

JUNE 6, 2023

LEGAL DESCRIPTION

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE COUNTY OF DUVAL AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

LOT TEN(10) AND THE EASTERLY PORTION OF LOT ELEVEN (11), IN BLOCK FIVE (5) OF RIVIERA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 37, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SAID PREMISES BEING PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT TEN(10), RUN THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOTS TEN (10) AND ELEVEN (11), A DISTANCE OF EIGHTY-FOUR AND FIFTY-SEVEN HUNDREDTHS (84.57) FEET TO THE POINT WHERE THE NORTHERLY LINE OF SAID LOT ELEVEN (11) INTERSECTS WITH THE EASTERLY LINE OF SAN MARCO BOULEVARD, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAN MARCO BOULEVARD A DISTANCE OF ONE HUNDRED NINETEEN AND TWELVE HUNDREDS (119.12) FEET TO THE SOUTHERLY LINE OF SAID LOT ELEVEN (11), THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS TEN(10) AND ELEVEN (11) A DISTANCE OF FORTY-NINE AND FIFTY HUNDREDTHS (49.50) FEET TO AN IRON, THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE TO SAID LOT TEN(10) A DISTANCE OF FORTY-THREE AND THIRTY-TWO HUNDREDTHS (43.32) FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT TEN(10), THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT TEN(10) A DISTANCE OF ONE HUNDRED TEN AND SIXTY-ONE HUNDREDTHS (110.61) FEET TO THE POINT OF BEGINNING.