

LEGAL DESCRIPTION

March 5, 2024

THE WEST 200 FEET OF THE EAST 320 FEET OF TRACT 1, BLOCK 2, JACKSONVILLE HEIGHTS, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RE# 008727-0020

AND

A PART OF TRACT 1, BLOCK 2, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WEST LINE OF TRACT 1 BEING ALONG THE CENTER LINE OF ALTMAN ROAD (A 66 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF SAID TRACT 1 BEING ALONG THE CENTER LINE OF CASSIE ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE N89°36'34"E, 329.8 FEET ALONG THE CENTER LINE OF SAID CASSIE ROAD; THENCE N00°16'33"W, 633.02 FEET TO AN IRON IN THE NORTHERLY LINE OF SAID TRACT 1; THENCE S89°14'40"W, 104 FEET ALONG THE NORTH LINE OF SAID TRACT 1; THENCE S00°16'32"E, 632.36 FEET TO AN IRON; THENCE N89°36'34"E, 104 FEET ALONG THE NORTHERLY LINE OF SAID CASSIE ROAD TO THE POINT OF BEGINNING, CONTAINING 1.51 ACRES.

RE # 008727-0040