

LEGAL DESCRIPTION  
OCTOBER 28, 2024

TRACT "B" REPLAT OF PART OF MONCRIEF GARDENS  
AS RECORDED IN PLAT BOOK 26 PAGE 90 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

LESS & EXCEPT:

PART OF TRACT "B", REPLAT OF MONCRIEF GARDENS AS RECORDED IN PLAT BOOK 26, PAGE 90 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 9, FERN PARK, AS RECORDED IN PLAT BOOK 27, PAGE 87 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WHICH IS THE POINT OF BEGINNING AND RUN NORTH 59°35'30" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, FERN PARK, A DISTANCE OF 207.56 FEET; THENCE RUN NORTH 53°10'26" WEST, A DISTANCE OF 10.44 FEET; THENCE RUN SOUTH 59°35'30" WEST, A DISTANCE OF 209.36 FEET TO THE NORTHERLY LINE OF McMILLAN AVENUE; THENCE RUN SOUTH 62°05'30" EAST ALONG SAID NORTHERLY LINE OF McMILLAN AVENUE A DISTANCE OF 11.10 FEET TO THE POINT OF BEGINNING.