

LEGAL DESCRIPTION

OVERALL LEGAL

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, OF BLOCK "C", "HIGGINBOTHAM'S ADDITION TO ST. NICHOLAS, AN UNRECORDED SUBDIVISION, LYING WITHIN THE "RICHARD MILL GRANT", SECTION 52, TOWNSHIP 2SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE MONUMENTED NORTHERLY RIGHT-OF-WAY LINE OF "MENTE STREET", (A 40 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS CURRENTLY MONUMENTED), WITH THE EASTERLY RIGHT-OF-WAY LINE OF "LAMEE AVENUE", (A 40 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "LAMEE AND WALTONS SUBDIVISION OF GOLDMAN'S 10 ACRE TRACT", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 60 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 02°00'03" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID "LAMEE AVENUE", AND ALSO BEING THE WESTERLY LINE OF SAID BLOCK "C", A DISTANCE OF 200.00 FEET, TO THE MONUMENTED NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK "C"; RUN THENCE, SOUTH 87°58'43" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF "DREXEL STREET", (A 40 FOOT ROAD RIGHT-OF-WAY, AS PER THE UNRECORDED PLAT OF "HIGGINBOTHAM'S ADDITION TO ST. NICHOLAS"), AND ALSO BEING THE NORTHERLY LINE OF BLOCK "C", A DISTANCE OF 199.84 FEET, TO THE MONUMENTED NORTHEASTERLY CORNER OF SAID BLOCK "C"; RUN THENCE, SOUTH 01°59'10" WEST, ALONG THE MONUMENTED EASTERLY LINE OF SAID BLOCK "C", A DISTANCE OF 200.00 FEET, TO A MONUMENTED POINT LYING ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "MENTE STREET"; RUN THENCE, NORTH 87°58'55" WEST, ALONG THE AFORESAID MONUMENTED NORTHERLY RIGHT-OF-WAY LINE OF "MONTE STREET", A DISTANCE OF 199.89 FEET, TO THE MONUMENTED INTERSECTION OF "MENTE STREET" WITH THE EASTERLY RIGHT OF WAY LINE OF "LAMEE AVENUE", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 39,977 SQUARE FEET OR 0.91 ACRE, MORE OR LESS, IN AREA.

ALL OF LOT 7, OF BLOCK "B", "HIGGINBOTHAM'S ADDITION TO ST. NICHOLAS, AN UNRECORDED SUBDIVISION, LYING WITHIN THE "RICHARD MILL GRANT", SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE MONUMENTED SOUTHEASTERLY CORNER OF SAID BLOCK "B", "HIGGINBOTHAM'S ADDITION TO ST. NICHOLAS", SAID POINT LYING AT THE INTERSECTION OF THE EASTERLY LINE OF BLOCK "B", WITH THE NORTHERLY RIGHT-OF-WAY LINE OF "DREXEL STREET", (A 40 FOOT ROAD RIGHT-OF-WAY, AS PER THE UNRECORDED PLAT OF "HIGGINBOTHAM'S ADDITION TO ST. NICHOLAS", AND RUN THENCE, NORTH 87°58'43" WEST, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "DREXEL STREET", AND ALSO BEING THE SOUTHERLY LINE OF BLOCK "B", A DISTANCE OF 49.96 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK "B"; RUN THENCE, NORTH 01°59'10" EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 7 AND 8, BLOCK "B", A DISTANCE OF 100.91 FEET, TO THE MONUMENTED NORTHWESTERLY CORNER OF SAID LOT 7, BLOCK "B"; RUN THENCE, SOUTH 87°58'43" EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS

6 AND 7, BLOCK "B", A DISTANCE OF 49.96 FEET, TO THE MONUMENTED NORTHEASTERLY CORNER OF SAID LOT 7, BLOCK "B"; RUN THENCE, SOUTH 01 °59'10" WEST, ALONG THE AFORESAID EASTERLY BOUNDARY OF BLOCK "B", "HIGGINBOTHAM'S ADDITION TO ST. NICHOLAS", A DISTANCE OF 100.85 FEET, TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "DREXEL STREET", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 5,038 SQUARE FEET OR 0.11 ACRE, MORE OR LESS, IN AREA.