULAR TO SAID RIGHT OF WAY LINE, SIX HUNDRED FIFTEEN AND EIGHTY HUNDREDTHS (615.80) FEET TO THE POINT OF BEGINNING, THE LAND THUS DESCRIBED CONTAINING 3.86 ACRES, MORE OR LESS.

ALL BEARINGS USED IN THE FOREGOING DESCRIPTION REFER TO THE GRID LINES OF THE FLORIDA STATE COORDINATE SYSTEM.