

## LEGAL DESCRIPTION

3/5/2024

A PORTION OF TRACT 1, OREGA COMPANY'S REPLAT, ACCORDING TO PLAT RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN PLAT BOOK 15, PAGE 63 AND A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2910, PAGE 99 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SETTI AVENUE WITH THE WESTERLY RIGHT OF WAY LINE OF ORTEGA BOULEVARD (AS SAID RIGHT OF WAY LINES WERE ESTABLISHED ON JUNE 12, 1968), SAID POINT IS ALSO DESCRIBED AS THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 00 DEGREES 06 MINUTES 30 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF ORTEGA BOULEVARD, A DISTANCE OF 801.95 FEET TO A POINT FOR THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 00 DEGREES 06 MINUTES 30 SECONDS EAST AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 350.00 FEET TO A POINT THAT IS 333.78 FEET NORTHERLY OF THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2910, PAGE 99, AS MEASURED ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST, AS RIGHT ANGLES TO SAID WESTERLY RIGHT OF WAY LINE AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2910, PAGE 99, A DISTANCE OF 196.39 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF ROOSEVELT BOULEVARD (AS SAID RIGHT OF WAY LINE WAS ESTABLISHED ON JUNE 12, 1968); THENCE NORTH 11 DEGREES 53 MINUTES 30 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 385 FEET MORE OR LESS TO THE WATERS LAGOON; THENCE EASTERLY ALONG SAID WATERS A DISTANCE OF 275 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF SAID ORTEGA BOULEVARD; THENCE SOUTH 00 DEGREES 06 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30 FEET MORE OR LESS TO THE POINT OF BEGINNING.