

Legal Description

June 17, 2020

THE SOUTHERLY 180 FEET OF THE EASTERLY 260 FEET OF ACREAGE REPLAT OF EDGEWOOD TERRACE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 38, PAGES 100 AND 100A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID ACREAGE REPLAT OF EDGEWOOD TERRACE AND RUN 586'59'15" E, A DISTANCE OF 260.00 FEET TO A POINT; RUN THENCE N00'09'15"E; A DISTANCE OF 180.00 FEET TO A POINT, RUN THENCE N86'59'15" E TO POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EDGEWOOD AVENUE (A 100 FOOT RIGHT-OF-WAY); RUN THENCE S00'09'15" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.07 ACRES, MORE OR LESS.