

LEGAL DESCRIPTION

July 22, 2022

Residential Parcel

BLOCK 33 AND A PORTION OF BLOCKS 34 AND 35 OF DUVAL CITY, RECORDED IN PLAT BOOK 6, PAGE 9 OF THE CURRENT PUBLIC RECORDS AND A PORTION OF HEAVENLY ANGEL LANE AND BENTON STREET LYING BETWEEN SAID BLOCKS 33, 34 AND 35 OF DUVAL CITY, BEING CLOSED AND ABANDONED BY ORDINANCE 2008-1196-E AND RECORDED IN BOOK 14473 PAGE 793 OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF POLK ROAD (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF GOSSETT STREET (A 30 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 14 OF SAID BLOCK 33; THENCE SOUTH 01°23'44" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF GOSSETT STREET, 735.13 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CASTLEBERRY ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°33'09" WEST, ALONG LAST SAID LINE, 335.18 FEET; THENCE NORTH 00°40'26" EAST, 293.75 FEET; THENCE NORTH 89°58'34" WEST, 351.13 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH MAIN STREET (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°23'39" EAST, ALONG LAST SAID LINE, 438.25 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF POLK ROAD; THENCE NORTH 89°32'26" EAST, ALONG LAST SAID LINE, 690.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.25 ACRES, MORE OR LESS.

Commercial Parcel

A PORTION OF BLOCKS 34 AND 35 OF DUVAL CITY, RECORDED IN PLAT BOOK 6, PAGE 9 OF THE CURRENT PUBLIC RECORDS AND A PORTION OF HEAVENLY ANGEL LANE LYING BETWEEN SAID BLOCKS 34 AND 35 OF DUVAL CITY, BEING CLOSED AND ABANDONED BY ORDINANCE 2008-1196-E AND RECORDED IN BOOK 14473 PAGE 793 OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF POLK ROAD (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF GOSSETT STREET (A 30 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 14 OF SAID BLOCK 33; THENCE SOUTH 01°23'44" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF GOSSETT STREET, 735.13 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CASTLEBERRY ROAD (A 60 FOOT RIGHT OF WAY, AS NOW

ESTABLISHED); THENCE SOUTH 89°33'09" WEST, ALONG LAST SAID LINE, 335.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°40'26" EAST, 293.75 FEET; THENCE NORTH 89°58'34" WEST, 351.13 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH MAIN STREET (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 01°23'39" WEST, ALONG LAST SAID LINE, 296.73 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF CASTLEBERRY ROAD; THENCE NORTH 89°33'09" EAST, ALONG LAST SAID LINE, 354.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.39 ACRES, MORE OR LESS.