

LEGAL DESCRIPTION

PART OF LOT 3, BLOCK 27, ORTEGA FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 79 CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 3, BLOCK 27, ORTEGA FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 79 CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE WESTERLY RIGHT OF WAY LINE OF SEABOARD AVENUE AS NOW ESTABLISHED, AND RUN NORTH 0 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 415.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 18 MINUTES 50 SECONDS EAST, 85.0 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 20 SECONDS WEST, 175.00 FEET, THENCE SOUTH 0 DEGREES 18 MINUTES 50 SECONDS WEST, 85.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 20 SECONDS EAST, 175.0 FEET TO THE POINT OF BEGINNING.

September 23, 2025