

## **Legal**

That certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, County of Duval, State of Florida, to-wit:

That part of Lot 75, JACKSONVILLE MARINE RAILWAY SUBDIVISION, of part of Section 53, Township 2 South, Range 27 East, as recorded in Plat Book 1, Page 4 of the former public records of Duval County, Florida, shown as an unnumbered lot in Block 1, MERIDALE, as recorded in Plat Book 6, Page 99 of the current public records of said county; together with all of Lot 3 of said Block 1, MERIDALE, except that part of said unnumbered lot lying within the right-of-way of Atlantic Boulevard as now established, all being more particularly described as follows: For a point of beginning, commence at the Southwest corner of said Lot 3; thence Northerly along the Easterly right-of-way line of Merrill Avenue (a 45 foot right-of-way as now established) a distance of 124.84 feet to the Southerly right-of-way line of Atlantic Boulevard (a 153 foot right-of-way as now established); thence Easterly along said Southerly right-of-way line of Atlantic Boulevard, a distance of 204.55 feet to the Westerly right-of-way line of Flesher Avenue (a 50 foot right-of-way as now established); thence Southerly along said Westerly right-of-way line of Flesher Avenue, a distance of 121.84 feet to the Northeast corner of Lot 1, Block 1, MERIDALE; thence Westerly along the Northerly line of Lots 1 and 2, Block 1, MERIDALE, a distance of 204.62 feet to the Point of Beginning.

April 17, 2025