

LEGAL DESCRIPTION

May 28, 2019

TRACTS 13, 14, 15 AND 16, EXCEPT FOR THE PORTION OF TRACT 16 HEREINAFTER DESCRIBED, BLOCK 1, SECTION 24, TOWNSHIP 3 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, FURTHER EXCEPTING ANY PART THEREOF LYING WITHIN MORSE AVENUE AND JAMMES ROAD.

THE PORTION OF TRACT 16 EXCEPTED FROM THIS CONVEYANCE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF MORSE AVENUE (A 66.0 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF JAMMES ROAD (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH 587.00 FEET ALONG THE WEST LINE OF SAID JAMMES ROAD TO A POINT; THENCE WEST PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MORSE AVENUE 467.00 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF JAMMES ROAD 587.00 FEET TO THE NORTH LINE OF SAID MORSE AVENUE; THENCE EAST 467.00 FEET ALONG THE NORTH LINE OF SAID MORSE AVENUE TO THE INTERSECTION OF THE NORTH LINE OF MORSE AVENUE AND THE WEST LINE OF JAMMES ROAD AND THE POINT OF BEGINNING.