

Legal Description

SURVEYOR'S OVERALL DESCRIPTION

PARCEL A:

LOTS 1, 2, 3 AND 4, BLOCK 50, LACKAWANNA, PLAT BOOK 4, PAGE 66, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 50, LACKAWANNA, PLAT BOOK 4, PAGE 66, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WILEY ROAD (A 60-FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF NAVAHO AVENUE (A 50-FOOT RIGHT-OF-WAY); THENCE SOUTH 89°50'31" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 299.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°03'17" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINES OF LOTS 1, 2, 3 AND 4, OF SAID BLOCK, A DISTANCE OF 649.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89°55'34" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 299.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00°06'26" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 649.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINING 4.47 ACRES, MORE OR LESS.

PARCEL B:

A PART OF LOTS 7 AND 8, BLOCK 49, LACKAWANNA, PLAT BOOK 4, PAGE 66, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 7, BLOCK 49, LACKAWANNA, PLAT BOOK 4, PAGE 66, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NAVAHO AVENUE (A 50-FOOT RIGHT-OF-WAY); THENCE SOUTH 00°06'26" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 349.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, OF SAID BLOCK; THENCE SOUTH 89°56'49" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 150.07 FEET; THENCE NORTH 00°06'26" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 349.63 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE NORTH 89°56'49" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINING 1.20 ACRES, MORE OR LESS.

October 4, 2019