

Legal Description

A PORTION OF THE REPLAT OF BOWDEN TERRACE AS RECORDED IN PLAT BOOK 17, PAGE 53, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF POWERS AVENUE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); RUN THENCE SOUTH 53°02'40" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 180.0 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 53°02'40" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 130.0 FEET; THENCE NORTH 31°11'55" WEST, A DISTANCE OF 350.0 FEET; THENCE NORTH 53°02'40" EAST PARALLEL TO SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 130.0 FEET; THENCE SOUTH 31°11'55" EAST, A DISTANCE OF 350.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT BOOK 2621 PAGE 789, BOOK 2661 PAGE 687, AND BOOK 5161 PAGE 787

LESS AND EXCEPT ANY PART IN ROAD RIGHT OF WAY.