

Legal Description

February 12, 2024

PARCEL A: A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF JONES ROAD (AN 80.00 FOOT RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY LINE OF LOCKWOOD ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE DUE WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LOCKWOOD ROAD 713.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE DUE WEST ALONG SAID SOUTHERLY RIGHT OF WAY OF LINE 184.67 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 17 SECONDS WEST, 300.00 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN O/R VOL. 475, PAGE 126 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DUE EAST ALONG SAID NORTH LINE OF O/R VOL. 475, PAGE 126, 184.67 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 17 SECONDS EAST, 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF JONES ROAD (AN 80.00 FOOT RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY LINE OF LOCKWOOD ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE DUE WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LOCKWOOD ROAD 897.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE DUE WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 184.67 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 17 SECONDS WEST, 300.00 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN O/R VOL. 4752, PAGE 684, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DUE EAST ALONG SAID NORTH LINE OF O/R VOL. 4752, PAGE 684, AND LANDS DESCRIBED IN O/R VOL. 475, PAGE 126 OF THE PUBLIC RECORDS OF SAID COUNTY, 184.67 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 17 SECONDS EAST, 300.00 FEET TO THE POINT OF BEGINNING.