

Legal Description
May 31, 2024

TRACTS 14 AND 15, BLOCK 3, AND PART OF TRACTS 2, 3, 4, 12 AND 13, BLOCK 3, IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PART LYING NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORMANDY BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89° 43' 19" EAST WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 995.22 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12, BLOCK 3 AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE DEPART SAID SOUTHERLY LINE NORTH 00° 34' 36" EAST WITH THE WEST LINE OF SAID TRACT 12, BLOCK 3, A DISTANCE OF 493.07 FEET TO THE SOUTHWEST CORNER OF LAND RECORDED IN OFFICIAL RECORDS BOOK 14510, PAGE 1687 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART SAID WEST LINE NORTH 56° 31' 57" EAST WITH THE SOUTHEASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 14510, PAGE 1687, A DISTANCE OF 182.03 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00° 34' 36" EAST WITH THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 14510, PAGE 1687, A DISTANCE OF 567.15 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID NORMANDY BOULEVARD; THENCE NORTH 56° 30' 28" EAST WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,018.15 FEET TO A POINT OF INTERSECTION; THENCE CONTINUE NORTH 56° 29' 28" EAST WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 143.51 FEET TO THE NORTHWEST CORNER OF LAND RECORDED IN OFFICIAL RECORDS BOOK 19744, PAGE 1845 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 00° 31' 57" WEST WITH THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 19744, PAGE 1845, A DISTANCE OF 469.94 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT LYING ON THE NORTHERLY LINE OF SAID TRACT 15, BLOCK 3; THENCE NORTH 89° 37' 11" EAST WITH THE NORTHERLY LINE OF SAID TRACT 15, BLOCK 3 AND THE SOUTHERLY LINES OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 19744, PAGE 1845, OFFICIAL RECORDS BOOK 8571, PAGE 997 AND OFFICIAL RECORDS BOOK 19226, PAGE 1752 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 545.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 15, BLOCK 3, SAID POINT LYING ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTH 00° 34' 12" WEST WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE EAST LINE OF SAID TRACT 15, BLOCK 3, A DISTANCE OF 663.66 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 15, BLOCK 3; THENCE DEPART EAST LINE OF SAID SOUTHWEST 1/4 SOUTH 89° 40' 15" WEST WITH THE SOUTHERLY LINE OF SAID TRACT 15, BLOCK 3, A DISTANCE OF 663.58 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00° 33' 46" WEST WITH THE EAST LINE OF SAID TRACT 14, BLOCK 3, A DISTANCE OF 663.07 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTH 89° 43' 19" WEST WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 995.22 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 41.04 ACRES, MORE OR LESS.