

LEGAL DESCRIPTION
July 16, 2021

Lots 1 to 7, inclusive, except the West 10 feet, and the North 1/2 of Lot 8, except the West 10 feet, SCHUMACHER'S ADDITION TO ST. NICHOLAS, according to map recorded in Plat Book 6, page 67, public records of Duval County, Florida; together with a portion of Section 30, Township 2 South, Range 27 East, Duval County, Florida; all being more particularly described as follows:

For a Point of Beginning commence at an iron found at the point where the Easterly right of way line of Schumacher Avenue (a 40 foot right of way as now established) intersects the Southwesterly right of way line of Beach Boulevard U.S. Highway No. 90 (as now established by the Department of Transportation) and run South 61°33'40" East along said Southwesterly right of way line, a distance of 360.38 feet (359.65 feet by Official Records Volume 578, page 485) to an iron found at a widening point in said Beach Boulevard; run thence South 28°26'20" West, a distance of 14.0 feet to a found iron; run thence South 61°33'40" East continuing along the Southwesterly right of way line of said Beach Boulevard, a distance of 200.08 feet to a found iron at an angle point; run thence South 61°10'30" East (South 60°58'40" East by Official Records Volume 578, page 485) continuing along said Southwesterly right of way line, a distance of 296.10 feet to an "x" cut set in a curb where said Southwesterly right of way intersects the former city limits line; run thence South 2°06'47" East (South 2°08'40" East by Official Records Volume 578, page 485) along last mentioned line, a distance of 367.78 feet to an iron found on the Northerly right of way line of Atherton Street; run thence South 89°06'40" West (South 89°25'40" West by Official Records Volume 578, page 485) along said Northerly right of way line, a distance of 200.20 feet to an iron found at a widening point in said Atherton Street; run thence North 2°08'40" West a distance of 5.0 feet to a found iron; run thence South 88°25'50" West continuing along the Northerly right of way line of said Atherton Street, a distance of 392.68 feet (392.73 feet by Official Records Volume 578, page 485) to an iron found at an angle point; run thence South 88°55'40" West continuing along said Northerly right of way line, a distance of 159.13 feet (159.29 feet by Official Records Volume 578, page 485) to an "x" cut set at the point where said Northerly right of way line intersects the Easterly right of way line of said Schumacher Avenue; run thence North 0°30'40" West along said Easterly right of way line, a distance of 801.39 feet (801.13 feet by Official Records Volume 578, page 485) to the Point of Beginning.