

## **LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 11, SAID POINT BEING SITUATED IN THE CENTER LINE OF MERRILL ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 01°13' 25" EAST, ALONG THE EAST LINE OF SAID SECTION 11, 40.00 FEET TO A POINT SITUATE IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID MERRILL ROAD, FOR A **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 01° 13' 25" EAST, ALONG SAID EAST LINE OF SECTION 11, 400 FEET TO A POINT; THENCE SOUTH 88°42' 50" WEST, 435.6 FEET TO A POINT; THENCE NORTH 01°13' 25" WEST, 400 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF MERRILL ROAD; THENCE NORTH 88°42' 50" EAST, 435.6 FEET TO THE **POINT OF BEGINNING**.

5/8/2023