

Legal Description

PART OF LOT 6, BLOCK 3, LOS ANGELES GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 6 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF BIRD ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE EAST LINE OF MAIN STREET (A 100.0 FOOT RIGHT-OF-WAY); THENCE NORTH 89°-24'-58" EAST, 160.00 FEET; ALONG THE NORTH LINE OF SAID BIRD ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°-24'-58" EAST 218.42 FEET, ALONG THE NORTH LINE OF SAID BIRD ROAD, TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 10996, PAGE 559; THENCE NORTH 01°-17'-38" WEST 301.07 FEET, ALONG THE EAST LINE OF SAID LANDS, TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89°-24'-58" WEST 210.84 FEET, ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 00°-08'-56" WEST, 301.07 FEET, TO THE POINT OF BEGINNING.

CONTAINING 64,614.07 SQUARE FEET AND/OR 1.48 ACRES.

April 15, 2019