

LEGAL DESCRIPTION

May 28, 2021

PARCEL A

A PART OF LOT 9C, COMMISSIONERS PLAT AS RECORDED IN CHANCERY ORDER BOOK 115, PAGES 282 THROUGH 289 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PART OF THE NORTHEAST 1/4 OF SECTION 14 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, ALSO BEING A PART OF THOSE LANDS DESCRIBED IN DEED BOOK 1443, PAGES 565 AND 566, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF NOAH ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°32'00" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SECTION 14 A DISTANCE OF 1408.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 39'00" EAST ALONG A LINE TO ITS INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID LOT 9-C A DISTANCE OF 574.66 FEET; THENCE SOUTH 89°32'00" WEST ALONG SAID SOUTHERLY LINE OF LOT 9-C AND ITS EASTERLY PROJECTION THEREOF A DISTANCE OF 941.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET - U.S. NO. 17 (RIGHT-OF-WAY WIDTH VARYING AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72060-2503, SHEET 3;) THENCE NORTH 16°24'34" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET A DISTANCE OF 277.01 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 27°41'53" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF NOAH ROAD A DISTANCE OF 351.15 FEET; THENCE NORTH 89°32'00" EAST ALONG SAID SOUTHERLY LINE OF NOAH ROAD AND ITS WESTERLY PROJECTION THEREOF A DISTANCE OF 693.25 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PART OF THE NORTHEAST QUARTER OF SECTION 14 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, GOVERNMENT SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00° 39'00" EAST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 14, A DISTANCE OF 574.00 FEET; THENCE SOUTH 89°32'00" WEST LEAVING SAID EASTERLY LINE, A DISTANCE OF 1208.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°45'47" WEST, A DISTANCE OF 205.25 FEET; THENCE SOUTH 19°16'16" WEST, A DISTANCE OF 144.93 FEET; THENCE SOUTH 00°42'53" WEST, A DISTANCE OF 130.67 FEET; THENCE SOUTH 30° 56'54" EAST, A DISTANCE OF 102.18 FEET; THENCE SOUTH 01 ° 39'04" WEST, A DISTANCE OF 51.99 FEET; THENCE SOUTH 89°38'00" WEST, A DISTANCE OF 750.73 FEET; THENCE NORTH 16°29'59" EAST, A DISTANCE OF 599.51 FEET; THENCE NORTH 89°32'00" EAST, A DISTANCE OF 695.91 FEET TO THE POINT OF BEGINNING.