

LEGAL DESCRIPTION

September 29, 2023

Parcel A:

A part of Tracts one (1) and three (3), block one (1), Jacksonville Heights, Section 14, Township 3 South, Range 25 East as shown on Plat of Jacksonville Heights as recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida, more particularly described as commencing at the northeast corner of said Tract three (3); thence south zero (0) degrees twenty-seven (27) minutes forty-seven (47) seconds west, forty-five and fourteen hundredths (45.14) feet to a point in the southerly line of 103rd Street (a 120 foot Right of Way, as now established), said point being the point of beginning, thence north eighty-nine (89) degrees forty-four (44) minutes forty-one (41) seconds east, along the southerly right of way of line of 103rd Street, five (5) feet; thence south zero (0) degrees twenty-seven (27) minutes forty-seven (47) seconds west, two hundred twenty-nine and eighty-seven hundredths (229.87) feet; thence south eighty-nine (89) degrees thirty-five (35) minutes (30) seconds west, one hundred eighty (180) feet; thence north zero (0) degrees twenty-seven (27) minutes forty-seven (47) seconds east two hundred thirty and thirty-six hundredths (230.36) feet to an intersection with the southerly Right of Way line of said 103rd Street; thence along a curve in said right of way line, said curve being concave to the north and having a radius of eleven thousand five hundred twenty and sixty six hundredths (11,520.66) feet a distance of twenty and four hundredths (20.04) feet, as measured along a: chord bearing north eighty-nine (89) degrees forty-seven (47) minutes forty (40) seconds east to a point of tangency; thence continue along the southerly right of way line of said 103rd street, north eighty-nine (89) degrees forty-four (44) minutes forty-one (41) seconds east, one hundred fifty-four and ninety-six hundredths (154.96) feet to the point of beginning.

Parcel B:

A part of tract one (1), block (1), Jacksonville Heights, Section 14, Township 3 South, Range 25 East, as shown on Plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida, being more particularly described as commencing at the northwest corner of said tract one (1); thence south zero (0) degrees twenty-seven (27) minutes forty-seven (47) seconds west, forty-five and fourteen hundredths (45.14) feet to a point in the southerly line of 103rd Street (a 120 foot right of way, as now established): thence north eighty-nine (89) degrees forty-four (44) minutes forty-one (41) seconds east, along the southerly right of way line of said 103rd Street five (5) feet; thence south zero (0) degrees twenty-seven (27) minutes forty-seven (47) seconds west, one hundred sixty-five (165) feet to a point for the point of beginning; thence north eighty-nine (89) degrees forty-four (44) minutes forty-one (41) seconds east and parallel to the southerly right of way line of said 103rd Street, one hundred (100) feet; thence south zero (0) degrees twenty-seven (27) minutes forty-seven (47) seconds west, sixty-four and six tenths (64.6) feet; thence south eighty-nine (89) degrees thirty-five (35) minutes thirty (30) seconds west one hundred (100) feet; thence north zero (0) degrees twenty-seven (27) minutes forty-seven (47) seconds east sixty-four and eighty-seven hundredths (64.87) feet to the point of beginning.