

Legal Description

A PART OF SECTION 33 AND SECTION 34, ALL LYING IN TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 33, SAID NORTHEAST CORNER BEING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 26 EAST OF SAID COUNTY; THENCE S88°54'34"E, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 208.23 FEET TO THE NORTHWEST CORNER OF NORTH LAKE PHASE II AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 46, PAGES 60 THROUGH 60G OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S00°52'58"E, ALONG THE WEST LINE OF SAID NORTH LAKE PHASE II, A DISTANCE OF 1279.40 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20420, PAGE 1922 OF SAID CURRENT PUBLIC RECORDS; THENCE S89°13'07"W, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 208.09 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20442, PAGE 2359 OF SAID CURRENT PUBLIC RECORDS, LAST SAID NORTHEAST CORNER LYING ON THE EAST LINE OF SAID SECTION 33; THENCE S89°05'59"W, DEPARTING SAID EAST LINE OF SECTION 33 AND ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 330.99 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS; THENCE S00°45'32"E, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE 695.52 FEET TO THE NORTH RIGHT OF WAY LINE OF PERCY ROAD (A 60 FOOT RIGHT OF WAY); THENCE S89°09'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 329.66 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16157, PAGE 2312 OF SAID CURRENT PUBLIC RECORDS; THENCE N00°44'55"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 528.42 FEET; THENCE S89°37'19"W, DEPARTING LAST SAID EAST LINE, A DISTANCE OF 330.09 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12974, PAGE 1375 OF SAID CURRENT PUBLIC RECORDS; THENCE N00°44'55"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 791.76 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE S89°36'26"W, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 283.79 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 1399, PAGE 229 OF THE FORMER PUBLIC RECORDS OF SAID COUNTY; THENCE N00°05'47"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 69.57 FEET TO THE NORTH LINE OF LAST SAID LANDS; THENCE S89°54'13"W, ALONG THE NORTH LINE OF LAST SAID LANDS TO THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF LAST SAID LANDS; THENCE S00°05'47"E, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 69.72 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12974, PAGE 1375 OF SAID CURRENT PUBLIC RECORDS; THENCE S89°36'26"W, ALONG LAST SAID NORTH LINE, A DISTANCE OF 22.25 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13569, PAGE 1716 OF SAID CURRENT PUBLIC RECORDS; THENCE N01°12'12"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 639.78 FEET TO THE NORTH LINE OF SAID SECTION 33; THENCE N88°25'56"E, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1328.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 33 AND THE POINT OF BEGINNING.

CONTAINING 46.67 ACRES, MORE OR LESS.

5/17/2023