

LEGAL DESCRIPTION OF THE PROPERTY

BEGINNING THE NORTHWEST CORNER OF SAID TRACT 1 OF OVERSTREETS REPLAT, RECORDED IN PLAT BOOK 15, PAGE 42, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT OF BEGINNING ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ELLA STREET (AN EXISTING 60 FOOT RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF SPIRES AVENUE (AN EXISTING 55 FOOT RIGHT OF WAY), THENCE RUN SOUTH 89 DEGREES 51 MINUTES 37 SECONDS EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF ELLA STREET, A DISTANCE OF 448.62 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF MARTEL STREET THENCE RUN SOUTH 00 DEGREES 57 MINUTES 44 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 308.00 FEET THENCE RUN SOUTH 89 DEGREES 23 MINUTES 11 SECONDS WEST A DISTANCE OF 458.69 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF SPIRES AVENUE; THENCE NORTH 00 DEGREES 53 MINUTES 23 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 314.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.238 ACRES MORE OR LESS.

**Legal Description Dated
November 15, 2020**