

Legal Description

December 11, 2023

A PART OF SECTION 33 OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAPP ROAD WITH THE SOUTHERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD; THENCE SOUTH 89 DEGREES 31 MINUTES 30 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 613.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 31 MINUTES 30 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 155.00 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK NUMBER 956, PAGE 25, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01 DEGREE 28 MINUTES 13 SECONDS EAST, ALONG SAID WESTERLY LINE, 281.07 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 30 SECONDS EAST, 155.00 FEET; THENCE NORTH 01 DEGREE 28 MINUTES 13 SECONDS WEST, 281.07 FEET TO THE POINT OF BEGINNING.