

LEGAL DESCRIPTION

MARCH 19, 2024

THE NORTH ONE-FOURTH OF LOT EIGHT (8), BOWDEN FARMS, ACCORDING TO PLAT RECORDED IN PLAT **BOOK** 6, PAGE 91, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE LOCATED AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD AND THE NORTHERLY LINE OF LOT EIGHT (8), BOWDEN FARMS, RECORDED IN PLAT BOOK 6, PAGE 91, CURRENT PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG SAID NORTHERN BOUNDARY LINE OF LOT EIGHT (8), SIX HUNDRED TWENTY-TWO AND FIVE TENTHS (622.5) FEET TO THE INTERSECTION OF SAID NORTHERN BOUNDARY LINE WITH THE WESTERLY LINE OF PHILLIPS HIGHWAY; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF PHILLIPS HIGHWAY ONE HUNDRED SIXTY-FIVE (165) FEET TO AN IRON STAKE; THENCE IN A SOUTHWESTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF LOT EIGHT (8), SIX HUNDRED TWENTY-TWO AND FIVE TENTHS (622.5) FEET TO THE EASTERLY BOUNDARY OF THE SAID FLORIDA EAST COAST RAILROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINE OF THE FLORIDA EAST COAST RAILROAD, ONE HUNDRED SIXTY-FIVE (165) FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

COMMENCEMENT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PHILLIPS HIGHWAY (A 150.0 FOOT RIGHT OF WAY) AND THE NORTHERLY LINE OF SAID FARM 8; THENCE SOUTH 31°-25'-00" EAST, 37.18 FEET, ALONG THE WESTERLY LINE OF SAID PHILLIPS HIGHWAY, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 31°-25'-00" EAST, 127.70 FEET, ALONG SAID WESTERLY LINE, TO THE SOUTH LINE OF THE NORTH 1/4 OF FARM 8; THENCE SOUTH 58°-51'-30" WEST 188.97 FEET, ALONG SAID SOUTH LINE; THENCE NORTH 27°17'-54" WEST, 127.08 FEET; THENCE NORTH 58°-34'-11" EAST 179.73 FEET, TO THE WESTERLY LINE OF PHILLIPS HIGHWAY AND THE POINT OF BEGINNING (PARCEL ID NO.: 152986-0020).