

Legal Description

May 26, 2022

Tracts 3, 4, 13 and 14, Block 3, and part of Tract 5, Block 3, South of Normandy Boulevard and that part of Tract 12, 13, and 14, Block 2, lying South of Normandy Boulevard, all in Section 6, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of Duval County, Florida, and being more particularly described as follows: Begin at the Southeast corner of said Tract 14, Block 3; thence South $89^{\circ}42'30''$ West on the South line of Tract 14 and 13, a distance of 674.57 feet to the Southwest corner of said Tract 13; thence North $0^{\circ}19'53''$ East on the West line of said Tract 13, a distance of 1319.90 feet to the Northwest corner of said Tract 13 and the Southeast corner of Tract 5, Block 3; thence South $89^{\circ}43'52''$ West on the South line of said Tract 5, a distance of 335.62 feet to the Southwest corner of said Tract 5; thence North $0^{\circ}24'14''$ East on the West line of said Tract 3 a distance of 894.42 feet; thence South $89^{\circ}18'37''$ East, a distance of 100.0 feet; thence North $01^{\circ}19'18''$ West, a distance of 356.44 feet to the Southerly right-of-way of Normandy Boulevard (a 200 ft. right-of-way as now established); thence North $62^{\circ}32'41''$ East on said Southerly right-of-way, 682.82 feet; thence South $27^{\circ}27'19''$ East, a distance of 10.0 feet; thence North $62^{\circ}32'41''$ East on said East right-of-way 100.0 feet; thence North $27^{\circ}27'19''$ West, 10.0 feet; thence North $62^{\circ}32'41''$ East on said East right-of-way 247.62 feet to the intersection with the East line of said Tract 14, Block 2; thence South $0^{\circ}11'14''$ West on the East line of Tract 14, Block 2, and Tract 3 and 14, Block 3, a distance of 3039.55 feet to the Point of Beginning.