

Legal Description

April 19, 2023

A part of Northeast ¼ of Section 7 of a subdivision of the JOHN BROWARD GRANT. Section 37, Township 1 North, Range 27 East, Duval County, Florida, more particularly described as follows:

Begin at the Southeast corner of said Section 7; thence North 88°46'57" West along the South line of said Northeast ¼, a distance of 688.5 feet; thence North 00°26'06" East, a distance of 130 feet; thence South 88°46'57" East a distance of 330 feet; thence North 00°26'06" East, a distance of 43.88 feet; thence South 88°46'57" East, a distance of 358.6 feet to the East line of said Northeast ¼; thence South 00°28'06" West along said East line: a distance of 173.88 feet to Point of Beginning. Grantors reserve for themselves, their heirs and assigns an Easement for ingress and egress, utilities and drainage over the following described lands:

Begin at the Southwest corner of the above described parcel; thence North 00°26'06" East, a distance of 130 feet; thence South 88°46'57" East a distance of 330 feet; thence North 00°26'06" East, a distance of 43.88 feet; thence South 88°46'57" East, a distance of 30 feet; thence South 00°28'06" West, a distance of 73.88 feet; thence North 88°46'57" West, a distance of 300 feet; thence South 00°26'06" West, a distance of 100 feet; thence North 88°46'57" West, a distance of 60 feet to Point of Beginning.

LESS AND EXCEPT that part lying in Perdue Road as dedicated to City of Jacksonville, a municipal Corporation in Duval County, State of Florida as recorded in the current Public Records in Volume 6157, Page 14.

LESS AND EXCEPT the following described parcel:

A part of Northeast ¼ of Section 7 of a subdivision of the JOHN BROWARD GRANT. Section 37, Township 1 North, Range 27 East, Duval County, Florida, more particularly described as follows: Begin at the Southeast corner of Said Northeast ¼, thence North 88°46'57" West, 328.5 feet; thence North 00°26'06" East, 100.00 feet to a Point on the Southerly and Easterly Right of Way line of Perdue Road (a 60.00 foot Right of Way) thence continue North 00°26'06" East along the Easterly Right of Way line of Perdue Road 73.88 feet to its intersection with the South line of lands described in Official Records Book 12855, Page 1631, of the current Public Records of said County; thence South 88°46'57" East along the Southerly line of said Official Records Book 12855, Page 1631, 328.50 feet to the Easterly line of the Northeast ¼ of Section 7, thence South 00°28'06" West, along the East line of the Northeast ¼ of Section 7, 173.88 feet to the Point of Beginning.