

LEGAL DESCRIPTION

A PARCEL OF LAND, EBING A PORTION OF TRACT 13, BLOCK 2, SECTION 1, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING REDESCRIBED TO REMOVE EXISTING OVERLAP OF PARCELS ALONG THE WESTERLY LINE OF KOHN AND THAT PARTICULAR PARCEL DESCRIBED IN OFFICIAL RECORDS VOLUME 19096 PAGE 1707 IN SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF THE AFORESAID TRACT 13, BLOCK 2, JACKSONVILLE HEIGHTS, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8502, PAGE 808 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, WITH THE SOUTHERLY RIGHT OF WAY LINE OF THURSTON ROAD, (A 60 FOOT PUBLIC ROAD RIGHT OF WAY), AS PER OFFICIAL RECORDS; SAID POINT BEING THE ADJACENT PROPERTY CELL TOWER POINT OF COMMENCEMENT AND DESCRIBED AS A HALF-INCH IRON PIPE LYING 4 FEET EASTERLY FROM SAID 6 FOOT CHAIN LINK FENCE DEMARKING THE SECURITY PERIMETER OF SAID TOWER; THENCE NORTH 89°24'25" EAST, ALONG AFORESAID SOUTHERLY RIGHT OF WAY LINE OF THURSTON ROAD, A DISTANCE OF 346.99 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF KOHN ROAD AND THE POINT BEGINNING; THENCE SOUTH 00°48'00" EAST, A DISTANCE OF 318.53' FEET, ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 88°50'41" WEST, A DISTANCE OF 129.90 FEET; THENCE NORTH 00°48'00" WEST, A DISTANCE OF 319.80 FEET, ALONG A LINE PARALLEL TO SAID WESTERLY RIGHT OF WAY SAID PARCEL AND INTERSECTING WITH THE SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 89°24'25" EAST, ALONG AFORESAID SOUTHERLY RIGHT OF WAY LINE OF THURSTON ROAD, A DISTANCE OF 129.90 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 0.95 ACRES MORE OR LESS.