

LEGAL DESCRIPTION

February 10, 2025

Beginning at a point in the center of Moncrief Creek, about five chains (330') above the corner of Gates' twenty-five acre tract, thence North forty-two degrees thirty-five minutes ($42^{\circ}35'$), West ten chains (660') to a stake, thence South forty-seven degrees twenty-five minutes ($47^{\circ}25'$), West five chains (330') to a stake, near center of Frank Avenue, thence South forty-two degrees thirty-five minutes ($42^{\circ}35'$), East ten chains (660') to center of Moncrief Creek, thence down said creek five chains (330') to beginning, and being part of Southwest one-half (SW $1/2$)) of Northeast quarter (NE $1/4$) of Lot One (1) of subdivision of Estate of James A. Pickett, Section thirty- nine (39), Township One (1), South of Range Twenty-six (26) East, Duval County, Florida.

a/k/a 0 45th W, Jacksonville, FL 32208