

LEGAL DESCRIPTION

2/13/2024

A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT 5, SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 10, "WITHIN THE GRANT" OF THE SUBDIVISION OF JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 21 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON PIPE (RLS #5586) AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH GILLESPIE AVENUE (A 66' RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTH LINE OF SAID LOT 5; THENCE RUN N. 89 DEGREES 48 MINUTES 14 SECONDS E., ALONG LAST SAID LINE, A DISTANCE OF 265.00 FEET TO A 1/2" IRON PIPE (RLS #5536); THENCE RUN N. 00 DEGREES 00 MINUTES 00 SECONDS E., A DISTANCE OF 164.78 FEET TO A 1/2" IRON PIPE (RLS #5586), SAID PIPE BEING SITUATE IN THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF AFOREMENTIONED LOT 5; THENCE RUNS. 89 DEGREES 48 MINUTES 14 SECONDS W., ALONG LAST SAID LINE, A DISTANCE OF 265.00 FEET TO A 1/2" IRON PIPE (RLS #5586), SAID PIPE BEING SITUATE IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH GILLESPIE A VENUE; THENCE RUN S. 00 DEGREES 00 MINUTES 00 SECONDS W., ALONG AT SAID LINE, A DISTANCE OF 164.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING WHOLLY CONTAINED WITHIN THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6197, PAGE 1860 OF THE PUBLIC RECORDS OF SAID COUNTY.

AKA RE 106975 0040

TOGETHER WITH:

PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT 5, SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 10, "WITHIN THE GRANT" OF THE SUBDIVISION OF JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 21 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" IRON PIPE (I (RLS #5586) AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH GILLESPIE AVENUE (A 66' RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTH LINE OF SAID LOT 5; THENCE RUN N. 89 DEGREES 48 MINUTES 14 SECONDS E., ALONG LAST SAID LINE, A DISTANCE OF 265.00 FEET TO A 1/2" IRON PIPE (RLS #5586) AND THE POINT OF BEGINNING OF THE PARCELS OF LAND HEREIN DESCRIBED; THENCE CONTINUE N. 89 DEGREES 48 MINUTES 14 SECONDS E., ALONG LAST SAID LINE, A DISTANCE OF 685.86 FEET TO A 1/2" IRON PIPE (NO ID); THENCE RUN N. 00 DEGREES 00 MINUTES 04 SECONDS E., A DISTANCE OF 82.39 FEET TO A 1/2" IRON PIPE (RLS #5586), SAID PIPE BEING SITUATE IN THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID LOT 5; THENCE RUN N. 89 DEGREES 48 MINUTES 14 SECONDS E., ALONG LAST SAID LINE, A DISTANCE OF 47.00 FEET TO 1/2" IRON PIPE (RLS #5586); THENCE RUN N. 00 DEGREES 00 MINUTES 04 SECONDS E., A DISTANCE OF 82.39 FEET TO A 1/2" IRON PIPE (RLS #5586), SAID PIPE BEING SITUATE IN THE NORTH LINE OF SOUTH 1/2 OF THE SOUTH 1/2 OF SAID LOT 5; THENCE RUNS. 89 DEGREES 48 MINUTES 14 SECONDS W., ALONG LAST SAID LINE, A DISTANCE OF 732.86 FEET TO A 1/2" IRON PIPE (RLS #5586); THENCE RUNS. 00 DEGREES 00 MINUTES 00 SECONDS W., A DISTANCE OF 164.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING WHOLLY CONTAINED WITHIN THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6197, PAGE 1860 OF THE PUBLIC RECORDS OF SAID COUNTY.

AKA RE 106975 0030

TOGETHER WITH:

The Northerly 1/2 of the Southerly 1/2 of Lot 5 as shown on Map of a Subdivision of the NW 1/4 of Section 10 Subdivision of the JNO. Broward Grant Section 37, Township 1 North, Range 27 East as recorded in Plat Book 4 Pages 21 of the current Public Records of Duval County, Florida.

LESS AND EXCEPT:

The Northerly 82.50 feet of the East 300 feet of the Northerly 1/2 of the Southerly 1/2 of Lot 5 as shown on Map of a Subdivision of the NW 1/4 of Section 10 Subdivision of the John Broward Grant Section 37, Township 1 North, Range 27 East as recorded in Plat Book 4 Pages 21 of the current Public Records of Duval County, Florida.

AND LESS AND EXCEPT:

The Southerly 82.50 feet of the East 300 feet of the Northerly 1/2 of the Southerly 1/2 of Lot 5 as shown on Map of a Subdivision of the NW 1/4 of Section 10 Subdivision of the John Broward Grant Section 37, Township 1 North, Range 27 East as recorded in Plat Book 4 Pages 21 of the current Public Records of Duval County, Florida.

AKA RE 106977 0300