

Legal Description

A PORTION OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 26 EAST AND A PORTION OF THE JOSEPH FENWICK GRANT, SECTION 48, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD, FORMERLY SEABOARD COASTLINE RAILROAD (A 60' RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF BROWARD ROAD (A 100' RIGHT OF WAY); THENCE S57°31'20"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1013.30 FEET TO THE SOUTHEASTERLY CORNER OF BROWARD COVE UNIT 2 AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 58, PAGE 7-9 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE N32°26'17"W, ALONG THE NORTHEASTERLY LINE OF SAID BROWARD COVE UNIT 2, A DISTANCE OF 528.06 FEET TO THE MOST NORTHERLY CORNER OF SAID BROWARD COVE UNIT 2; THENCE S50°36'45"W, ALONG THE NORTHWESTERLY LINE OF SAID BROWARD COVE UNIT 2, A DISTANCE OF 559.64 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID BROWARD ROAD; THENCE N39°22'00"W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 440.00 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15422, PAGE 2338 OF SAID CURRENT PUBLIC RECORDS; THENCE N50°38'28"E, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 594.40 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE N39°22'00"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 440.00 FEET TO THE SOUTHEAST CORNER OF BROWARD COVE UNIT 1 AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 58, PAGE 4-6 OF SAID CURRENT PUBLIC RECORDS; THENCE N39°25'45"W, ALONG THE EAST LINE OF SAID BROWARD COVE UNIT 1, A DISTANCE OF 439.79 FEET TO THE NORTHEAST CORNER OF SAID BROWARD COVE UNIT 1; THENCE S50°38'00"W, ALONG THE NORTH LINE OF SAID BROWARD COVE UNIT 1, A DISTANCE OF 593.90 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF BROWARD ROAD; THENCE N39°22'00"W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 440.00 FEET TO THE SOUTHWEST CORNER OF RIVEREDGE AT BROWARD POINT AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 66, PAGE 54-56 OF SAID CURRENT PUBLIC RECORDS; THENCE N50°38'00"E, ALONG THE SOUTHERLY LINE OF SAID RIVEREDGE AT BROWARD POINT, A DISTANCE OF 594.00 FEET TO THE SOUTHEAST CORNER OF SAID RIVEREDGE AT BROWARD POINT; THENCE N39°22'00"W, ALONG THE EAST LINE OF SAID RIVEREDGE AT BROWARD POINT, A DISTANCE OF 256 FEET MORE OR LESS TO THE WATERS OF MERRITT CREEK; THENCE SOUTHEASTERLY ALONG SAID WATERS OF MERRITT CREEK, A DISTANCE OF 2,870 FEET MORE OR LESS TO A POINT THAT BEARS N27°38'05"W, 263 FEET MORE OR LESS FROM THE POINT OF BEGINNING.

CONTAINING 50.27 ACRES MORE OR LESS.

JANUARY 15, 2019