

LEGAL DESCRIPTION

FEBRUARY 28, 2024

LOTS 1,2,3 AND 4, BLOCK 125, SOUTH RIVERSIDE SEC. "C", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 80, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. EXCEPTING THEREFROM PORTION IN ROAD RIGHT OF WAY.

AND

A PART OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF BLOCK 125, SOUTH RIVERSIDE SECTION "C" AS DESCRIBED IN PLAT BOOK 6, PAGE 80, THENCE NORTH 50 DEGREES 27 MINUTES 06 SECONDS WEST, 92.5 FEET ALONG THE SOUTHERLY LINE OF SAID BLOCK 125, SOUTH RIVERSIDE TO THE FORMERLY EASTERLY LINE OF STATE ROAD NO. 13 (HENDRICKS AVENUE); THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID STATE ROAD NO. 13, 21.72 FEET; THENCE NORTH 87 DEGREES 51 MINUTES EAST, 5.05 FEET, THENCE SOUTH 1 DEGREES 57 MINUTES WEST 4.62 FEET; THENCE NORTH 87 DEGREES 51 MINUTES EAST, 8 FEET; THENCE SOUTH 44 DEGREES 28 MINUTES EAST, 27.85 FEET; THENCE SOUTH 61 DEGREES 33 MINUTES EAST, 39.58 FEET; THENCE NORTH 40 DEGREES 53 MINUTES EAST, 7.44 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PORTION IN PRESENT RIGHT OF WAY.