

LEGAL DESCRIPTION

FEBRUARY 2, 2024

LOTS 1 AND 2, BLOCK 13, FARM 51, AND PART OF AN UNNAMED 60 FOOT RIGHT OF WAY, DINSMORE FARMS (UNRECORDED) IN SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GARDEN STREET (A 60 FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF IOWA AVENUE (A 60 FOOT RIGHT-OF-WAY); THENCE S18°16'59"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID IOWA AVENUE, A DISTANCE OF 695 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE S18°16'59"E, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 638 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°31'20"W, DEPARTING LAST SAID RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF SAID LOT 1 AND FARM 51, AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 871.30 FEET TO THE CENTERLINE OF SAID UNNAMED RIGHT OF WAY, SAID CENTERLINE BEING PARALLEL WITH AND 30 FEET WEST OF THE WEST LINE OF SAID FARM 51; THENCE N00°02'15"W, ALONG SAID CENTERLINE, A DISTANCE OF 612 FEET, MORE OR LESS, TO A POINT WHICH BEARS S89°55'40"W, 30.00 FEET FROM THE NORTHWEST CORNER OF SAID FARM 51; THENCE N89°55'40"E, DEPARTING SAID CENTERLINE, AND ALONG THE NORTHERLY LINE OF SAID FARM 51 AND LOT 2, AND PROJECTION THEREOF, A DISTANCE OF 672 FEET, MORE OR LESS, TO SAID NORTHEAST CORNER OF LOT 2 AND THE POINT OF BEGINNING.

CONTAINING 10.79 ACRES, MORE OR LESS.