

LEGAL DESCRIPTION

A portion of Tract 7, Block 3, JACKSONVILLE HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 5, Page 93, of the Public Records of Duval County, Florida, lying in Section 23, Township 3 South, Range 25 East, LESS AND EXCEPT that part lying within Morse Avenue (a 66 foot right of way, as in possession) and subject to those 15 foot roads as shown on plat and being more particularly described as follows: For point of reference, commence at the Northwest corner of said Tract 7. said point lying in the West boundary of said Section 23; run thence South 0°27'38" East along the West boundary of said Tract 7 and along the West boundary of said Section 23, a distance of 72.40 feet to a point in the Southerly Right of Way line of Morse Avenue (as in possession) and the point of beginning. From the point of beginning thus described; run thence North 89°14'18" East, a distance of 441.33 feet; run thence South 0°31'59" East, a distance of 384.51 feet; run thence North 89°55'52" West, a distance of 441.82 feet; run thence North 0°27'38" West, a distance of 378.12 feet to the point of beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.

6/16/2023