

Legal Description – 7/15/2020

Part of Lot 37, H. H. Simmon's Subdivision of the Francis Bagley Grant and the Charles Sibbald Grant, according to the plat thereof recorded in Plat Book 3, Page 85, of the current public records of Duval County, Florida, more particularly described as follows:

Commence at the intersection of the westerly line of U. S. Highway No. 1 (a 150.0 foot right of way) and the southern line of Richardson Road (a 66.0 foot right of way); thence south 25°30'30" east, 312.0 feet along the westerly line of said U. S. Highway No. 1 to an iron at the intersection of the easterly line of said Lot 37 and the point of beginning; thence continue south 25°30'30" east, 119.44 feet along the westerly line of said U. S. Highway No. 1 to an iron; thence south 48°30'30" west, 332.1 feet to an iron in the westerly line of said Lot 37; thence north 25°36' west, 74.97 feet along the westerly line of said Lot 37 to an iron; thence north 48°30'30" east, 136.35 feet to an iron; thence north 25°30'30" west, 75.0 feet to a point; thence north 48°30'30" east, 189.24 feet to an iron in the easterly line of said Lot 37; thence south 46°04' east, 29.47 feet along the easterly line of said Lot 37 to the point of beginning.