

LEGAL DESCRIPTION

The southerly 297 feet of Farm Lot 13, as recorded in Main Street Farms Subdivision PBK 9, Page 15,  
Less and except Parcel #107 as described below.

PARCEL 107  
FEE SIMPLE

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 2023, PAGE 263, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF FARM LOT 13, MAIN STREET FARMS, AS RECORDED IN PLATBOOK 9, PAGE 15, OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE; COMMENCE AT THE NORTHWEST CORNER OF SAID FARM LOT 13; THENCE SOUTH 00°09'52" EAST, ALONG THE WESTERLY LINE OF SAID FARM LOT 13 A DISTANCE OF 206.38 FEET, TO A POINT OF INTERSECTION ON A CURVE CONCAVE TO THE NORTHWEST, AND THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE SOUTH 00°09'52" EAST, ALONG SAID WESTERLY LINE OF FARM LOT 13, A DISTANCE OF 148.24 FEET TO A POINT OF INTERSECTION ON A CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 323.25 FEET, SAID CURVE HAVING A RADIUS OF 1347.0 FEET, A CENTRAL ANGLE OF 13°44'59", AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°00'53" EAST, 322.48 FEET; THENCE SOUTH 87°32'35" EAST, DEPARTING SAID CURVE, A DISTANCE OF 5.79 FEET, TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF FARM LOT 13; THENCE NORTH 00°05'41" WEST, ALONG SAID EASTERLY LINE OF FARM LOT 13, A DISTANCE OF 152.50 FEET TO A POINT OF INTERSECTION ON A CURVE, CONCAVE TO THE NORTHWEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 329.76 FEET, SAID CURVE HAVING A RADIUS OF 1199.0 FEET, A CENTRAL ANGLE OF 15°45'29", AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°23'17" WEST, 328.72 FEET, TO A POINT OF INTERSECTION WITH THE SAID WESTERLY LINE OF FARM LOT 13, AND THE POINT OF BEGINNING.

CONTAINING 1.12 ACRES MORE OR LESS.