

Legal Description

February 23, 2022

A PORTION OF BLOCK 7 AND BLOCK 9 AND A PORTION OF GAY AVENUE (CLOSED BY ORDINANCE D.D.-333), AS SHOWN ON THE PLAT OF SCHUMACHER & HAYDEN'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN AND BEING A PORTION OF THE BAGLEY GRANT, SECTION 53, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LINDEN AVENUE (50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN NORTH 83°03'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 150.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°03'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 300.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARLTON AVENUE (AS CLOSED BY ORDINANCE D.D. 258); THENCE SOUTH 11°18'50" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MARLTON AVENUE, A DISTANCE OF 413.65 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LUCE STREET (A 50 FOOT RIGHT-OF-WAY); THENCE SOUTH 78°17'43" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF LUCE STREET, A DISTANCE OF 450.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LINDEN AVENUE (A 50 FOOT RIGHT-OF-WAY); THENCE NORTH 11°18'23" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LINDEN AVENUE, A DISTANCE OF 51.98 FEET; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF LINDEN AVENUE ON A BEARING OF NORTH 78°17'43" EAST, A DISTANCE OF 40.70 FEET; THENCE NORTH 11°18'23" WEST, A DISTANCE OF 48.02 FEET; THENCE NORTH 78°17'43" EAST, A DISTANCE OF 65.30 FEET; THENCE NORTH 11°18'43" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 78°17'43" EAST, 46.99 FEET; THENCE NORTH 11°18'43" WEST, A DISTANCE OF 238.59 FEET TO THE POINT OF BEGINNING.