

LEGAL DESCRIPTION

March 31, 2022

LOT 8, BLOCK F; LOT 1, BLOCK G; AND PART OF LOT 2, BLOCK G ACCORDING TO THE PLAT OF LACKAWANNA, AS RECORDED IN PLAT BOOK 4, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION NOW LYING WITHIN THE RIGHT OF WAY OF LENOX AVENUE, A 100 FOOT RIGHT OF WAY, AS ESTABLISHED BY CITY OF JACKSONVILLE, RIGHT OF WAY MAPS, PROJECT 154T/HV, DATED 09-01-1993. TOGETHER WITH A PORTION OF SPRING AVENUE AS CLOSED BY ORDINANCE NO. 1999-907-E AND RECORDED IN OFFICIAL RECORDS VOLUME 9437, PAGE 909, SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT OF CURVE ON THE CENTERLINE OF LENOX AVENUE, A 100 FOOT RIGHT OF WAY AS ESTABLISHED BY CITY OF JACKSONVILLE RIGHT OF WAY MAPS, PROJECT 154T/HV, DATED 09-01-1993, SAID POINT OF CURVE SHOWN ON SAID RIGHT OF WAY MAP AT STATION 17+14.86; THENCE DEPARTING SAID CENTERLINE A BEARING OF S09°21'55"E, A DISTANCE OF 50.00' TO THE POINT OF CURVATURE ALONG THE SOUTH RIGHT OF WAY LINE OF LENOX AVENUE AND THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF LENOX AVENUE, A BEARING OF S80°38'05"W, A DISTANCE OF 106.06'; THENCE S80°38'05"W, A DISTANCE OF 126.98'; THENCE S80°38'05"W, A DISTANCE OF 92.78'; THENCE DEPARTING AFORMENTIONED SOUTH RIGHT OF WAY LINE ALONG THE EASTERLY LINE OF LOT 2, BLOCK G OF SAID PLAT LACKAWANNA, A BEARING OF S00°28'05"W AND DISTANCE OF 0.57'; THENCE S47°18'31"E, A DISTANCE OF 362.94' TO A POINT ON THE WEST LINE OF LOT 8, BLOCK F OF SAID PLAT LACKAWANNA; THENCE A BEARING OF N13°05'11"E, A DISTANCE OF 230.35' TO A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF LENOX AVENUE; THENCE ALONG THE ARC OF A CURVE BEING CONCAVE TO THE NORTH ALONG THE SOUTH RIGHT OF WAY LINE OF LENOX AVENUE, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S80°28'47"W AND A CHORD DISTANCE OF 15.77' BACK TO THE POINT OF BEGINNING.

LANDS DESCRIBED CONTAINING 49,056 SQ. FT. OR 1.13 ACRES MORE OR LESS.