

LEGAL DESCRIPTION

May 29, 2024

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING IN AND BEING A PART OF THE NORTH ONE-HALF OF TRACT 4, BLOCK 3, SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 34, INDIAN RIDGE, AS RECORDED IN PLAT BOOK 43, PAGES 75, 75A AND 75B OF SAID PUBLIC RECORDS; THENCE NORTH 89° 19' 34" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF WILSON BOULEVARD, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED, SAID LINE AS SHOWN ON A BOUNDARY SURVEY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6049, PAGE 1597 OF SAID PUBLIC RECORDS BY CHARLES W. DEGROVE, JR., FILE NUMBER T3S-53, DATED AUGUST 19, 1985, AND AMENDED FEBRUARY 20, 1986, A DISTANCE OF 314.84 FEET TO THE POINT OF BEGINNING, SAID POINT. ALSO BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1550, PAGE 522 AND OFFICIAL RECORDS VOLUME 2176, PAGE 431; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89° 44' 10" EAST, A DISTANCE OF 120.05 FEET TO THE WEST LINE OF THE EAST 204.00 FEET OF SAID TRACT 4, BLOCK 3; THENCE SOUTH 00° 58' 21" WEST ALONG SAID LINE, A DISTANCE OF 623.5 FEET; THENCE SOUTH 89° 44' 41" WEST, ALONG SAID LINE, A DISTANCE OF 120.05 FEET TO THE WEST LINE OF SAID TRACT 4, BLOCK 3, SAID POINT BEING MARKED BY A FOUND IRON PIPE; THENCE NORTH 00° 38' 30" EAST ALONG SAID LINE, A DISTANCE OF 623.40 FEET TO THE POINT OF BEGINNING. (THE "PROPERTY").