

LEGAL DESCRIPTION

Exhibit "A"

PARCEL A

That certain tract or parcel of land being a part of Lots 1 and 2, Commissioner's Plat of the John Broward Estate in the Southwest 1/4 of Section 14 of a subdivision of the John Broward Grant, Section 46, Township 1 South, Range 27 East, Duval County, Florida, more particularly described as commencing at the intersection of the present Easterly right of way line of Main Street (U.S. Highway No. 17) with a line that is 50 feet North of the South line of said Lot 2; thence Northerly being measured at right angle to said South line of Lot 2; thence Northerly along said present right of way line of Main Street, 25 feet to a point for the Point of Beginning; thence continue along said present right of way line, 443.44 feet to the North line of Lot 2; thence Easterly along said North line of Lot 2, 447.4 feet to a point that is 500 feet as measured along the North line of Lot 2 from the former right of way line of Main Street (a 100 foot right of way); thence Southerly parallel with said former right of way line of Main Street, 521.18 feet to a point in said South line of Lot 2; thence Easterly along said South line of Lot 2, 20 feet; thence Southerly parallel with said former right of way line of Main Street, 104.36 feet to the Northerly right of way line of Baisden Road (a 60 foot right of way); thence Westerly along said Northerly right of way line of Baisden Road, 60 feet to a point that is 460 feet as measured along said Northerly right of way line of Baisden Road from said former right of way line of Main Street; thence Northerly parallel with said former right of way line of Main Street, 156.62 feet to an intersection with said line that is 50 feet Northerly when measured at right angles to the South line of Lot 2; thence Westerly parallel with said South line of Lot 2, 260 feet; thence Westerly along the Northerly side of land described in Official Records Volume 2376, page 585, current public records of Duval County, Florida, 140.42 feet to the Point of Beginning.

LESS AND EXCEPT a parcel of land described as follows: Part of Lot 2, Commissioner's Plat of Broward Estates in the Southwest 1/4 of Section 14, Township 1 South, Range 27 East, more particularly described as follows: Commencing at the intersection of the Northerly line of Baisden Road and the original Easterly right of way line of U.S. Highway No. 17 (a 100 foot right of way, as formerly established); run thence Easterly along the Northerly line of Baisden Road, 520 feet to an iron; run thence North 16 degrees 42 minutes 50 seconds East, 104.50 feet to an iron; run thence South 89 degrees 50 minutes 50 seconds West, 20 feet to an iron; run thence North 16 degrees 43 minutes 50 seconds East and parallel to the original Easterly line of U.S. Highway No. 17, 60 feet to a point for the Point of Beginning of this description; continue thence North 16 degrees 43 minutes 50 seconds East, 180 feet to a point; run thence in a Westerly direction at right angles to the last mentioned course 100 feet more or less to the center of an existing asphalt pavement; run thence in a Southwesterly and Southeasterly direction along the center of said existing asphalt pavement to a point which is South 89 degrees 50 minutes 50 seconds West and 40 feet distance from the Point of Beginning; run thence North 89 degrees 50 minutes 50 seconds East 40 feet to the Point of Beginning.

PARCEL B

Part of Lot 2, Commissioner's Plat of Broward Estates in the Southwest 1/4 of Section 14, Township 1 South, Range 27 East, more particularly described as follows: Commencing at the intersection of the Northerly line of Baisden Road and the original Easterly right of way line of U.S. Highway No. 17 (a 100 foot right of way, as formerly established); run thence Easterly along the Northerly line of Baisden Road, 520 feet to an iron; run thence North 16 degrees 42 minutes 50 seconds East, 104.50 feet to an iron; run thence South 89 degrees 50 minutes 50 seconds West, 20 feet to an iron; run thence North 16 degrees 43 minutes 50 seconds East and parallel to the original Easterly line of U.S. Highway No. 17, 60 feet to a point for the Point of Beginning of this description; continue thence North 16 degrees 43 minutes 50 seconds East, 180 feet to a point; run thence in a Westerly direction at right angles to the last mentioned course 100 feet more or less to the center of an existing asphalt pavement; run thence in a Southwesterly and Southeasterly direction along the center of said existing asphalt pavement to a point which is South 89 degrees 50 minutes 50 seconds West and 40 feet distance from the Point of Beginning; run thence North 89 degrees 50 minutes 50 seconds East 40 feet to the Point of Beginning.

Together with an Easement for Utilities as recorded in Official Records Volume 6913 page 993 and Official Records Volume 6941 page 693, current public records of Duval County, Florida.

November 22, 2017

File Number: STC #109229

Legal Description with Non Homestead
Closor's Choice

Exhibit 1
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