

LEGAL DESCRIPTION

PARCEL ID # 163198-0180

ALL OF LOT 17 AND PART OF LOT 42, SALTZMAN TERRACE, AS RECORDED IN PLAT BOOK 19, PAGE 58 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLOIRDA, BEINGMORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 42, THENCE NORTH 89 DEGREES 08 MINUTES 35 SECONDS, EAST, ALONG THE NORHT LINE OF SAID LOT 42, 91.06 FEET TO THE NORTHEAST CORNER THEREOF, THENCE SOUTH 1 DEGREE 04 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 42, 70 FEET; THENCE NORHT 75 DEGREES 36 MINUTES 56 SECONDS WEST, 95.29 FEET TO THE WEST LINE OF SAID LOT 42; THENCE NORTH 0 DEGREES, 03 MINUTES, 56 SECONDS WEST, ALONG SAID WEST LINE OF LOT 42; 45.0 FEET TO THE POINT OF BEGINNING.

ALL OF LOTS EIGHTEEN (18) AND FORTY-ONE (41), ALSO PART OF LOT FORTY-TWO (42), SALTZMAN TERRACE, AS RECORDED IN PLAT BOOK 19, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 42, THENCE NORTH 0 DEGREES, 03 MINUTES, 56 SECONDS WEST, ALONG THE WEST OF LINE SAID LOT 42, 41.24 FEET, TEHNCE SOUTH 75 DEGREES, 36 MINUTES, 56 SECONDS EAST, 95.23 FEET TO THE EAST LINE OF SAID LOT 42 THENCE SOUTH, 1 DEGREE, 04 MINUTES, 43 SECONDS EAST, ALONG SAID EAST LINE OF LOT 42, 15.22 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES, 31 MINUTES, 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 42, 92.57 FEET TO THE POINT OF BEGINNING.