

LEGAL DESCRIPTION

A Part of Lot 1, Block 1 Furman's Subdivision, Plat Book 18, Page 54, Together with a portion of Section 16, Township 2 South, Range 26 East, Duval County, Florida as described in Official Records Book 7284 Page 147 of the current public records of said Duval County, being more particularly described as follows: Commence at the Northwest corner of said Lot 1, Block 1, said point lying on the South right of way line of Commonwealth Avenue (a 60° right of way); thence South 00° 12' 14" East along the West line of said Lot 1, Block 1, a distance of 178.11 feet to the Point of Beginning; thence South 87°51'23" East, a distance of 50.00 feet; thence North 00°07'55" West, a distance of 29.28 feet; thence South 88°26'45" East, a distance of 158.50 feet; thence North 00°07'55" East, a distance of 149.28 feet to a point on said South right of way line; thence South 88°26'45" East along said South right of way line, a distance of 62.30 feet; thence South 00°07'55" West departing said right of way line, a distance of 119.50 feet; thence South 88°26'45" East, a distance of 100.20 feet; thence South 00°07'55" West, a distance of 232.84 feet to a point on the North boundary line of Beaverbrook Subdivision as recorded in Plat Book 20 Page 78 of the current public records of said Duval County; thence North 88°53'33" West along said North boundary line, a distance of 370.07 feet to a point that is the Southerly prolongation of the West line of said Lot 1, Block 1; thence North 00° 12'14" West along said Southerly prolongation and said West line, a distance of 177.17 feet to the Point of Beginning. Less and except those lands described in Official Records Volume 6173, page 455 of the current public records of Duval County, Florida.

June 16, 2025