

# 5717 Monroe Smith Rd

## Legal Description

A PART OF THE LAND SITUATED IN TRACT 9, BLOCK 2, SECTION 16, TOWNSHIP 3 SOUTH RANGE 25 EAST. JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

COMMENCE AT AN IRON PIPE IN THE CENTERLINE OF MONROE SMITH ROAD THAT IS 1372.3 FEET SOUTH OF THE CENTERLINE OF 103RD STREET, THENCE SOUTH 89° - 03' - 50" EAST 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MONROE SMITH ROAD, THENCE CONTINUE ON SAID EASTERLY LINE, SOUTH 00°-53'-40" EAST, 655.80 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°-21'-43" EAST, 249.53 FEET; THENCE NORTH 00°-58'-16" WEST, 174.67 FEET; THENCE NORTH 89°-21'-43" WEST, 389.81 FEET; TO THE EAST LINE OF SAID TRACT 9, BLOCK 2; THENCE SOUTH 00°-58'-16" EAST, 204.55 FEET, ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID TRACT 9, BLOCK 2; THENCE NORTH 89°-22'-54" WEEST, 639.38 FEET, ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF MONROE SMITH ROAD; THENCE NORTH 00°-53'-40" EAST, 30.01 FEET, TO THE POINT OF BEGINNING.

CONTAINS 87,218.212 SQUARE FEET AND/OR 2.0 ACRE.