

Legal Description

A portion of RE# 099143-0100

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF COLLINS ROAD, A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER THE CITY OF JACKSONVILLE, ENGINEERING DIVISION, PER AN EMAIL FROM DANNY WHEELER, DATED DECEMBER 19, 2018, (NO RIGHT OF WAY MAPS EXIST AT THIS TIME), WITH THE WESTERLY BOUNDARY OF GOVERNMENT LOT 2, SECTION 33, AND RUN THENCE, NORTH 00°38'07" WEST, ALONG THE AFORESAID WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 2, SECTION 33, A DISTANCE OF 599.48 FEET, TO A POINT BEING THE SOUTHWESTERLY CORNER THAT GENERAL WARRANTY DEED TO THE HUNG FAMILY TRUST, AS RECORDED IN OFFICIAL RECORDS BOOK 16426, PAGE 1261, (PARCEL 1), OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID POINT BEING MONUMENTED WITH A 1/2" IRON PIPE; RUN THENCE, NORTH 88°11'47" EAST, ALONG THE SOUTHERLY LINE OF SAID GENERAL WARRANTY DEED TO THE HUNG FAMILY TRUST, AS RECORDED IN OFFICIAL RECORDS BOOK 16426, PAGE 1261, (PARCEL 1), OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 560.00 FEET, TO A POINT MONUMENTED WITH A FOUND 1/2" IRON PIPE, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 88°11'47" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 114.88 FEET, TO A POINT BEING THE INTENDED COMMON CORNER OF THE EASTERLY BOUNDARY LINE OF THAT GENERAL WARRANTY DEED TO THE HUNG FAMILY TRUST, AS RECORDED IN OFFICIAL RECORDS BOOK 16426, PAGE 1261, (PARCELS 1 AND 2) OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 00°09'22" EAST, ALONG THE EASTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16426, PAGE 1261, A DISTANCE OF 599.46 FEET, TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID COLLINS ROAD; RUN THENCE, SOUTH 88°11'04" WEST, ALONG THE AFORESAID NORTHERLY BOUNDARY LINE OF COLLINS ROAD, A DISTANCE OF 115.54 FEET, TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO ROBY AND MARGARET L. WARD, AS RECORDED IN OFFICIAL RECORDS BOOK 9968, PAGE 1810 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 00°05'36" WEST, ALONG THE EASTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 599.50 FEET, TO THE NORTHEAST CORNER OF LAST SAID LANDS, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 69,037 SQUARE FEET, OR 1.58 ACRES, MORE OR LESS, IN AREA

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Starting from a point at the intersection of the Eastern boundary line of Lot 2, Section 33, Township 3 South, Range 26 East, Duval County, Florida, and the North line of Collins Road; thence running Westerly along the North line of Collins Road 390 feet to the POINT OF BEGINNING; thence Northerly 600 feet; thence Westerly 75 feet; thence Southerly 600 feet to the North line of the Collins Road; thence Easterly 75 feet to the POINT OF BEGINNING, being a tract of land in Lot 2, Section 33, Township 3 South, Range 26 East, Duval County, Florida.