

Legal Description AKA 4330 Pearce St. , Jacksonville, FL 32209

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

That certain tract or parcel of land, being a part of Tracts J and F as shown on plat of Royal Terrace

Replat No. 2, as recorded in Plat Book 7, Page 19, of the Current Public Records of Duval County, Florida, being more particularly described as beginning at the intersection of the Northerly right-of-way line of 36th Street with the Westerly right-of-way line of Pearce Street, said point being the SE corner of the lands described in Deed Book 1618, Page 530, of said Public Records; thence S 1<sup>0</sup>20' East, along the Westerly right-of-way line of said Pearce Street, 750 feet to the Northerly right-of-way line of 33rd Street as shown on plat of Moncrief Manor as recorded in Plat Book 25, page 42, of said Public Records; thence S 88<sup>0</sup>54' West along the Northerly right-of-way line of said 33rd Street, 692 feet; thence North 01<sup>0</sup>20' West parallel with the Westerly right-of-way line of said Pearce Street, 887.4 feet to the center line of a branch; thence in a Northeasterly and Northerly direction along the center line of said branch following the meanderings thereof to an intersection with the Southerly right-of-way line of the Atlantic Coast Line Railroad; thence North 73<sup>0</sup> East, along said right-of-way line of the Atlantic Coast Line Railroad 61 feet more or less to the Northwest corner of said lands described in Deed Book 1618, Page 530; thence South 01<sup>0</sup>20' East along the Westerly line of said lands 399.36 feet to the Southwest corner thereof; thence North 88<sup>0</sup>54' East along the Southerly line of said lands described in Deed Book 1618, Page 530, 200 feet to the point of beginning.

LESS AND EXCEPT the following lands as described in Official Records Book 3247, Page 1197 (1203), Public Records of Duval County, Florida, to wit:

A portion of Tract \*'F", Royal Terrace Replat #2, as recorded in Plat Book 7, Page 19 of the current public records of Duval County, Florida, described as follows: Commence at the Northeast corner of 36th and Pearce Streets; thence West along the production Westerly of the North line of 36th Street,

OR BK 18388 PAGE 1896

3/1/2022