

Legal Description – JEA to J&J 2.70 acres
March 10, 2020

A portion of Section 13, Township 3 South, Range 27 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Volume 7448, Page 643, and a portion of Official Records Book 9711, Page 1064, both of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly prolongation of the Southerly right of way line of Deerwood Park Boulevard, a variable width right of way as described in Deed of Dedication recorded in Official Records Volume 6516, Page 1929, of said current Public Records, and the Easterly right of way line of Southside Boulevard (State Road No. 115), a 300 foot right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 72040-2566; thence South 00°03'24" East, along said Easterly right of way line, 1100.38 feet to the Westerly most Southwest corner of those lands described and recorded in Official Records Volume 7362, Page 744, of said current Public Records; thence South 89°44'14" East, departing said Easterly right of way line, along the Southerly line of said Official Records Volume 7362, Page 744, and along the Northerly line of Parcel B, as described and recorded in said Official Records Volume 7448, Page 643, a distance of 585.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 89°44'14" East, along said Northerly line of Parcel B and along the Northerly line of said Official Records Book 9711, Page 1064, a distance of 415.00 feet to the Northeasterly corner thereof; thence South 00°03'24" East, along the Easterly line of said Official Records Book 9711, Page 1064, a distance of 400.00 feet to the Southeasterly corner thereof, said corner lying on the Northerly line of Parcel 1, as described and recorded in Official Records Book 15227, Page 432, of said current Public Records; thence North 89°44'14" West, along said Northerly line, 238.00 feet; thence North 00°03'24" West, departing said Northerly line, 163.00 feet; thence North 44°53'31" West, 158.83 feet to a point lying on the Easterly line of said Parcel B; thence North 00°03'24" West, along said Easterly line, 60.00 feet; thence North 44°53'51" West, departing said Easterly line, 92.18 feet to the Point of Beginning.