

LEGAL DESCRIPTION

5335 Ramona Blvd.

As recorded on 02/21/2017

Record submitted on 04/02/2021

PARCEL A:

One hundred feet (100) square in the Southwest corner of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section Nineteen (19) Township Two (2) South, Range Twenty-Six (26) East.

PARCEL B:

A portion of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 2 South, Range 26 East, Duval County, Florida, described as follows:

Beginning at the Northeast corner intersection of Ramona Boulevard and Stevens Street for a point of reference thence Easterly along the North side of Ramona Boulevard Two Hundred and Forty (240) feet to a permanent reference monument for a point of beginning; thence Easterly along the Northerly line of Ramona Boulevard One Hundred (100) feet to a point; thence Northerly in a line parallel to Stevens Street Two Hundred Forty (240) feet to a point; thence Westerly in a line parallel with Ramona Boulevard Two Hundred Ninety (290) feet to an iron pipe; run thence South 42° 48'48" East a distance of 177.32 feet to an iron pipe; run thence South 89° 59'12" East a distance of One Hundred Ten (110) feet to the permanent monument at the point of beginning.

PARCEL C:

Part of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 2 South, Range 26 East, Duval County, Florida described as follows:

Begin at the intersection of the North line of Ramona Boulevard with the East line at Stevens Street, as these are now established by the county engineer's office; run thence along the East line of Stevens Street North 0° 09' East 240 feet, thence parallel to Ramona Boulevard South 89° 47' East 50 feet; thence South 42° 29' East 176.88 feet; thence parallel to Ramona Boulevard South 89° 47' East 70 feet; thence parallel to Stevens Street South 0° 09' West 110 feet to the North line at Ramona Boulevard; thence along said North line, North 89° 47' West 240 feet to the place of beginning; excepting therefrom that portion described in Deed Book 250 at page 56 said exception described as 100 feet square in Southwest corner of Southwest 1/4 of Northeast 1/4 of Section 19, Township 2 South, Range 26 East.