

LEGAL DESCRIPTION

September 22, 2023

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17695, PAGE 1711, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 25, EAST, SAID DUVAL COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 0°08'24" WEST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 40.00 FEET, TO THE NORTH RIGHT OF WAY LINE OF GARDEN STREET, AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH 89°34'38" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, 585.72 FEET, TO A WEST LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17695, PAGE 1711 AND THE POINT OF BEGINNING; THENCE NORTH 06°55'26" WEST, ALONG LAST SAID LINE, 560.83 FEET; THENCE NORTH 89°34'38" EAST, 220.99 FEET; THENCE SOUTH 00°37'04" WEST, 98.14 FEET; THENCE SOUTH 11°23'17" EAST, 73.45 FEET; THENCE SOUTH 23°01'24" EAST, 79.74 FEET; THENCE SOUTH 52°24'23" EAST, 56.35 FEET; THENCE SOUTH 62°47'10" EAST, 192.52 FEET; THENCE SOUTH 00°25'22" EAST, 189.37 FEET, TO AFORESAID NORTH RIGHT OF WAY LINE OF GARDEN STREET; THENCE SOUTH 89°34'38" WEST, ALONG LAST SAID LINE, 415.27 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES, MORE OR LESS.