

LEGAL DESCRIPTION

Lot (B)

Part of Lots 20 and 21, Block 2, "Map of Saint Nicholas Springs", According to plat thereof as recorded in plat book 7, page 8, of the current public records of Duval County, Florida, for a point of reference start at the northeast corner of Lot 19, Block S, "St Nicholas Springs"; Thence along the southerly line of Saint Nicholas Avenue (A 50' Right of Way) S89°18'16"E, 24.77' to a point that intersects the previously mentioned south right of way line and the east line of Lot 21; Thence departing said right of way and going along the east line of Lot 21, S01°04'50"E, 193.59' to the southeast corner of Lot 21 and the north line of a closed 12' alley shown on previously said plat; Thence along the south line of Lot 21 and Lot 20 N89°18'16"W, 105.00; Thence N00°41'44"E, 93.50; Thence N89°19'53"W, 74.87'; Thence N00°19'45"E, 99.97' back to the point of beginning.

Subject Lands containing 12,283 square feet or 0.28 acres more or less.