

Legal Description

0 DREXEL

ALL OF LOT 7, OF BLOCK "D", "HIGGINBOTHAM'S ADDITION TO ST. NICHOLAS, AN UNRECORDED SUBDIVISION, LYING WITHIN THE "RICHARD MILL GRANT", SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE MONUMENTED SOUTHEASTERLY CORNER OF SAID BLOCK "D", "HIGGINBOTHAM'S ADDITION TO ST. NICHOLAS", SAID POINT LYING AT THE INTERSECTION OF THE EASTERLY LINE OF BLOCK "D", WITH THE NORTHERLY RIGHT-OF-WAY LINE OF "DREXEL STREET", (A 40 FOOT ROAD RIGHT-OF-WAY, AS PER THE UNRECORDED PLAT OF "HIGGINBOTHAM'S ADDITION TO ST. NICHOLAS", AND RUN THENCE, NORTH 87°58'43" WEST, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "DREXEL STREET", AND ALSO BEING THE SOUTHERLY LINE OF BLOCK "C", A DISTANCE OF 49.96 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK "C"; RUN THENCE, NORTH 01°59'10" EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 7 AND 8, BLOCK "C", A DISTANCE OF 100.91 FEET, TO THE MONUMENTED NORTHWESTERLY CORNER OF SAID LOT 7, BLOCK "C"; RUN THENCE, SOUTH 87°58'43" EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 6 AND 7, BLOCK "C", A DISTANCE OF 49.96 FEET, TO THE MONUMENTED NORTHEASTERLY CORNER OF SAID LOT 7, BLOCK "C"; RUN THENCE, SOUTH 01°59'10" WEST, ALONG THE AFORESAID EASTERLY BOUNDARY OF BLOCK "C", "HIGGINBOTHAM'S ADDITION TO ST. NICHOLAS", A DISTANCE OF 100.85 FEET, TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "DREXEL STREET", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 5,038 SQUARE FEET OR 0.11 ACRE, MORE OR LESS, IN AREA.