

LEGAL DESCRIPTION

August 10, 2020

A portion of Government Lot I, in Section 24, Township I South, Range 27 East, Duval County, Florida, being Parcel 2 described in Official Records Book 6069, Page 861, LESS AND EXCEPT the portions thereof described in Official Records Book 7749, Page 1335, and Official Records Book 12557, page 2337, more particularly described as follows:

Tract VII

A PART OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 24 WITH THE FORMER SOUTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE (A 100 FOOT RIGHT OF WAY AS FORMERLY ESTABLISHED); THENCE SOUTH 89°19'52" EAST ALONG SAID FORMER SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1510.96 FEET; THENCE SOUTH 00°40'08" WEST, ALONG SAID FORMER RIGHT OF WAY LINE, A DISTANCE OF 49.71 FEET; THENCE SOUTH 89°19'52" EAST, ALONG SAID FORMER RIGHT OF WAY LINE, A DISTANCE OF 22.13 FEET; THENCE SOUTH 10°21'29" EAST, ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 1 (AS SHOWN ON SURVEY BY ROBERT M. ANGAS & ASSOCIATES DATED MARCH 4, 1954), A DISTANCE OF 105.37 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID HECKSCHER DRIVE AND THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 10°21'29" EAST, ALONG SAID EASTERLY LINE OF GOVERNMENT LOT 1, A DISTANCE OF 173 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID MEAN HIGH WATER LINE AND FOLLOWING THE MEANDERINGS THEREOF, A DISTANCE OF 512 FEET MORE OR LESS TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE; THENCE SOUTH 87°50'56" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 372 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Said Tract VII being more particularly described as:

Begin at the said Point of Beginning described above: thence South 10°28'26 East, along said Easterly line of Government Lot 1, for 177.28; thence North 89°21'51" West, departing said Easterly line of Government Lot 1 for 311.45 feet to the intersection with the Northerly mean high water line of Nichols Creek; thence along said Northerly mean high water line the following three (3) courses: Course #1: North 67°21'01" West, for 1.38 feet; Course #2: North 65°53'07" West, for 30.25 feet; Course #3: North 46°53'31" West, for 19.13 feet; thence North 19°34'54" West, departing said mean high water line, a distance of 168.90 feet to the intersection of the Southerly right of way line of Legend Lane, also known as Access Road "D" (Future), as shown on Dames Point Expressway right-of-way map, Section 72002-3513; thence South 87°50'57" East, along said Southerly right of way line, a distance of 378.93 to the Point of Beginning.

LESS AND EXCEPT ANY PART LYING WITHIN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12557, PAGE 2337.