

July 25, 2024

## Legal Description

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A portion of Tract 14, Block 4, JACKSONVILLE HEIGHTS, Section 6 Township 3 South, Range 25 East, as recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida and being more particularly described as follows: For a point of reference commence at the intersection of the Northerly right-of-way line of Stratton Road (a 60 foot right-of-way as now established) with the Westerly line of said Tract 14: thence North 00 Degrees 14' 42" East along said Westerly line, 645.57 feet to the point of beginning; thence continue North 00 Degrees 14' 42" East, 345.31 feet; thence North 89 Degrees 24' 10" East, 237.86 feet; thence South 00 Degrees 14' 42" West, 130.12 feet; thence North 89 Degrees 24' 10" East, 23.21 feet; thence South 00 Degrees 14' 42" West, 215.19 feet thence South 89 Degrees 24' 10" West, 261.07 feet to the Point of Beginning. The above described lands are subject to and together with a 30 foot ingress and egress easement lying on the Westerly 30 feet of said Tract 14.

LN Legal Description

1 5-93 06-3S-25E  
2 JACKSONVILLE HEIGHTS  
3 PT TRACT 14 RECD O/R BK 7107-1224  
4 BLK 4

LN Legal Description

1 5-93 06-3S-25E 2.007  
2 JACKSONVILLE HEIGHTS  
3 PT TRACT 14 RECD O/R 18534-530  
4 BLK 4