

## Legal Description

March 6, 2024

**PARCEL 1:**

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF LOTS 23 AND 24 OF THE SUBDIVISION OF THE ESTATE OF JAMES A. PICKETT, AS RECORDED IN PLAT BOOK 8, PAGES 44 AND 45 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDGEWOOD AVENUE WEST (A 60 FOOT RIGHT OF WAY AS PREVIOUSLY ESTABLISHED) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF ELLAKEL ROAD (A VARIABLE WIDTH RIGHT OF WAY AS PREVIOUSLY ESTABLISHED); THENCE SOUTH 43°31'04" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID ELLAKEL ROAD, A DISTANCE OF 956.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE NORTH 46°52'36" EAST, A DISTANCE OF 204.60 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8165, PAGE 1645 OF SAID COUNTY; THENCE SOUTH 43°31'04" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 46°52'36" WEST, A DISTANCE OF 204.60 FEET TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID ELLAKEL ROAD; THENCE NORTH 43°31'04" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 20,460 SQUARE FEET / 0.47 ACRES MORE OR LESS.