

Legal Description

A PORTION OF GOVERNMENT LOTS 15 AND 16, FRACTIONAL SECTION 10, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO GOVERNMENT LOTS 9, 10, 15, AND 16, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 25 EAST; THENCE NORTH 89°53'19" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 16, A DISTANCE OF 904.00 FEET TO IT'S INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9506, PAGE 1423 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 01°11'59" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1356.31 FEET; THENCE SOUTH 89°13'19" WEST, 387.39 FEET TO IT'S INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF CAHOON ROAD NORTH, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 00°46'41" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 388.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OCALA AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 88°58'49" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 630.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF JACKSON AVENUE NORTH; THENCE NORTH 00°46'41" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 391.61 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID JACKSON AVENUE NORTH; THENCE SOUTH 89°13'19" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID JACKSON AVENUE NORTH; THENCE SOUTH 00°46'41" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 391.86 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF SAID OCALA AVENUE; THENCE SOUTH 88°58'49" WEST, ALONG SAID NORTHERLY LINE, 630.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WASSON AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00°46'40" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 414.57 FEET; THENCE NORTH 90°00'00" EAST, 144.14 FEET; THENCE NORTH 00°02'49" EAST, 691.93 FEET; THENCE SOUTH 89°57'11" EAST, 91.00 FEET; THENCE NORTH 00°58'56" EAST, 664.60 FEET TO THE POINT OF BEGINNING.
