# Legal Description

A PART OF LOT 2, BLOCK C, WEST RIVERSIDE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 42, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PHYLLIS STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF FLORENCE STREET; THENCE NORTH 00 DEGREES 34'39" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 164.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 25'29" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 99.94 FEET; THENCE NORTH 00 DEGREES 30'17" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 25'29" EAST, A DISTANCE OF 99.99 FEET TO A POINT ON AFORESAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00 DEGREES 34'39" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
"LESS AND EXCEPT THE WEST 25 FEET" (requested by Susan Kelly, City Planner II)

**Legal Dated May 12, 2020**