

LEGAL DESCRIPTION

1/24/2020

A portion of Government Lot 6 (formerly Government Lot 4), Section 29, Township 3 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of the centerline of Sunbeam Road (as shown on the State Road Department Right-of-Way Map Section No. 72160-2501) with the Southerly prolongation of the Easterly right-of-way line of State Road No. 13 (a 100 foot right-of-way as now established); thence North 02 degrees, 17 minutes, 44 seconds West, along the Southerly prolongation of the Easterly right of way line of said State Road No. 13 and along the Easterly right-of-way line of said State Road No. 13, a distance of 1,336.09 feet to the Northwest corner of those certain lands described in Official Records Volume 3050, page 976, of the current public records of said county; thence continue North 02 degrees, 17 minutes, 44 seconds West, along last said line, 810.95 feet for a POINT OF BEGINNING; thence continue North 02 degrees, 17 minutes, 44 seconds West, along last said line, 410.00 feet to the Southwest corner of those certain lands described in Official Records Volume 6022, page 2164, of said public records; thence North 88 degrees, 42 minutes, 14 seconds East, along the Southerly line of said last mentioned lands, 250.00 feet; thence South 02 degrees, 17 minutes, 44 seconds East, parallel to said Easterly right-of-way line of State Road No. 13, a distance of 410.00 feet; thence South 88 degrees, 42 minutes, 14 seconds West, 250.00 feet to the POINT OF BEGINNING.

Less and except that parcel conveyed in Official Records Volume 8194, page 979, of the current public records of Duval County, Florida.