

LEGAL DESCRIPTION

March 16, 2021

A PORTION OF LOT 8, LOT 9, LOT 10, AND LOT 11, BLOCK 138, AS SHOWN ON THE REPLAT OF PART OF LAKESIDE PARK, RECORDED IN PLAT BOOK 6, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PARCEL "A" AS RECORDED IN OFFICIAL RECORDS BOOK 7955, PAGE 1144 OF SAID PUBLIC RECORDS, LYING IN AND BEING A PORTION OF THE JOHN A. MCINTOSH GRANT, SECTION 59, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 6 OF SAID REPLAT OF PART OF LAKESIDE PARK, SAID CORNER BEING SITUATED ON THE EASTERLY RIGHT OF WAY LINE OF HERSCHEL STREET (AN 83 FOOT RIGHT OF WAY); THENCE S00°33'10"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.16 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LAKESIDE DRIVE (AN 80 FOOT RIGHT OF WAY); THENCE N89°57'12"W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING; THENCE N89°57'12"W, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 434.22 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7955, PAGE 1144 OF SAID PUBLIC RECORDS; THENCE S17°07'20"E, ALONG SAID WEST LINE, A DISTANCE OF 372.76 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17256, PAGE 564 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH LINE OF LAST SAID LANDS, THE FOLLOWING FIVE (5) COURSES: COURSE ONE (1): N63°30'49"E, 44.02 FEET; COURSE TWO (2): N72°07'00"E, 75.52 FEET; COURSE THREE (3): N69°49'55"E, 48.91 FEET; COURSE FOUR (4): N 69°31'49"E, 89.10 FEET; COURSE FIVE (5): N71°30'28"E, 16.72 FEET; THENCE N35°52'40"W, DEPARTING SAID NORTH LINE, A DISTANCE OF 6.69 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15717, PAGE 445 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST AND NORTH LINE OF LAST SAID LANDS, THE FOLLOWING TEN (10) COURSES: COURSE ONE (1): N17°08'50"W, 111.30 FEET; COURSE TWO (2): N72°42'53"E, 30.17 FEET; COURSE THREE (3): N17°05'51"W, 16.75 FEET; COURSE FOUR (4): N72°54'09"E, 12.65 FEET; COURSE FIVE (5): N16°28'52"W, 63.45 FEET; COURSE SIX (6): N59°43'18"E, 16.02 FEET; COURSE SEVEN (7): N03°27'23"E, 6.38 FEET; COURSE EIGHT (8): S88°20'36"E, 20.74 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 45.00 FEET; COURSE NINE (9): EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 43.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N89°37'12"E, 41.74 FEET; COURSE TEN (10): S89°27'32"E, 39.38 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE N33°17'49"W, A DISTANCE OF 53.45 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF LAKESIDE DRIVE AND THE POINT OF BEGINNING.